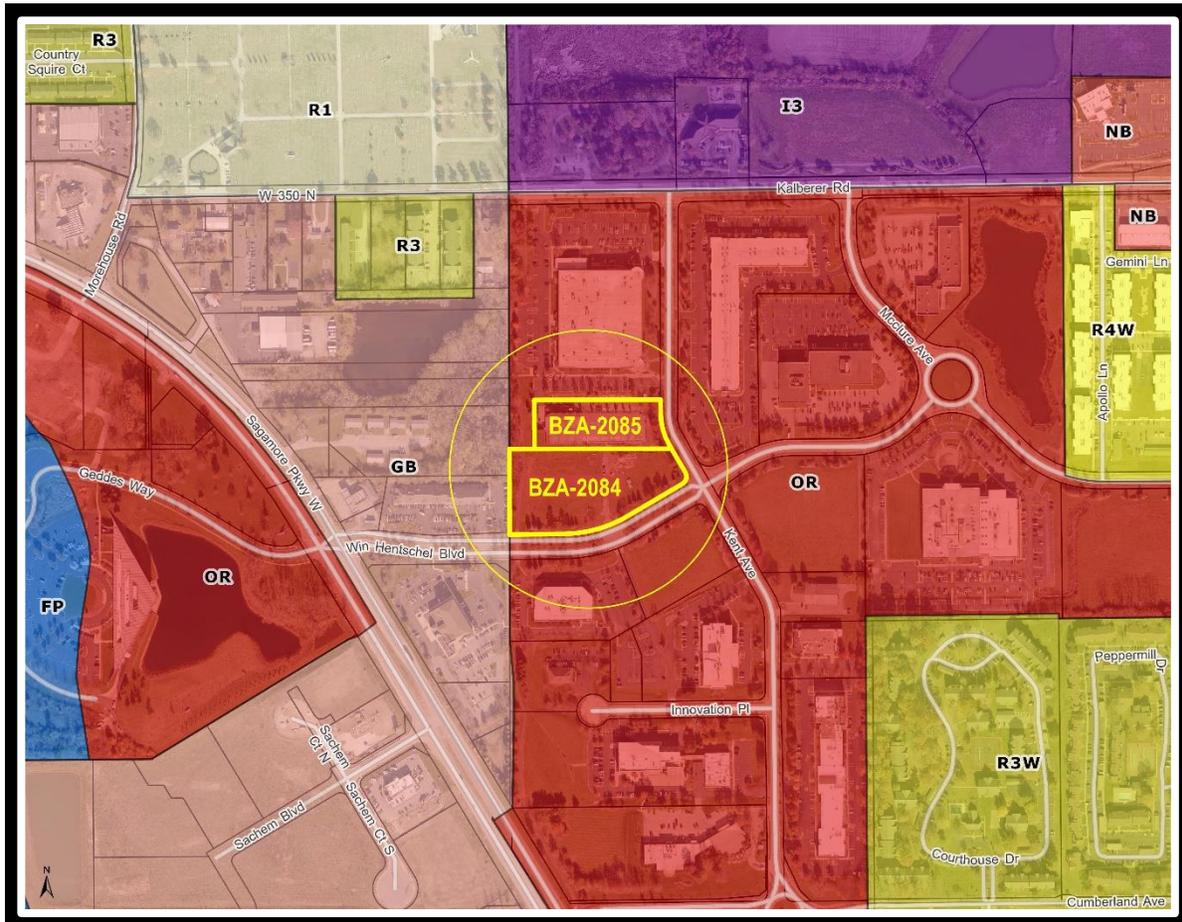

BZA-2084 and 2085
WEST LAFAYETTE GREENHOUSE PHASE 2, LLC AND
WEST LAFAYETTE GREENHOUSE FACILITY, LLC
(variances)

STAFF REPORT
July 21, 2022



BZA-2084 and 2085
WEST LAFAYETTE GREENHOUSE PHASE 2, LLC AND WEST
LAFAYETTE GREENHOUSE FACILITY, LLC
Variances

Staff Report
July 21, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, West Lafayette Greenhouse Phase 2, LLC (BZA-2084) and West Lafayette Greenhouse Facility, LLC (BZA-2085), represented by attorney Kevin Riley of Reiling, Teder and Schrier, are requesting three total variances for two adjoining lots in the Purdue Research Park. Both lots are used by Inari, an agricultural research company.

