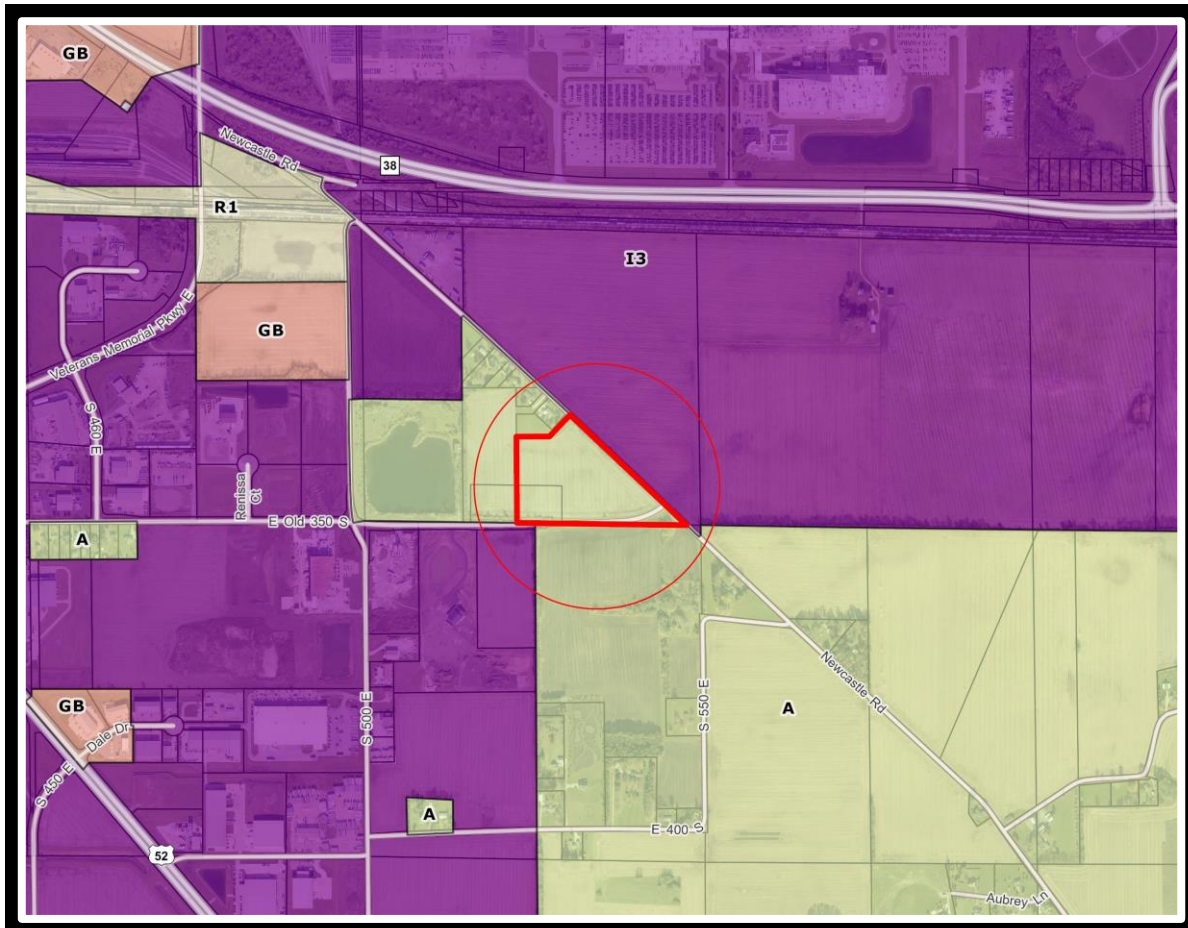
