

February 24, 2022

1. CASE #2022-08 BLACKTHORN HOLDINGS, LLC – AMENDED:

Petitioner is requesting the following variances for a proposed multi-family development known as Churchwoods in an R3 zone:

1. To remove the bufferyard required along the portion of the south property line extending east from the southwest corner of the property approximately 426 ft instead of planting the minimum required 30 ft wide bufferyard (UZO 4-9-3(a); 4-9-3(b));
2. To remove the bufferyard required along the portion of the east property line extending north from the southeast corner of the property approximately 93 ft rather than plant the minimum required 30 ft wide bufferyard (UZO 4-9-3(a); 4-9-3(b));
3. To reduce the minimum height of the required evergreen trees located in portions of the bufferyard located adjacent to the west and south property lines of the parcel having State Identification No. 79-07-31-402-005.000-005 to 4 ft instead of the minimum required 8 ft (UZO 4-9-1(b) and Appendix E-1);
4. To reduce the minimum height of the required evergreen trees located in the portion of the bufferyard located adjacent to the south property line of the parcel having State Identification No. 79-07-31-402-002.000-005 to 4 ft instead of the minimum required 8 ft (UZO 4-9-1(b) and Appendix E-1);
5. To reduce the minimum height of the required evergreen trees located in the portion of the bufferyard located adjacent to the south property line of the parcel having State Identification No. 79-07-31-402-004.000-005 to 4 ft instead of the minimum required 8 ft (UZO 4-9-1(b) and Appendix E-1);
6. To remove the bufferyard along the east boundary line of the parcel having State Identification No. 79-07-31-402-004.000-005 instead of planting the minimum required 30ft wide bufferyard (UZO 4-9-3(a); 4-9-3(b)) and
7. To allow 447 parking spaces instead of the minimum required 463 parking spaces (UZO 4-6-3)

on 16.9 acres of property located on Elston Road between Old Romney Road and S. Beck Lane, Lafayette, Fairfield 31 (SW) 23-4.

2. CASE #2022-10 DENTAL CARE OF LAFAYETTE:

Petitioner is requesting a variance to allow 20% instead of the required 30% minimum vegetative coverage which would allow construction of a 12' x 28' addition to a dental office that has been operating since 1999 in the MRU zone. The site is located at 38 N. 23rd Street on Lot 13 of Peckham's Addition in Lafayette, Fairfield 21 (SE) 23-4 (uzo 2-16-6).

3. CASE #2022-11 JETBOY, LLC:

Petitioner is requesting the following variances for the existing Express Air Coach, Inc., and proposed storage area for large recreational vehicles in the north portion of the site:

1. To reduce the bufferyard located along the northeast property line adjacent to the existing R1 property to the east to 15 ft in width instead of the required Type C bufferyard of 30 ft in width (UZO 4-9-3(a));
2. To reduce the bufferyard located along the western property line to a width of 15 ft instead of the required Type C bufferyard of 30 ft width (UZO 4-9-3(a));
3. To reduce the number of rows of standard plant units located within the Type-C bufferyard located along the northeast property line from two (2) to one (1) (UZO 4-9-1(b) and Appendix E-1);
4. To reduce the number of rows of standard plant units located within the Type-C bufferyard located along the western property line from two (2) to one (1) (UZO 4-9-1(b) and Appendix E-1);
5. To reduce the minimum height of the required evergreen trees located in the bufferyard located along the western property line to 4 ft from the minimum required 8 ft (UZO 4-9-1(b) and Appendix E-1);
6. To reduce the minimum height of the required evergreen trees located in the Type-C bufferyard located along the northeast property line to 4 ft from the minimum required 8 ft (UZO 4-9-1(b) and Appendix E-1) and
7. To reduce the minimum height of the required evergreen trees located in the Type-A bufferyard located along the southeast property line to 4 ft from the minimum required 8 ft (UZO 4-9-1(b) and Appendix E-1)

on 7.8 acres of property located at 600 Elston Road, Lafayette, Fairfield 31 (SW) 23-4. A petition to rezone this site from GB to I3 was pending with Lafayette City Council at the time of filing. The requirements being varied above would be necessary if the I3 rezone is approved.

RECOMMENDATION:

Staff advises that none of the above requests constitute a use variance.