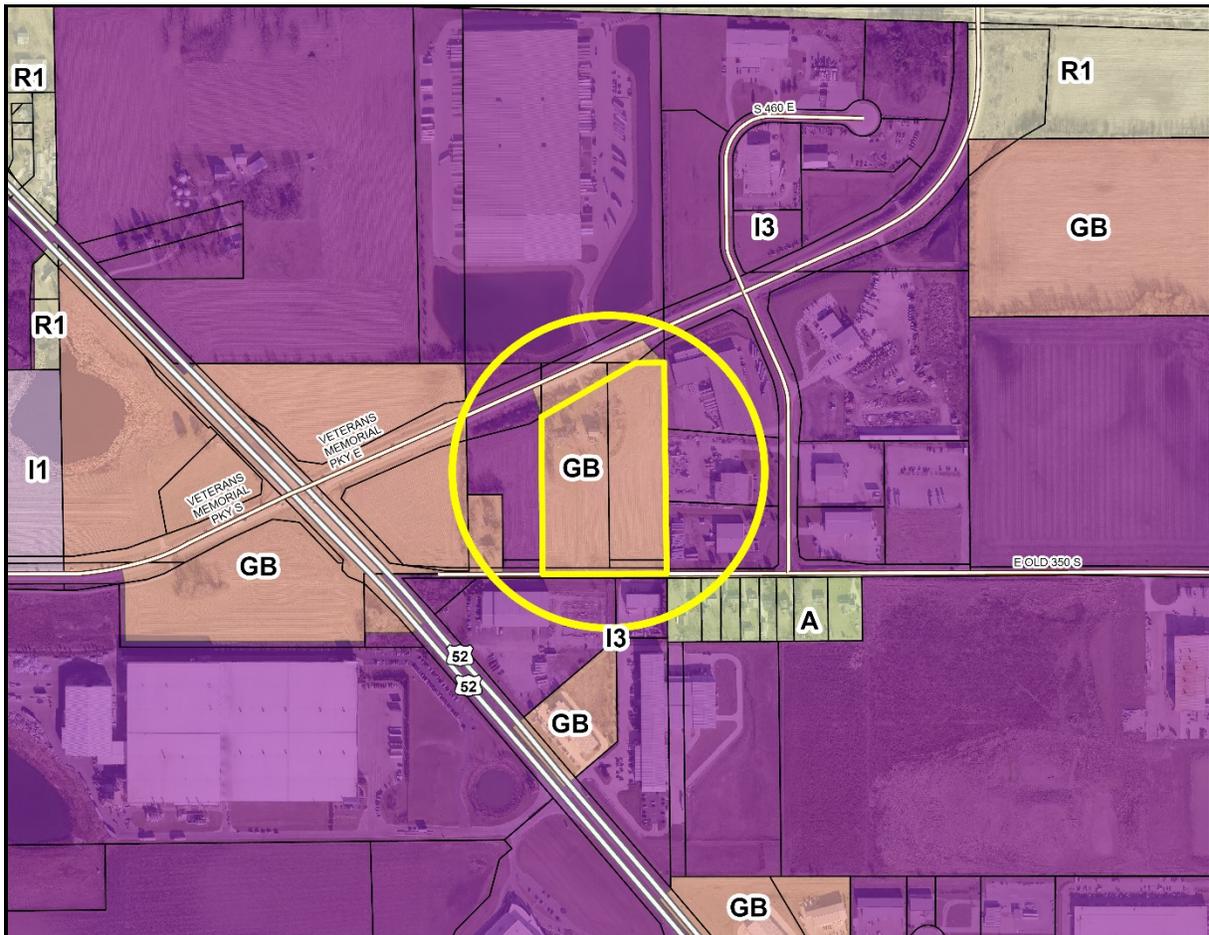

Z-2792
TBIRD DESIGN SERVICES CORPORATION
GB to I3

STAFF REPORT
April 9, 2020



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner 3400 Maple Point Drive, LLC by Aron Hooks, member, and represented by attorney Daniel Teder, is requesting rezoning of 2-five acre tracts. The site is located on the south side of Veterans Memorial Parkway (VMP) and north of Old CR 350 S, east of Sagamore Parkway, specifically, the five acre tract with the address 4418 E Old 350 S, as well as the unimproved 5 acres to the east, in Wea 12 (NW) 22-4. The same property owner owns the business (“Tents and Events” - a party tent rental business) at the corner of VMP and CR 460 E adjacent to the east and plans on using these two tracts for additional business storage.

ZONING HISTORY AND AREA ZONING PATTERNS:

The ten acres that is the subject of this request was part of the huge 1,400 acre Industrial rezone by Greater Lafayette Progress (GLPI) in 1997 (Z-1715). With the adoption of the 1998 Unified Zoning Ordinance, all Industrial zones were reclassified to I3 (Heavy Industrial). Then the subject property was rezoned from I3 to GB in 2010 despite staff’s negative recommendation to legitimize a retail garden center. Now petitioner is requesting a return to the former I3 zone.

North of the property, a large area of land was rezoned in 2001 from R1 (Residential) to I3 by GLPI (Z-2040). In 2000, all four corners of the US 52/Veterans Memorial Parkway intersection, west of the site in question, were rezoned to GB (General Business) (Z-1915, and Z-1952 through Z-1955). A remnant of A (Agricultural) zoned land lies southeast of the property.

AREA LAND USE PATTERNS:

Currently on site are a brick house with an attached garage and a couple of farm buildings. The area surrounding the subject property is characterized by a general transition from agricultural to industrial uses. Land adjacent to the east and north are within the city limits of Lafayette. Industrial uses lie north of the subject property while east of the site is the Milestone Industrial Subdivision. South of the subject property is the 52 S Industrial Subdivision while industrial and commercially zoned land to the west is presently in crop production. A row of single-family residences exists within the Agricultural zoned remnant to the southeast and one or two houses are scattered within the industrial zoned land in the vicinity.

TRAFFIC AND TRANSPORTATION:

Access to the site would be from Veterans Memorial Parkway to the north and Old CR 350 S from the south; Old CR 350 dead-ends to the west of the site without accessing US 52. Veterans Memorial Parkway is classified as a primary arterial while Old CR 350 S is a local road according to the adopted *County Thoroughfare Plan*.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer and water serve the site. Since I3 zoning surrounds the rezone site, if successfully rezoned no buffering would be required.

STAFF COMMENTS:

The subject property lies within the boundaries of the industrial expansion area included in the ***Amendment to the Adopted Land Use Plan Regarding the Expanded Fuji-Isuzu Development Area***, passed in April 1987 by the Area Plan Commission. To help ensure that the various land use sectors shown in the ***Plan*** function properly as guides to development, certain policies were adopted by APC and the County Commissioners. First among them recommends that:

- a. *Requests to rezone land within the study area will be carefully measured against this land use plan amendment, with regard to both its development sectors and the goals that underlie them.*

The 2010 zoning request that changed this property from I3 to GB was the result of a zoning enforcement action. A “landscape and horticultural” business permitted by right in I3 transformed into a “Retail nursery, lawn and garden supply store” which was not a permitted use. That retail nursery is no longer in business.

The ***Plan*** shows this site within the “Industrial” land use sector; staff supports the elimination of this spot of GB zoning and the site’s return to industrial zoning.

STAFF RECOMMENDATION:

Approval