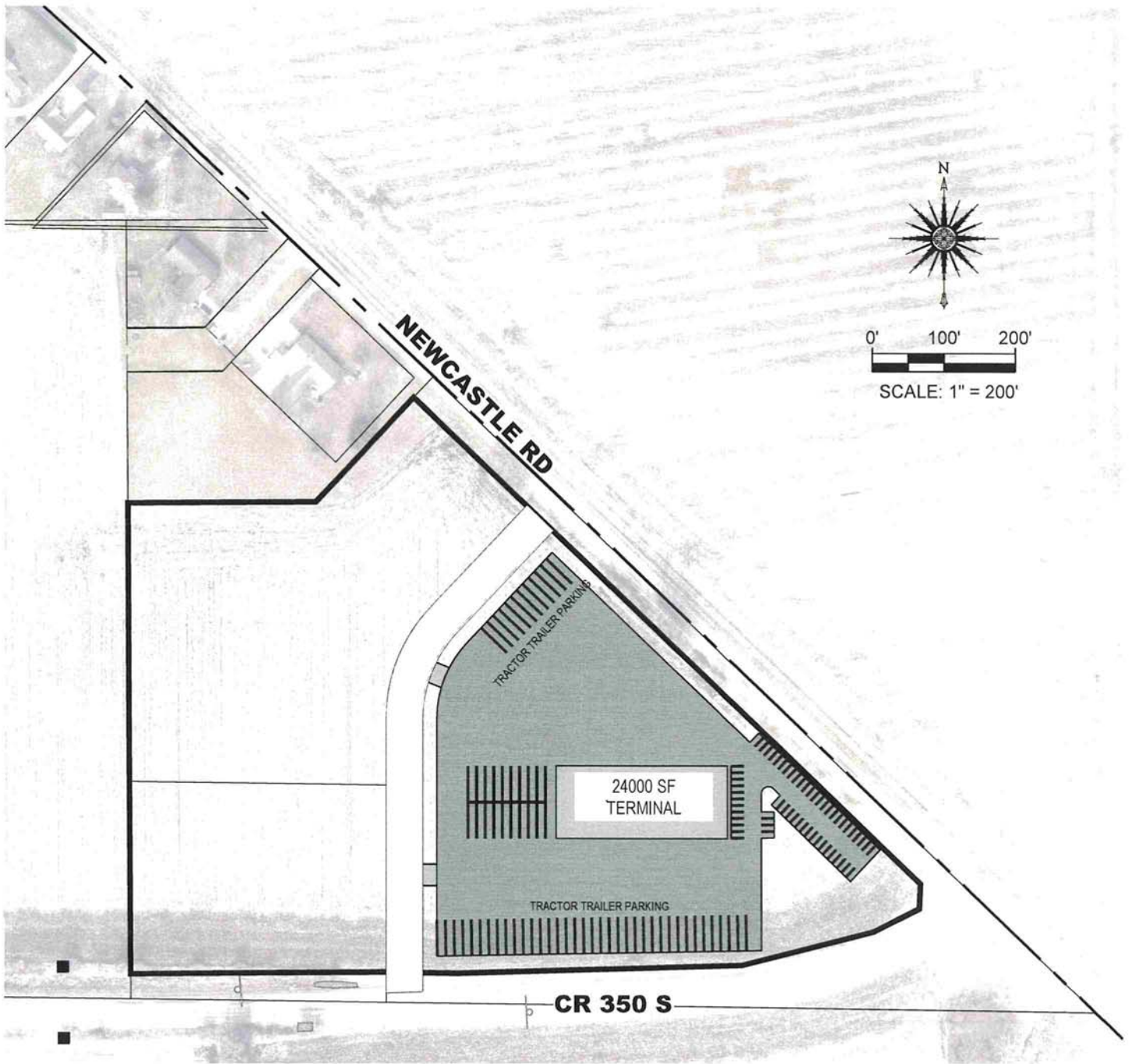

