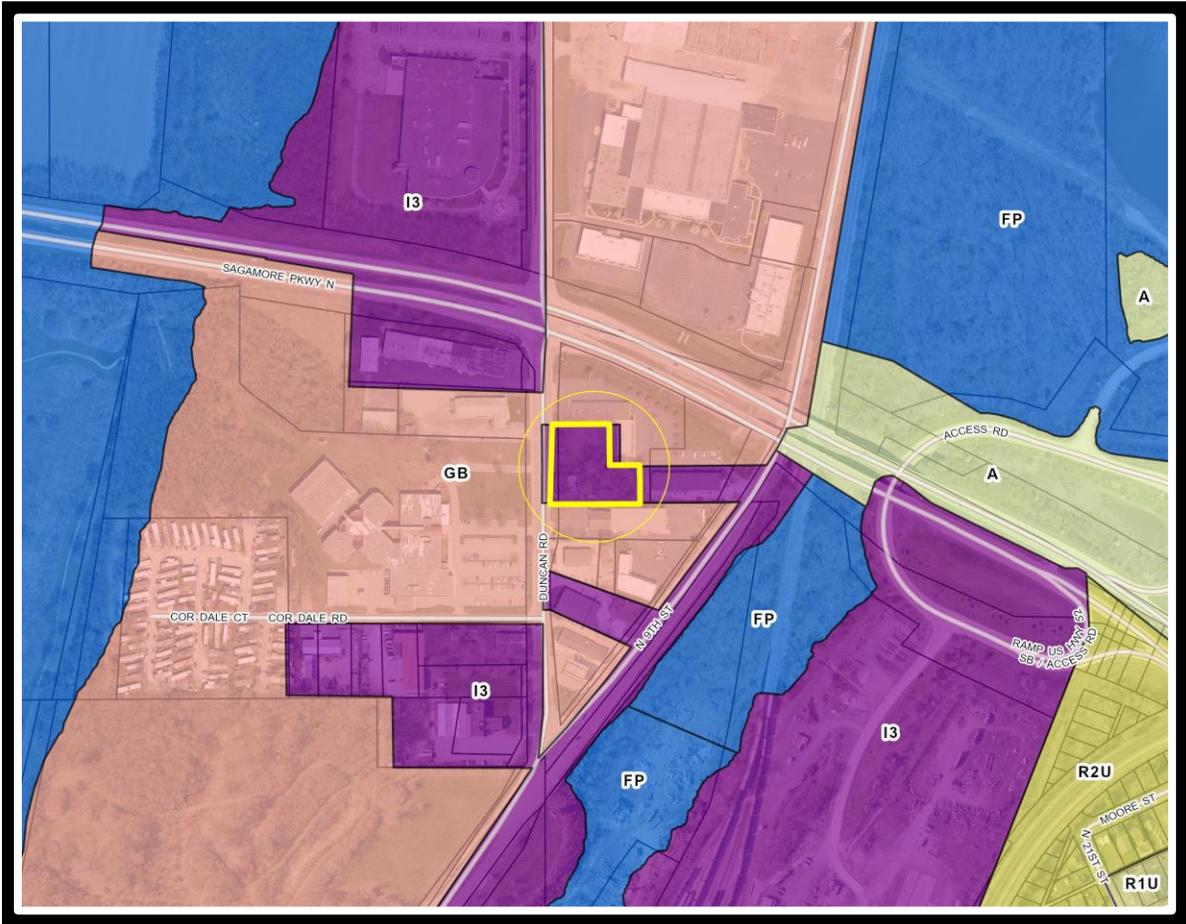

Z-2821
IBUILD PROPERTIES, LLC
(I3 to GB)

STAFF REPORT
April 15, 2021



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Dan Teder, is requesting a rezone from I3 to GB for a 1.187-acre tract located on the east side of Duncan Road just south of Sagamore Parkway. A building contractor business (SIC 15) is proposed in an approximately 13,000 square foot building. The site, commonly known as 2653 Duncan Road, is in the City of Lafayette, Fairfield (Longlois Reserve) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The triangular shaped area formed by Duncan Road, Sagamore Parkway and North 9th Street has long contained both GB (General Business) and I3 (Industrial) zoning. GB zoning is adjacent to the north and south and I3 zoning borders on the east. The most recent zoning change in the area was in 2013 when the INOK property on the north side of Sagamore (formerly Landis + Gyr) was successfully rezoned from I3 to GB (Z-2519).

This area of North 9th Street had historically been part of a large industrial expansion in the city's early history. This trend has slowed and much of the land has transitioned to a mix of light industrial and commercial uses, except for a few long-standing industrial users such as Oscar-Winski farther south of the site.

AREA LAND USE PATTERNS:

On the property in question, late last year an older single-family home and detached garage were demolished leaving only a scattering of trees on site. Land adjoining to the south is used by a garage door company and a multi-tenant commercial building is adjacent to the north. Other uses in the "triangle" include a gas station/convenience store, a bail bond dealer and a home builder. The Tippecanoe County Jail is across the street to the west.

TRAFFIC AND TRANSPORTATION:

The land in this request derives access from Duncan Road, which is classified as an urban primary arterial. Traffic counts taken in 2012 along this stretch of Duncan Road indicate that 6,737 vehicles pass this site daily.

Parking requirements for the proposed use are 1 paved parking space per employee on the largest shift, plus 1 space per 200 square feet of office, sales or similar floor area. Parking for this use will be reviewed by the city as part of the Improvement Location Permit (ILP).

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. If rezoned, a "Type A" bufferyard measuring 20 feet in width is required where the site abuts I3 zoning to the east.

STAFF COMMENTS:

Building contractors are permitted by right in all industrial zones and the General Business zone. According to petitioner's attorney, rezoning to GB is preferable to staying in the I3 zone for a few different reasons. If this site were developed with the current I3 zoning, a 20 foot wide bufferyard would be required along the north and south property lines and the amount of permissible lot coverage would be limited to 45%. If rezoned to GB, a 20 foot bufferyard would only be required along the shorter, eastern property line and the allowable lot coverage would be bumped up to 60% of the lot. Additionally, vegetative coverage requirements are less in the GB (10% in GB compared to 20% in the I3 zone.) Simply stated, GB allows for more intense development on a smaller sized lot.

Some of the oldest zoning maps for this area show a pattern of both commercial and industrial zoning. Over time, much of the industrially zoned land has been rezoned commercially allowing for more retail and service-based businesses. While many industrial users can be found along the North 9th Street corridor, many of the smaller tracts of land, such as these 1.187 acres, have developed commercially. Staff supports this request that aides this trend.

STAFF RECOMMENDATION:

Approval