BZA-2084, on the southern lot (lot 3) at the northwest corner of Kent Avenue and Win Hentschel Boulevard, is a request for two variances:

1. A maximum lot coverage of 28.7% instead of the maximum allowed 25%;
and
2. A minimum side setback of 0' instead of the minimum allowed 20 feet (according to the UZO, the smaller of the two frontages on a corner lot is considered the front no matter which way the proposed building will face. On this lot, Kent is the smaller of the two frontages, which makes it the front and this a side setback variance, not a variance for a rear setback.)

BZA-2085, the lot immediately north (lot 2), is a request for one variance: A minimum side setback of 0 feet instead of the minimum allowed 20 feet.

If these variances are granted, petitioner will connect the existing northern greenhouse with an enclosed hallway across the lot line to a new greenhouse facility on the southern lot. The north lot (BZA-2085) was granted a variance to allow an increased lot coverage of 36.8% last year (BZA-2056). Because a slightly smaller sized building than was originally approved by the BZA was built, no new lot coverage variance is necessary to construct the proposed hallway on the north lot.

The site is commonly known as 3315 Kent Avenue (lot 2) and 1436 Win Hentschel Boulevard (lot 3), in the Purdue Research Park, located in West Lafayette, Wabash 1(SE) 23-5.

AREA ZONING PATTERNS:

These sites and all surrounding land are zoned OR, Office Research. General Business zoning is located farther west outside of the research park. Other than the lot coverage

variance of 36.8% (instead of the maximum allowed 25%, granted in 2021, BZA-2056) for the northern lot, there have been no rezones or BZA cases in the immediate area.

AREA LAND USE PATTERNS:

The site is used by Inari Agricultural, Inc., a research and development company specializing in plant breeding technology, with an emphasis on creating a sustainable approach reducing the land, water and other inputs required to produce food and feed.

Surrounding uses include a wide range of other research and development operations.

TRAFFIC AND TRANSPORTATION:

The two lots are located at the northwestern quadrant of the Kent Avenue and Win Hentschel Boulevard intersection; both streets are classified as urban local roads. The northern lot has driveway access from Kent and the southern lot's proposed access is from Win Hentschel. Parking requirements for both lots can be met.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities serve the site; no bufferyards are required.

STAFF COMMENTS:

Inari Agricultural, Inc. is a research and development company located in the Purdue Research Park. This growing company received a variance last year that permitted a lot coverage of 36.8% to allow for a new greenhouse addition to be constructed adjacent to its laboratories on the northern lot (BZA-2056).

Since then, the lot adjoining to the south has become part of Inari's operation and will house a new building that is integral to the expansion done last year. To accommodate this expansion, a hallway connecting these two buildings is proposed, however, there is a platted lot line and setbacks that prevent this from happening. The two different ownerships of these lots prevent the site from being replatted into one large lot, so the option to request two 0-foot setbacks is being sought so the buildings can be connected by an enclosed walkway. BZA-2084, for the northern lot, would allow a 0-foot setback. BZA-2085, the southern lot, would also allow for a 0-foot setback. Additionally, a second variance was also filed that would allow the new building to cover 28.7% of the site instead of the maximum allowed 25%.

1. The Area Plan Commission at its July 20, 2022 hearing determined that the variances requested **ARE NOT** use variances.

And it is staff's opinion regarding the ballot items for BZA-2084, variance #1 (lot coverage) that:

2. Granting this variance **WILL NOT** be injurious to the public health, safety, and general welfare of the community. An increased lot coverage of an additional 3.7% will have no effect on public health or safety.

3. Use and value of the area adjacent to the property included in the variance requested **WILL NOT** be affected in a substantially adverse manner. Because both lots would be used by Inari for one large building, the combined use of the two lots will have no negative impact on surrounding properties. The increased lot coverage will have no adverse effects on the area.
4. The terms of the zoning ordinance are being applied to a situation that **IS NOT** common to other properties in the same zoning district. Because of the different title holders, both associated with Inari Agricultural, this situation is unique because both sites will be used as one, albeit with different underlying ownerships. The BZA has already decided a lot coverage variance on the adjacent lot was necessary; this lot coverage variance is much smaller than the neighboring lot's (28.7% compared to the already granted 36.8% on petitioner's lot next door).
5. Strict application of the terms of the zoning ordinance **WILL** result in an unusual or unnecessary hardship as defined in the zoning ordinance. The enclosed connection between the two lots is critical to the function of this company. Because a previous variance of 36.8% was granted, it would be a hardship to hold a higher standard to this lot when both lots will be used as one.

