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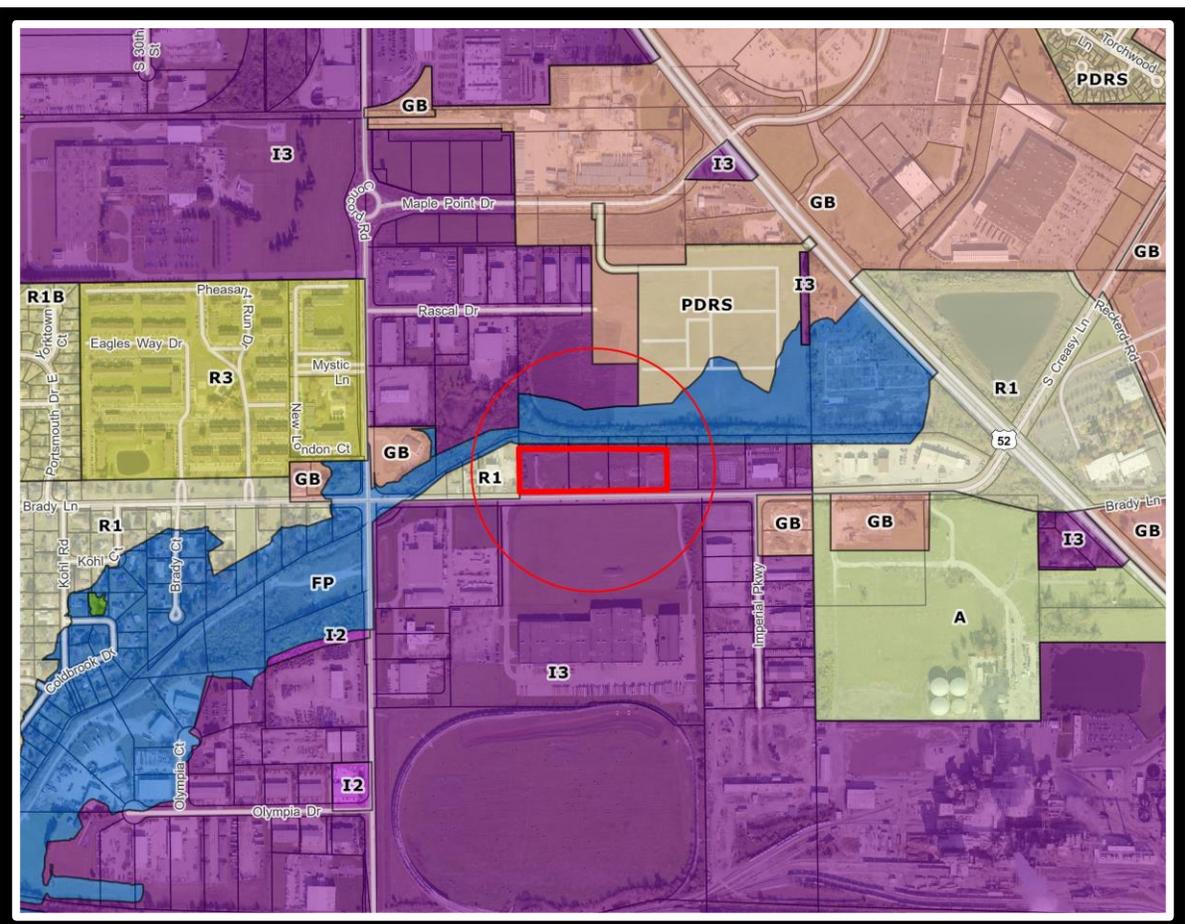
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**Z-2857**  
**BET RENTALS, LLC**  
**(I3 to GB)**

**STAFF REPORT**  
**May 12, 2022**

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**Z-2857**  
**BET RENTALS, LLC**  
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**Staff Report**  
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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is part owner and has consent from another owner (Goode Dreams Properties, LLC) and represented by attorney Kevin Riley from Reiling, Teder & Schrier, is requesting a rezone from I3 to GB for four lots located on the north side of Brady Lane just east of its intersection with Concord Road. According to the attorney, three of the four lots would be used by two proposed businesses: a crawl space remediation business and a kennel. The other lot will be marketed to an unknown user. The property, platted as lots 3, 4, 5 and 6 in Norfleet Commercial SD, Part 4, is commonly known as 3488, 3500, 3512 and 3524 Brady Lane, Lafayette, Wea 3 (NE) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The earliest zoning maps show this property with Industrial zoning; this was later changed to I3 with the adoption of the zoning ordinance and accompanying zoning maps in 1998. Land to the east and south is also zoned I3. R1 zoning is adjoining to the west and FP zoning associated with Elliot Ditch borders the site on the north.

While this area has seen little rezone activity in recent years, there have been a few rezones including an I3 to GB rezone at Brady Lane and Imperial Parkway for a gas station/convenience store that is currently under construction (Z-2466).

**AREA LAND USE PATTERNS:**

The site in question is unimproved. Adjacent to the west is Twin City Electric and the County Highway Department Garage facility is farther east along Brady Lane. Immediately east of the site is an outlot for a stormwater detention pond serving this development. To the south, setback a substantial distance from Brady, is a warehousing operation.

**TRAFFIC AND TRANSPORTATION:**

Brady Lane is classified as an urban primary arterial. Traffic counts taken in 2021 indicate that 17,631 vehicles pass this site daily.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer and water serve the site.

**STAFF COMMENTS:**

This part of our community along Brady Lane has long been home to many industrial and commercial businesses. The I3 and GB zoning patterns in this area reflect this development, both new and old. As growth continues to occur in this area of Lafayette, commercial and industrial rezones occur adjusting the zoning boundaries. In this instance, the Norfleet Commercial subdivision was platted just last year with 4 lots averaging 1.6 acres in size. Given the smaller nature of these lots as compared to some of the more prominent I3 users in the vicinity (SIA, Caterpillar, Wabash National), commercial zoning will better fit these individual smaller lots sandwiched between Brady Lane and Elliot Ditch. Two of the planned businesses for this site include a crawl space remediation and a dog kennel, both of which are permitted in the GB zone but not in the I3 zone.

**STAFF RECOMMENDATION:**

Approval