Z-2854
NEWCASTLE HOLDING, LLC
(A to I3)

STAFF REPORT
April 14, 2022





CONCEPTUAL SITE PLAN

NEWCASTLE HOLDINGS, LLC
 PART OF THE NW QUARTER OF SECTION 7, TOWNSHIP 22
 NORTH, RANGE 3 WEST, SHEFFIELD TOWNSHIP,
 TIPPECANOE COUNTY, INDIANA

TBIRD
 Design Services Corporation
 Engineering • Surveying • Environmental
 Construction Management
 105 NORTH 10TH STREET • LAFAYETTE, INDIANA
 phone: (765) 742-1900 • fax: (765) 742-1905
 www.tbirddesign.com

PROJECT: ----	DATE: 3/16/2022	CHECKED BY: ----	DRAWN BY: ----	DRAWING FILE: LAYOUT1.DWG	SHEET: 1 of 1
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is represented by attorney Marianne Mitten Owen, is requesting the rezoning of 16.25 acres of land located at the northwest corner of Newcastle Road and Old CR 350 S, Sheffield 7 (NW) 22-3. According to the submitted site plan, about half of the site will be used as a truck terminal (SIC 4231) while the remaining half will be unimproved for the time being. The truck terminal would be, according to petitioner's representative, "a facility meeting the requirements of the motor carrier to conduct its day to day operations. Such operations may include, but are not limited to, general office for various employees, driver facilities (similar to a rest stop), warehousing space, service and repair of semis, storage of fuel, storage of inventory, storage and parking of heavy machinery, including semis and trailers."

ZONING HISTORY AND AREA ZONING PATTERNS:

The property is zoned A, Agricultural. The earliest zoning maps show this property with A zoning. Additional A zoning is located northwest of the site and continues southeast of the site. I3, Heavy Industrial Zoning, is present directly across Newcastle Road as well as in the surrounding area in all directions except southeast. There have been no recent rezones or ABZA activity in the immediate vicinity.

AREA LAND USE PATTERNS:

The site is currently unimproved and has been for at least 20 years. North of the subject site are 6 single-family homes all with access from Newcastle Rd. There is an additional single-family home in the vicinity to the west on Old CR 350 S with a large water feature on site. The rest of the surrounding area is currently unimproved agricultural land.

TRAFFIC AND TRANSPORTATION:

The site has frontage on both Newcastle Rd (urban local) and E Old CR 350 S (urban local). The site plan proposed shows access on both Newcastle Rd and CR 350 S via a new private drive on site. These new vehicular access points will require a driveway permit approved by the Highway Department.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the Lafayette Engineer's office, sanitary sewer and water services are currently not available at this location. The city and county are working on a joint project that may extend to this location in the future, but there is currently not a timeframe for this work.

If this rezone is approved, a “Type C” bufferyard would be required along the northern and eastern property line where I3 zoning would abut A zoning. All plans regarding drainage would need to be approved by the County Surveyor’s office.

STAFF COMMENTS:

The *Comprehensive Plan of Tippecanoe County*, specifically the *Fuji-Isuzu Amendment*, identified the need for the county to participate in community wide efforts to encourage growth in the form of development. This amendment expanded various land use areas including the industrial sector. It states, “The amended industrial sector runs from McCarty Lane on the north to CR 400 S on the south, from Lafayette’s urbanized boundaries on the west to I-65 on the east.” Although the Lafayette urbanized boundaries have changed since the amendment, the subject site still falls into this targeted industrial expansion area.

The proposed truck terminal, SIC 42, is allowed by right in the GB, I1, I2, I3 and by special exception in A. If rezoned to I3, our most intense industrial zone, it would allow for all kinds of outdoor activity, including loading/unloading and storage of materials, similar to the industrial sites to the northwest. Staff believes this would not be ideal given the nearby single-family residences in the area. The I2 zone would both better protect neighboring residential uses and still fall in line with the *Comprehensive Plan’s* planned industrial area.

However, the *Comprehensive Plan* also states, “Requests to rezone land within the study area for purposes of the development must be accompanied by written assurance of sanitary sewer availability. Requests in the absence of, or prior to the extension of sanitary sewer are premature”. So, without a connection to sanitary sewer or water, this request is premature, and staff cannot support either I2 or I3 zoning for this 16.25-acre site.

STAFF RECOMMENDATION:

Denial