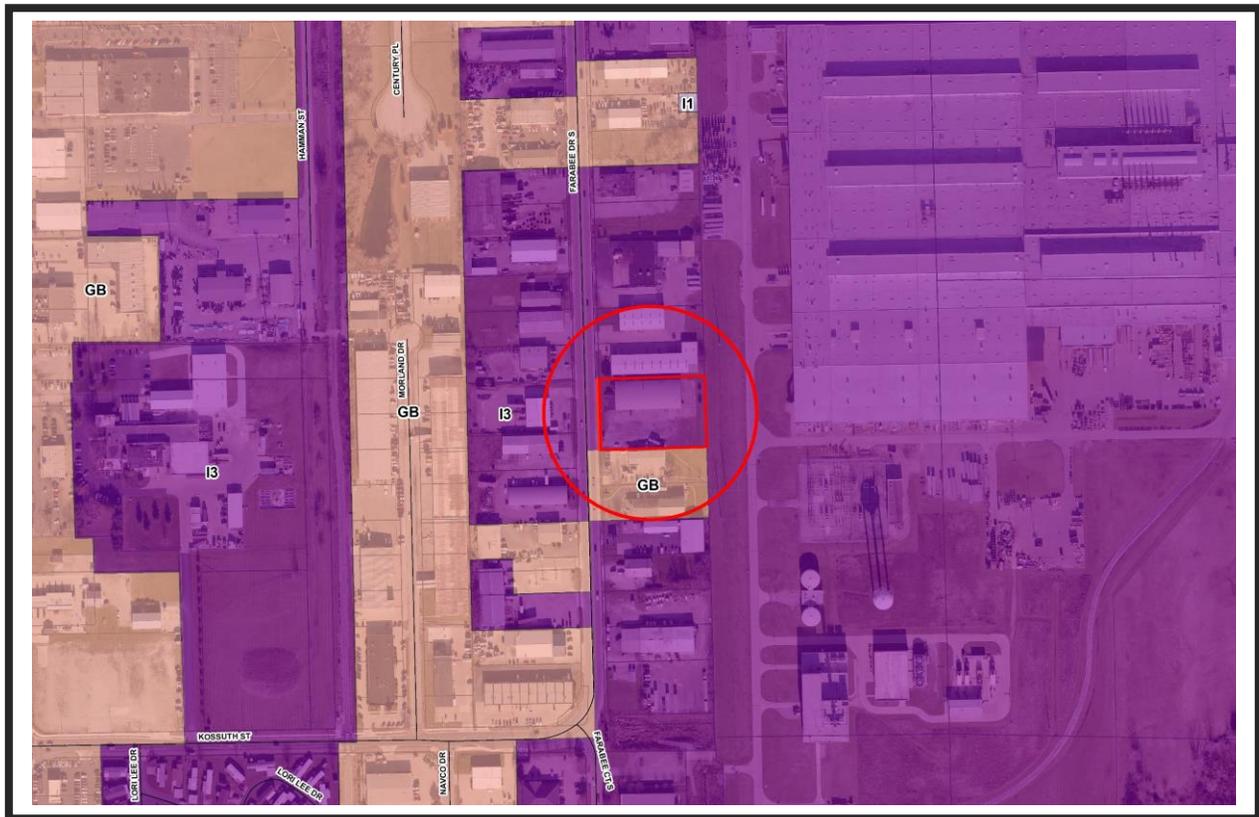

Z-2769
OLDACRE MCDONALD, LLC C/O DAVID BAILEY
(I3 to GB)

STAFF REPORT
July 11, 2019



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, and with consent from the property owner, Hudlow's Real Estate, LLC, is requesting rezoning of a lot located on the east side of Farabee Drive, specifically 405 Farabee Drive in Lafayette, Fairfield 27 (NE) 23-4. Petitioner plans to buy this property and the adjacent property to the south to open and expand an automotive repair business.

ZONING HISTORY AND AREA ZONING PATTERNS:

Originally, much of this part of the city was zoned (I) Industrial. With the passage of the Unified Zoning Ordinance in 1998, the land became zoned I3. The property to the south is zoned GB, to the north and west, properties are zoned I3. Over the years, many properties along Farabee Drive have been rezoned from I3 to GB. In fact, since 2005, eight rezones from I3 to GB have been approved by the Lafayette City Council. Most recently, the Council approved a rezone for a small commercial center on the corner of Farabee and South Street, (Z-2678).

AREA LAND USE PATTERNS:

This site is the previous location of a Hudlow's Dry Cleaner. To the south is Thrifty Automotive Services, which will be included in the redevelopment of this site. Adjacent to the north is Superior Structures. Caterpillar is to the east. The Farabee corridor continues to change to commercial uses from the original industrial uses that were located here in the past.

TRAFFIC AND TRANSPORTATION:

The site has access to Farabee Drive, which is classified as an urban secondary arterial. The road was recently reconstructed with 3 lanes and curb and gutter. The city engineer's office will review its access as part of the change of use permit for this site.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. If this request is approved a "Type B" bufferyard is required along the north and east property lines between GB and I3 zoning.

STAFF COMMENTS:

As indicated in previous staff reports for rezones along Farabee, this area of the city has been transitioning from an old, pre-comprehensive plan adoption industrial area to a commercial and service area. While Industrial zoning was once appropriate along

Farabee Drive north of Kossuth Street in the 1960's, it no longer reflects many of the current land uses. Most industrial users have relocated further away from the center of town where interstate access is closer. As a result of this trend, smaller tracts of the former industrial corridor have, over a period of time, been made available and converted to commercial uses.

This request is one of at least eight cases since 2005 to be rezoned to GB, all of which were supported by staff and approved by City Council. While staff would prefer a comprehensive rezone approach involving the corridor, this is unlikely to occur. Staff continues to support commercial zoning in this area appropriate to Lafayette.

STAFF RECOMMENDATION:

Approval