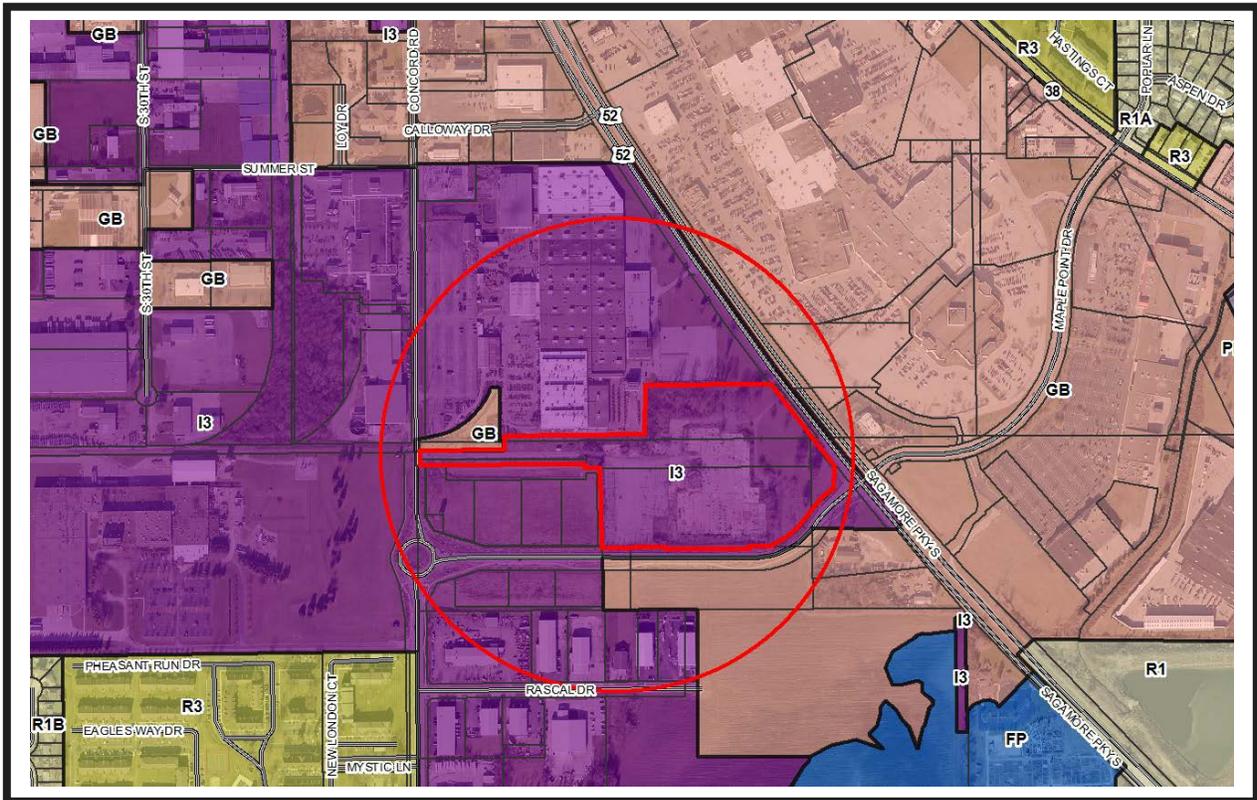

**Z-2706
CB2, LLC
(I3 to GB)**

**STAFF REPORT
October 12, 2017**



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent from the owner (Rostone Corporation) and represented by surveyor Joseph Coutts of C & S Engineering, is requesting the rezoning of 18.66 acres from I3 to GB. A new restaurant (Tucanos Brazilian Grill) is the first known tenant of what petitioners are calling a lifestyle/entertainment center. The site is the former home of the Rostone Corporation, which left the site more than 5 years ago; the corporation's buildings have all been razed. The land is commonly known as 2450 US 52 South and is located at the northwest corner of Maple Point Drive and Sagamore Parkway, Lafayette, Fairfield 34 (SE) 23-4 and Wea 3 (NE) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The oldest zoning maps available show this land with Industrial zoning, which became I3 with the passage of the *Unified Zoning Ordinance* in 1998. Over the years, some properties have been rezoned to GB, particularly north near the intersection of Teal Road and Sagamore Parkway. Land immediately south of Maple Point was rezoned to GB in 2013 (Z-2537). East across Sagamore land is zoned GB and has been for many years.

AREA LAND USE PATTERNS:

Up until 5 or 6 years ago, Rostone Corporation operated from this site. The buildings were razed and since then the land has been used for outdoor storage at various times. North of the site is Oerlikon Fairfield Manufacturing. East across US 52 is the Tippecanoe Mall and Tippecanoe Courts commercial developments with a mix of service and retail tenants. Land to the west was subdivided (Wiers SD) for industrial users in 2013 but is currently unimproved.

TRAFFIC AND TRANSPORTATION:

This land is located along Sagamore/US 52 (urban primary arterial) and Maple Point Drive (non-residential urban collector). Access to the site is from US 52 and a small tail of land stretches west to give a secondary access to Concord Road.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city utilities. If rezoned to GB, a "Type A" bufferyard will be required where it abuts I3 zoning.

STAFF COMMENTS:

With few exceptions, the triangular wedge of land between Concord and Sagamore Parkway has long been industrial in land use, actually extending further north along Sagamore all the way to Kossuth Street. Another “wedge of land” located to the east between Sagamore and SR 38 has been commercial in land use for many decades. The industrially zoned portion, starting with Wabash National and Arconic (formerly Alcoa) and extending south all the way to CR 450 S, is quite large. The industries mentioned, both located north of Teal, are firmly established with viable futures. South of Teal, the industrial uses appear to be more in flux and ripe for a potentially different land use future.

Too often, small industrially-zoned lots in a subdivision will, over time, see more commercial than industrial businesses move in. When this happens, I to GB rezones occur in a piecemeal fashion, and the subdivision becomes a mix of industrial, warehouse and commercial uses located in buildings specifically built for industry (Farabee Drive for instance). Rezoning this site GB first and then subdividing it (if necessary) would allow the acreage to develop with commercial standards from the start.

The question is whether or not an 18.66 acre tract of this historically zoned industrial area could become GB without being a detriment preventing future industrial land uses from locating nearby. In this case, there is existing GB zoning adjacent to the south at this new intersection (Maple Point Drive was completed about 4 years ago). This collector serves as a connection between the residences south along Concord and the commercial areas near Tippecanoe Mall. Because this unimproved ground has been used for outdoor storage for the past several years, industrial redevelopment of this site seems unlikely. Because of the site’s proximity to a major commercial area at this new intersection and the large size of the industrially zoned area surrounding it, staff does not feel this GB rezone would be injurious to either existing or future industrial uses.

STAFF RECOMMENDATION:

Approval