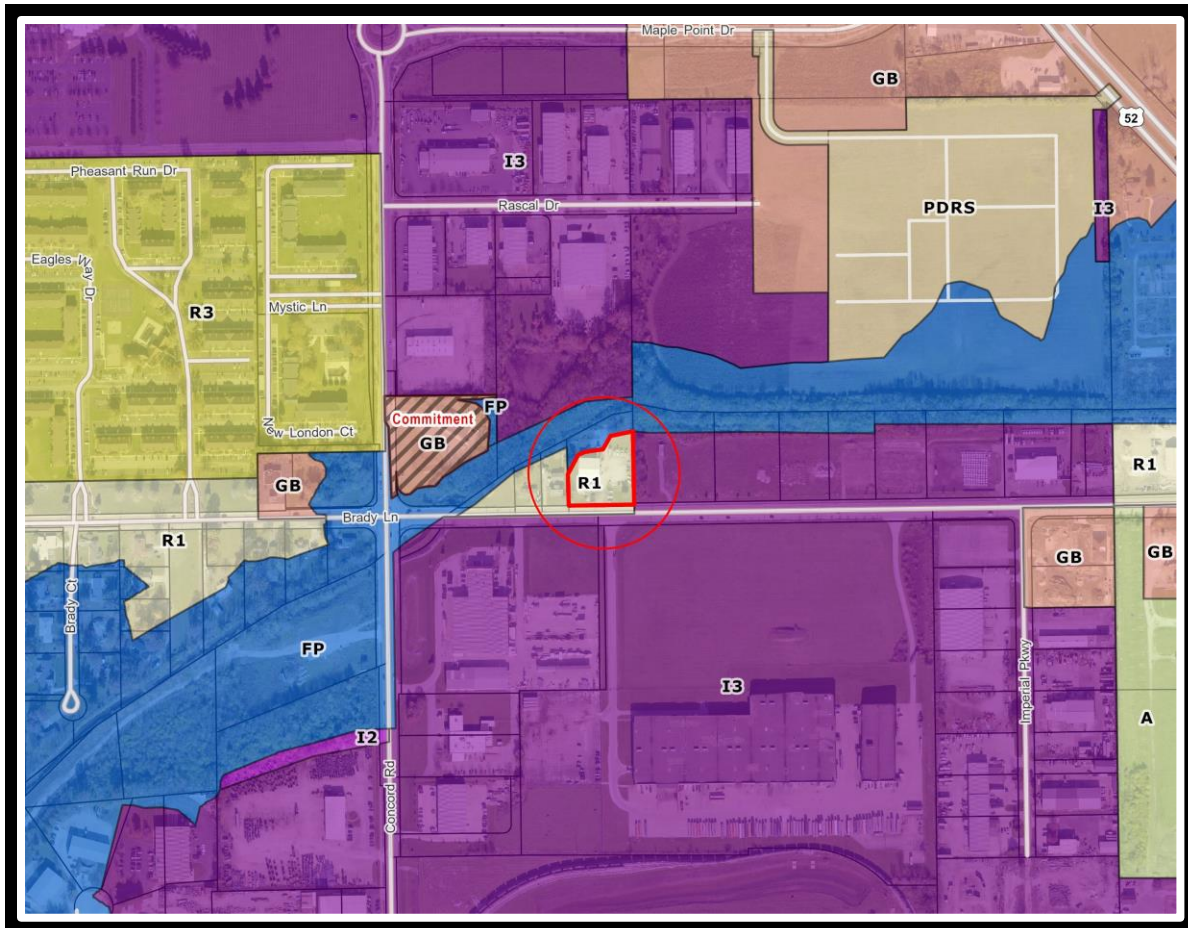

Z-2856
BET RENTALS, LLC
(R1 to GB)

STAFF REPORT
June 9, 2022



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, on behalf of the owner Robert J. Ross Revocable Living Trust and represented by attorney Kevin Riley from Reiling, Teder & Schrier Law Firm, is requesting a rezone from R1 to GB for a 1.716 acre-tract located on the north side of Brady Lane and east of Concord Road. This rezone would legitimize the existing nonconforming business, Twin City Electric.

This property is adjacent and part of the land heard by the APC last month (Z-2856), BET Rentals, LLC, I3 to GB. However, this case had to be continued to this month so that a floodplain certification could be done. The property is commonly known as 3416 Brady Lane, Lafayette, Wea 3(NE) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is zoned R1. Land to the east was just rezoned to GB earlier this month by the Lafayette City Council (Z-2857). Flood Plain zoning associated with the Elliot Ditch is located on the north side of this tract.

With the exception of the land adjacent to the east heard last month, this area has seen little rezone activity in recent years. There have been a few rezones including an I3 to GB rezone at the Brady Lane and Imperial Parkway intersection for a gas station/convenience store that is currently under construction (Z-2466).

AREA LAND USE PATTERNS:

The land in this request is home to Twin City Electric and is currently nonconforming in the R1 zone. Land to the west is occupied by two single-family homes; land to the east is currently unimproved. North across Elliot Ditch is Indiana Gas and south of the site is Henry Poor Lumber and a warehousing operation.

TRAFFIC AND TRANSPORTATION:

Brady Lane is classified as an urban primary arterial. Traffic counts taken in 2021 indicate that 17,631 vehicles pass this site daily.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water serve the site. If this property is rezoned, the city may require a 30' wide bufferyard along the western property line.

STAFF COMMENTS:

As stated in the staff report for Z-2857 (adjacent to the east), this part of our community along Brady Lane has long been home to many industrial and commercial businesses. The I3 and GB zoning patterns in this area reflect this development, both new and old. As growth continues to occur in this area of Lafayette, commercial and industrial rezones continue to adjust the zoning boundaries. The subject property has been used commercially for many years in an R1 zone. Rezoning this property to GB not only legitimizes this long-standing nonconforming business but it also allows for the continued trend of commercial and industrial expansion.

STAFF RECOMMENDATION:

Approval