Note: Questions 5a. and 5b. need only be answered if a hardship is found in Question 5 above.

5a. The hardship involved **IS NOT** self-imposed or solely based on a perceived reduction of or restriction on economic gain. The granting of this lot coverage variance will allow the two lots to be used as one with a similar lot coverage.

5b. The variance sought **DOES** provide only the minimum relief needed to alleviate the hardship.

And it is staff's opinion regarding the ballot items for **BZA-2084**, variance #2 (setback) as well as **BZA-2085** (setback) that:

2. Granting these variances **WILL NOT** be injurious to the public health, safety, and general welfare of the community. A 0-foot setback to accommodate a building connection to the adjoining lot will have no impact on public health or safety.
3. Use and value of the area adjacent to the property included in the variance requests **WILL NOT** be affected in a substantially adverse manner. Because both lots would be used by Inari for one large building, the combined use of the two lots will have no negative impact on surrounding properties.
4. The terms of the zoning ordinance are being applied to a situation that **IS NOT** common to other properties in the same zoning district. Because of the different title holders, both associated with Inari Agricultural, this situation is unique because both sites will be used as one, albeit with different underlying ownerships.

5. Strict application of the terms of the zoning ordinance **WILL** result in an unusual or unnecessary hardship as defined in the zoning ordinance. The enclosed connection between the two lots is critical to the function of this company. Because replatting this land into one lot is not currently possible, relief in terms of two setback variances is the only way to build over the lot line.

Note: Questions 5a. and 5b. need only be answered if a hardship is found in Question 5 above.

5a. The hardship involved **IS NOT** self-imposed or solely based on a perceived reduction of or restriction on economic gain. The purpose of a 0-foot setback is to allow the site to be used as one which cannot be done because of the differing entities that hold title to the land.

5b. The variance sought **DOES** provide only the minimum relief needed to alleviate the hardship.

STAFF RECOMMENDATION:

