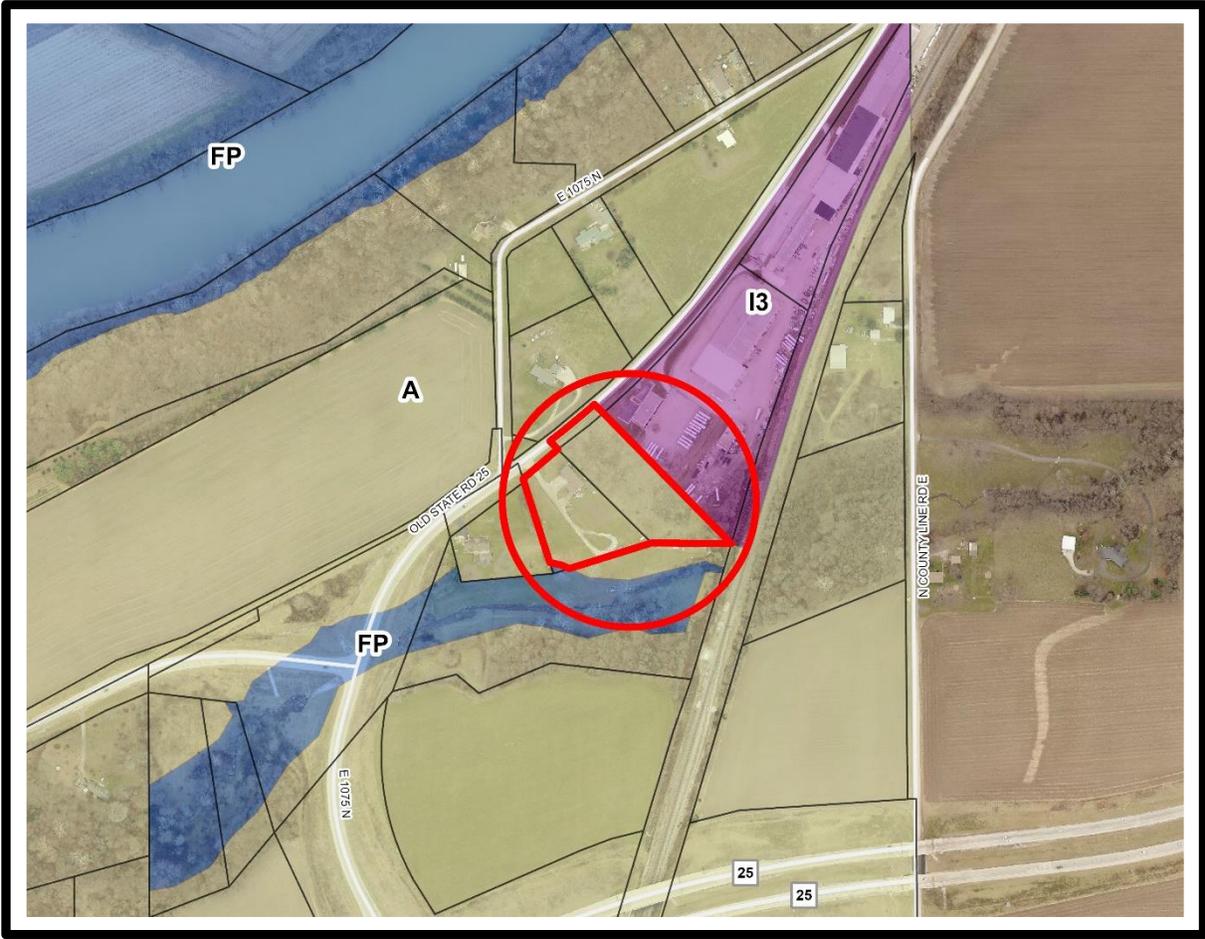

Z-2782
ALLOY CUSTOM PRODUCTS, LLC
(A to I3)

STAFF REPORT
February 13, 2020



Z-2782
ALLOY CUSTOM PRODUCTS, LLC
A to I3

Staff Report
February 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner, represented by attorney Joseph Bumbleburg, is requesting the rezoning of approximately 4-acres, including a platted lot, located at 9297 Old SR 25 N and a tract adjacent to the northeast, just east of the CR 1075 N intersection, Washington 1 (NE) 24-3. The purpose of this rezone is to potentially expand the operations of the existing industry (Alloy Custom Products).

ZONING HISTORY AND AREA ZONING PATTERNS:

The land in question and virtually all surrounding property is zoned Agricultural, with I3 zoning located to the east of the subject property connected with the original Alloy Custom Products rezone in 1967. Flood Plain zoning is also found north and south of the subject property. There have been no recent rezones or ABZA activity in the immediate vicinity.

AREA LAND USE PATTERNS:

Apart from the industrial use adjacent to the subject property, land in the immediate vicinity is primarily used agriculturally with a scattering of single-family homes.

TRAFFIC AND TRANSPORTATION:

Old SR 25 is classified as a rural secondary arterial. Any new vehicular access points into the subject property will require a driveway permit approved by the Highway Department.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public sewer is not available. Any expansion of the septic system currently serving Alloy Custom Products will require approval from the Health Department. A Type C bufferyard measuring 30' in width is required where I3 zoning abuts A zoning.

STAFF COMMENTS:

The *Comprehensive Plan of Tippecanoe County* identifies the northeast corner of the county, as an "Urbanizing/Rural" sector. Though off the public sewer grid, these areas are defined in the *Plan* as not being "cast in concrete" relative to future land uses (the subject property is designated "Open Space"), but flexible as development pressures increase. This petition, to potentially expand an existing industrial use, was foreseen by the *Plan* and can be supported.

STAFF RECOMMENDATION:

Approval