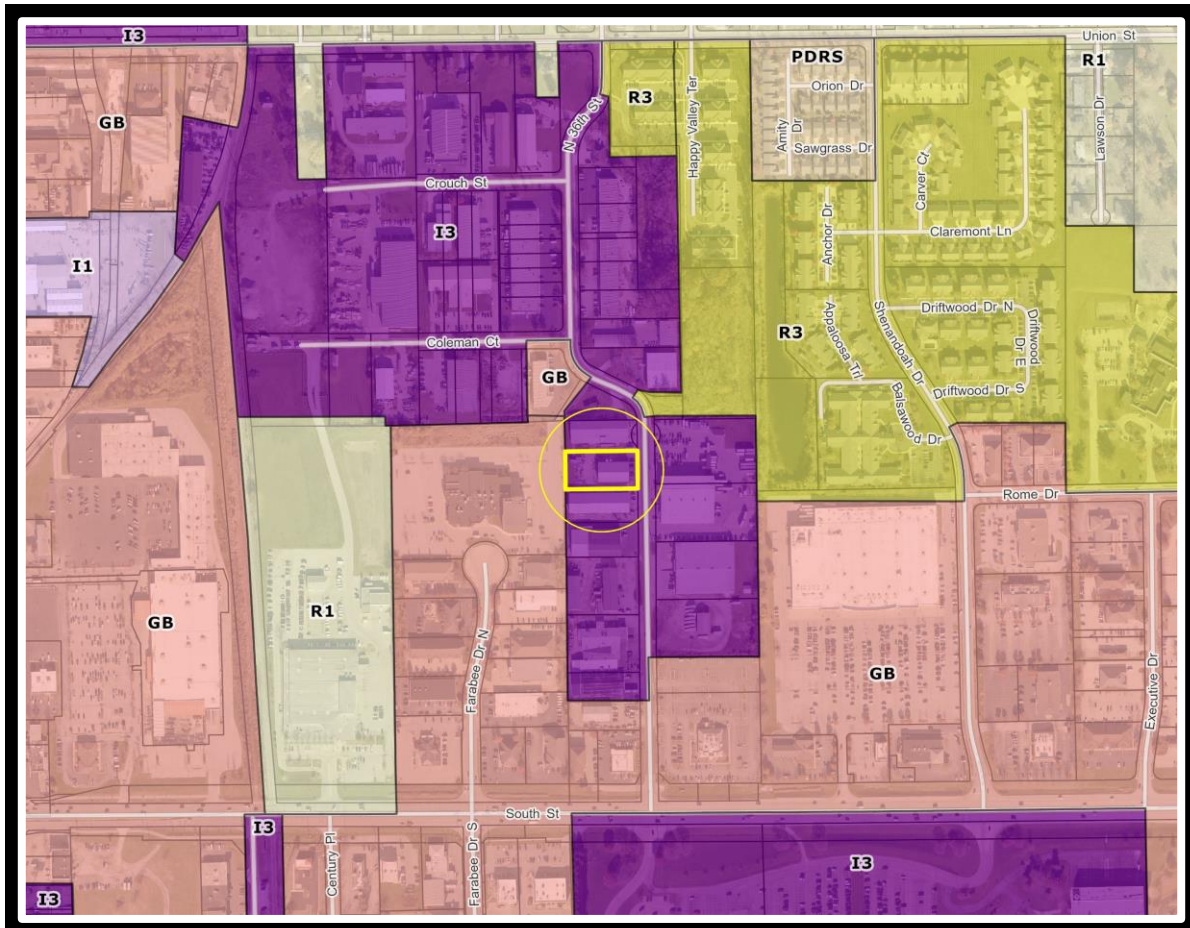

**BZA-2076
AMY GAETA
(special exception)**

**STAFF REPORT
April 21, 2022**





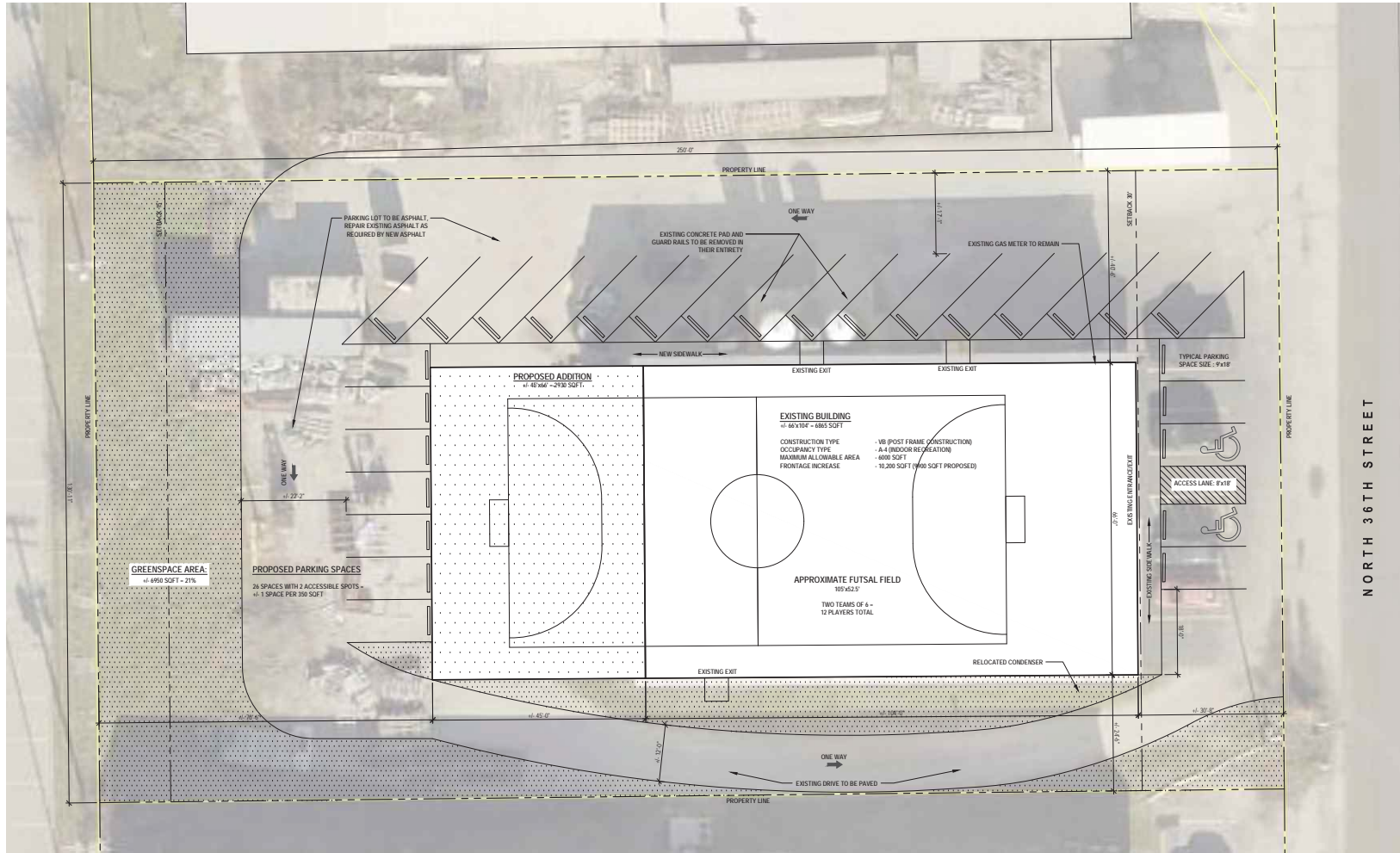
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SEAL:

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NORTH 36TH STREET

ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0" (24"x36" SHEET)



PROJECT:

REV	DATE	BY	DESCRIPTION

DRAWN BY: ELA CHECKED BY: AAS

PLOT DATE: March 29, 2022

PROJ. NO.: **PCC-20062**

SHEET NAME:
**PRELIMINARY
ARCHITECTURAL
SITE PLAN**

SHEET NUMBER:
1 OF 1

BZA-2076
AMY GAETA
Special Exception

Staff Report
April 28, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent from the owner Gaeta Rentals Inc., is requesting a special exception to operate an indoor soccer (futsal) facility (SIC 7999) located at 160 North 36th Street, Lafayette, Fairfield 22 (SE) 23-4. The site plan shows a 2,930 sq ft addition to the west end of the existing building, for a total building size of 9,795 sq ft. The building will house a futsal field (similar to soccer but played on a smaller indoor field) measuring 105' x 52.5'. The business is proposed to operate 24 hours per day, seven days a week.

AREA ZONING PATTERNS:

The property and land to the north, south and east is zoned I3. GB zoning is located to the west where a movie theater is located. The most recent change in zoning in the area was in 2015 when the Lafayette City Council rezoned a property just to the north at the Coleman Road intersection from I3 to GB (Z-2605).

AREA LAND USE PATTERNS:

The area can generally be described as a mix of commercial and small industrial uses.

TRAFFIC AND TRANSPORTATION:

The site plan shows a total of 28 paved parking spaces (including 2 accessible parking spaces). The parking standard is based on the number of employees and patrons. The Lafayette City Engineer's office has stated that the parking shown on the site plan is adequate.

Access to the site is shown utilizing the two existing driveways from North 36th Street. The parking lot will need to be paved where it is currently in gravel/broken up pavement.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. No buffering is necessary.

STAFF COMMENTS:

The submitted site plan shows the existing building with a 2,930 sq ft addition on the west end. Parking spaces and maneuvering aisles are shown on the north and west side of the building. The hours of operation proposed are for 24 hours per day, seven days a week. Because all activity will take place indoors, the use will generate minimal outdoor noise.

The site is surrounded by non-residential uses in all directions including UPS to the east and the Eastside 10 movie theater to the west. Other light industries, such as plumbers and building contractors are located in the area. For this reason, staff has no objection to the 24-hour operation of the business. Lighting is located on the north, west and south sides of the building with a building-mounted mercury vapor-style light, typical of what is used in the area.

At its meeting on April 6, 2022 the Executive Committee of the Area Plan Commission voted that granting this request **WOULD NOT** substantially adversely affect the Comprehensive Plan.

Regarding the ballot items:

1. Section 3.1 of the Unified Zoning Ordinance **DOES** authorize the special exception for this use (SIC 7999 Indoor) in the I3 zoning district.

And it is staff's opinion that:

2. The requirements and development standards for the requested use as prescribed by the Unified Zoning Ordinance **WILL** be met. Parking, setbacks, lot coverage and green space can all be met.
3. Granting the special exception **WILL NOT** subvert the general purposes served by the Ordinance. An indoor sports facility in this location will have no negative impacts on surrounding land uses.
4. Granting the special exception **WILL NOT** materially and permanently injure other property or uses in the same district and vicinity because of:
 - a. Traffic generation: North 36th Street can handle the increase in traffic and sufficient on-site parking will be constructed.
 - b. Placement of outdoor lighting: Three mercury vapor-style building-mounted lights exist and will help illuminate the parking area and are typical of the area.
 - c. Noise production: There will be minimal outdoor noise because all of the operation takes place indoors.
 - d. Hours of operation: 24 hours per day/7 days per week is acceptable for this commercial/light industrial area.

STAFF RECOMMENDATION:

Approval

Note: A special exception approval ceases to be valid if the use is not established within one year of the date that the special exception was granted.