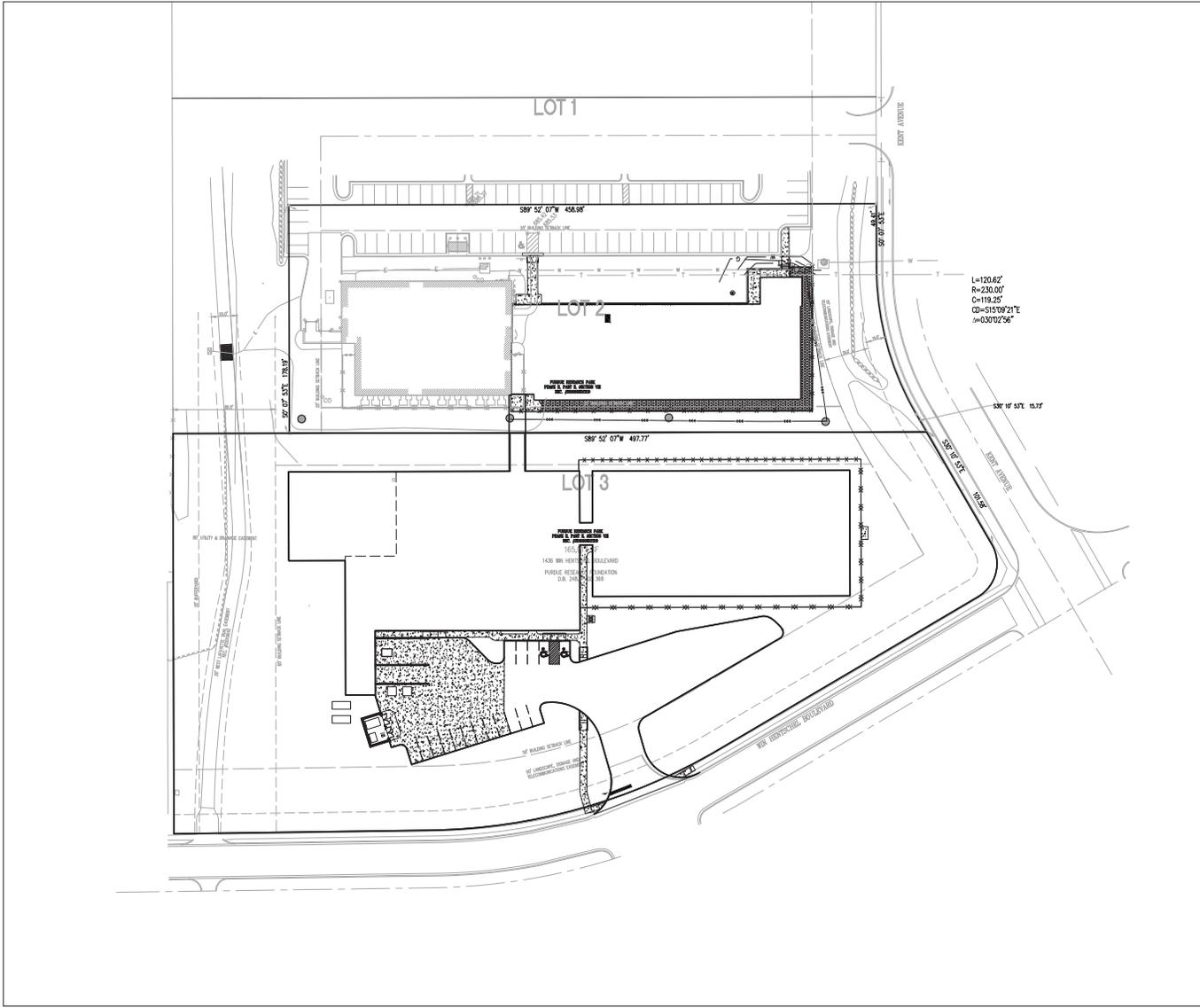
BZA-2084

Variance #1: Approval

Variance #2: Approval

BZA-2085

Variance #1: Approval



LOT COVERAGE

LOT SIZE:
 46,071 SQ FT (1.048 ACRES)
 MAXIMUM COVERAGE BY ALL BUILDINGS:
 ALLOWED: 25% = 11,518 SQ FT = 0.264 ACRES (PER ARCHITECT'S SUMMARY ATTACHED)
 CURRENT: 28.7% = 13,221 SQ FT = 0.304 ACRES
 DIFFERENCE: 3.2% = 1,703 SQ FT = 0.039 ACRES

PARKING SUMMARY

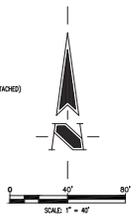
PARKING SPACES AVAILABLE - 15
 ADA ACCESSIBLE SPACES AVAILABLE - 2

TOTAL PARKING SPACES AVAILABLE - 17
 PARKING SPACES REQUIRED - 12
 AGRICULTURAL RESEARCH COMMERCIAL - 1 PER EACH
 EMPLOYEE ON THE LARGEST SHIFT = 12 PARKING SPACES
 REQUIRED PER TIPPECANOE COUNTY UNIFIED ZONING
 ORDINANCE

BICYCLE PARKING SPACES PROVIDED - 4
 BICYCLE PARKING SPACES REQUIRED PER
 TIPPECANOE COUNTY UNIFIED ZONING
 ORDINANCE IS SIX OF TOTAL AUTO PARKING
 SPACES - 2

LEGEND

- (A) CONCRETE SIDEWALK/CORNERED CURB AND WALK
- (B) GRASS / LANDSCAPE AREA
(REFER TO LANDSCAPE PLANS FOR MORE INFORMATION)
- (C) ADA RAMP
- x — x — FENCE
(REFER TO ARCHITECTURAL PLANS FOR DETAILED INFORMATION)
- (D) MINERAL STRIP
(2" MIN. STRIP OF 3/8" STONE SHALL BE PLACED TO DEPTH OF
FOUNDTION IN AREAS INDICATED.)



L=120.42'
 R=230.00'
 C=119.25'
 CD=515°09'21"E
 Δ=030°02'56"

1426 800 4000 1000
 POREL RESEARCH INNOVATION
 D.B. 1426 800 4000



INARI GREENHOUSE PHASE 3 VARIANCE EXHIBIT
 WEST LAFAYETTE, INDIANA - 6 / 28 / 22