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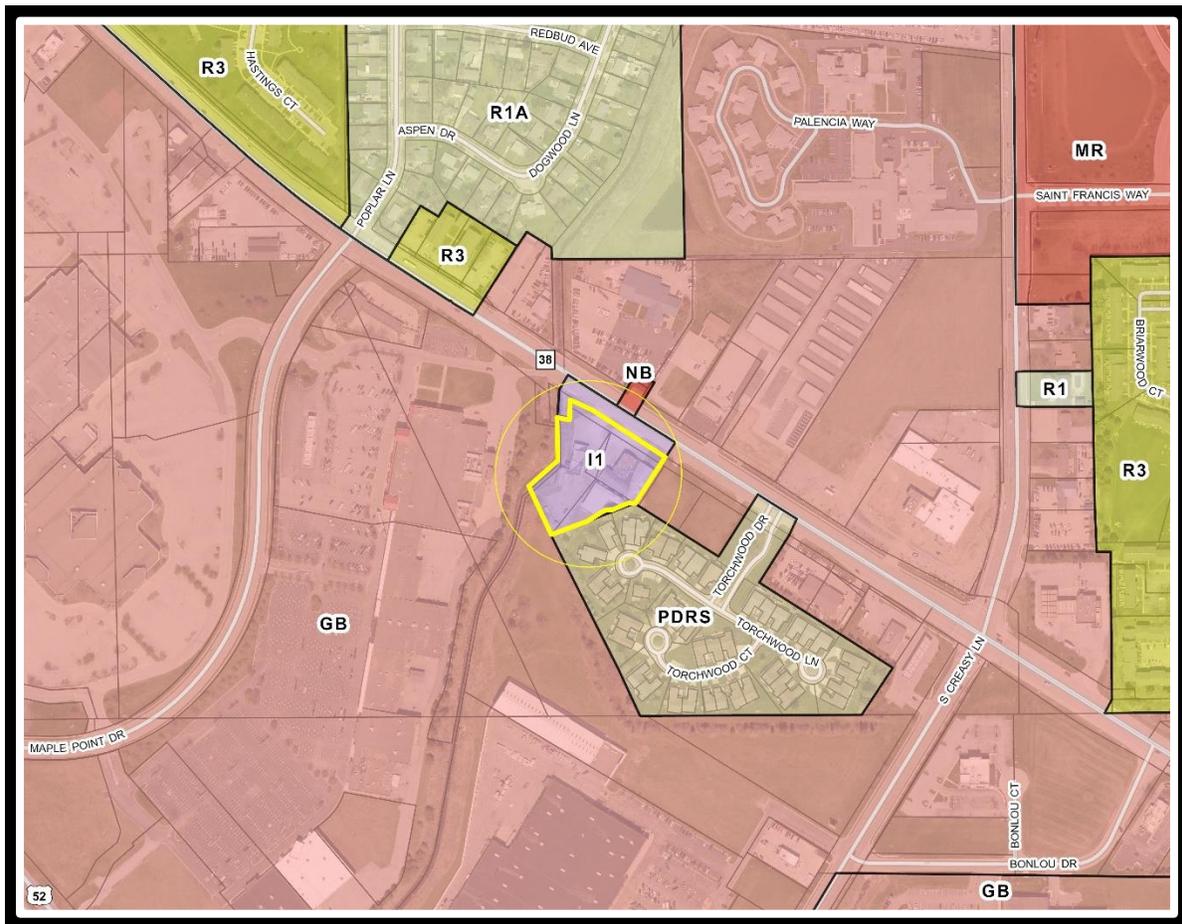
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**Z-2815**  
**MANOLO RENTING, LLC**  
**(I1 to GB)**

**STAFF REPORT**  
**January 14, 2021**

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**Z-2815**  
**MANOLO RENTING, LLC**  
**I3 to GB**

**Staff Report**  
**January 14, 2021**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the property owner, is requesting rezoning of 1.692 acres located on the south side of SR 38 E, specifically the former Kyger Bakery property located at 3829 SR 38 E, in Lafayette, Fairfield 35 (SW) 23-4. Petitioner plans to remodel some of the existing buildings for storage and office space.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This property was rezoned from GB to I3 in 1998, (Z-1778). This rezone was requested so an existing industrial bakery could expand. This spot zone was granted by the county commissioners to allow the bakery to expand because an industrial bakery was not permitted in the GB zone. Previous to this 1998 rezone, business zoning had been associated with this property since the earliest county zoning maps in 1965; at that time, the site was not yet in the city of Lafayette.

PDRS zoning is located to the southeast. To the northwest is residential multi-family and single-family zoning. North across the road is additional GB zoning.

**AREA LAND USE PATTERNS:**

Petitioner is in the process of remodeling the buildings on the property. Buildings left over from the former bakery are being remodeled for reuse. Car lots exist to the north and east; a condo development called Torchwood, approved in 1978, is adjacent to the southeast. The Maple Point subdivision to the west is anchored by a Payless grocery store.

**TRAFFIC AND TRANSPORTATION:**

A permit for a change of use driveway entrance needs to be approved by INDOT. SR 38 is a relatively high-volume highway classified as a primary arterial by the adopted *Thoroughfare Plan*. The site has over 340 feet of frontage along SR 38. Parking will be reviewed during the improvement location permit process by the Lafayette Engineer's office.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The site is served by city utilities. The Wilson Branch of the Elliott Ditch is just west of the site. Plans for the control of stormwater runoff may have to be approved by the County Drainage Board/City Engineer's office prior to issuance of a building permit.

**STAFF COMMENTS:**

This rezone removes a spot zone that was put in to allow the expansion of a local business. This request would make the area have a more homogenous commercial zoning pattern. The current industrial zoning allows uses less compatible with neighboring properties. Staff supports this request because this rezone will create a consistent pattern of development along this corridor.

**STAFF RECOMMENDATION:**

Approval