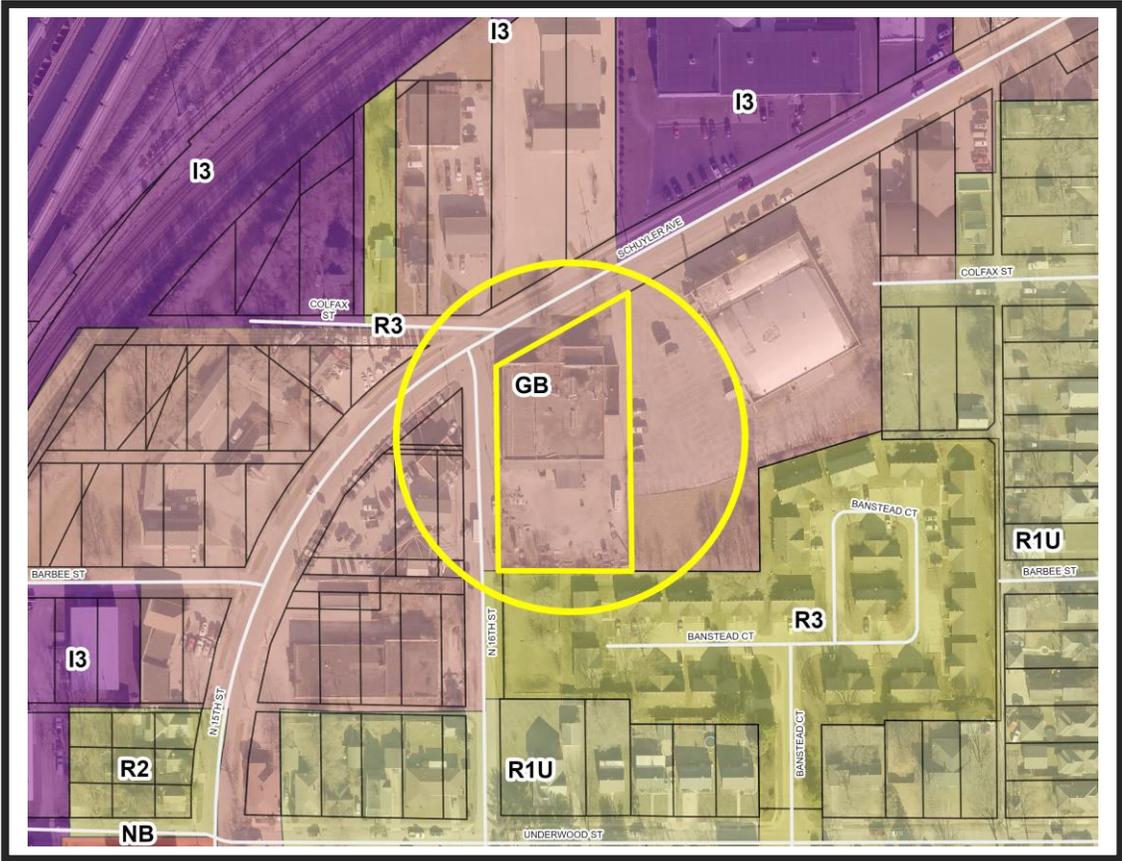

Z-2788
ANTIQUE CANDLE WORKS, INC.
(GB to I2)

STAFF REPORT
March 12, 2020



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner and represented by attorney Ryan Munden of Reiling, Teder & Schrier Law Firm, is requesting a rezone from GB to I2 for a tract of land located at the southeast corner of Schuyler Avenue and North 16th Street. If rezoned, petitioner will locate their candle manufacturing business (SIC 39) at this property that is commonly known as 1611 Schuyler Avenue, Lafayette, Fairfield (Longlois Reserve) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The property in question is zoned GB as are properties to the north, east and west. Land adjacent to the south is zoned R3.

The site in question is part of the St. Lawrence-McAllister Neighborhood, which was the site of a neighborhood-wide land use plan and rezone request. That rezone petition, approved in 2006, did not change the zoning of the subject site (Z-2288).

AREA LAND USE PATTERNS:

The 1.11-acre tract in question supports a one-story brick commercial building constructed in 1950, per the Assessor's records. The rear of the property is fenced and contains parking and a loading dock. The most recent user of the site was ServPro (water damage restoration). Previously a lumber company occupied the site.

Surrounding uses are mostly commercial with a bowling alley adjacent to the east and a car lot west across N. 16th Street as well as north across Schuyler. Other nearby uses include a laundromat, crematorium and auto repair. Immediately south of the rezone site is Northfield Commons, a residential subdivision of duplexes.

TRAFFIC AND TRANSPORTATION:

The site has frontage along Schuyler Avenue, an urban secondary arterial, and North 16th Street, an urban local road. On-site parking (gravel lot) and a loading berth exist behind the building in a fenced area.

The parking standard for this use is 1 space per 1,000 square feet, plus 1 per 200 square feet of office, sales or similar floor area. According to the Assessor's records the building is 16,098 square feet requiring a minimum of 17 spaces. The lot appears large enough to support the required parking.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city utilities. If this rezone is approved, a ‘type C’ bufferyard 30’ in width is required where I2 zoning abuts R3 zoning on the southern property line and a ‘type A’ bufferyard 20’ in width is required where I2 zoning abuts GB on the eastern property line.

STAFF COMMENTS:

In 2006, petitioner received a special exception in the NB zone to operate the candle manufacturing business in a strip center on the east side of town, leasing 2,400 square feet of area (BZA-1947). This use is permitted by special exception in the NB and NBU zone and by right in the GB, CB and CBW zones, but only if the ground floor area is less than 5,000 square feet. It may be increased to 10,000 square feet if a retail element is included, but petitioner sells the product on-line only. However, if this use is located in an industrial zone there is no limitation on the gross floor area, so petitioner has chosen to rezone the subject land to I2. The presence of a loading dock at this location is especially attractive for the business operator.

One of the components of the St. Lawrence/McAllister Neighborhood Plan is to “preserve the commercial area lining...Schuyler Avenue.” It was critical to the neighborhood that businesses “not be permitted to intrude into existing residential areas.”

This area of Lafayette on Schuyler Avenue has long been home to commercial and industrial users. The earliest zoning maps show this area with Industrial zoning on the north side of Schuyler and commercial zoning along the south side. Staff could support I1 zoning for this site because it can provide better protection to the adjacent residents to the south than the existing GB zone and is more in keeping with the neighborhood plan than a heavier industrial zone. I1 zoning is low in impact because businesses are operated entirely indoors with attached or indoor loading facilities. GB zoning can be more impactful because of potential outdoor storage of materials and outdoor loading and unloading.

STAFF RECOMMENDATION:

Denial; however
Approval, if the request is amended to I1