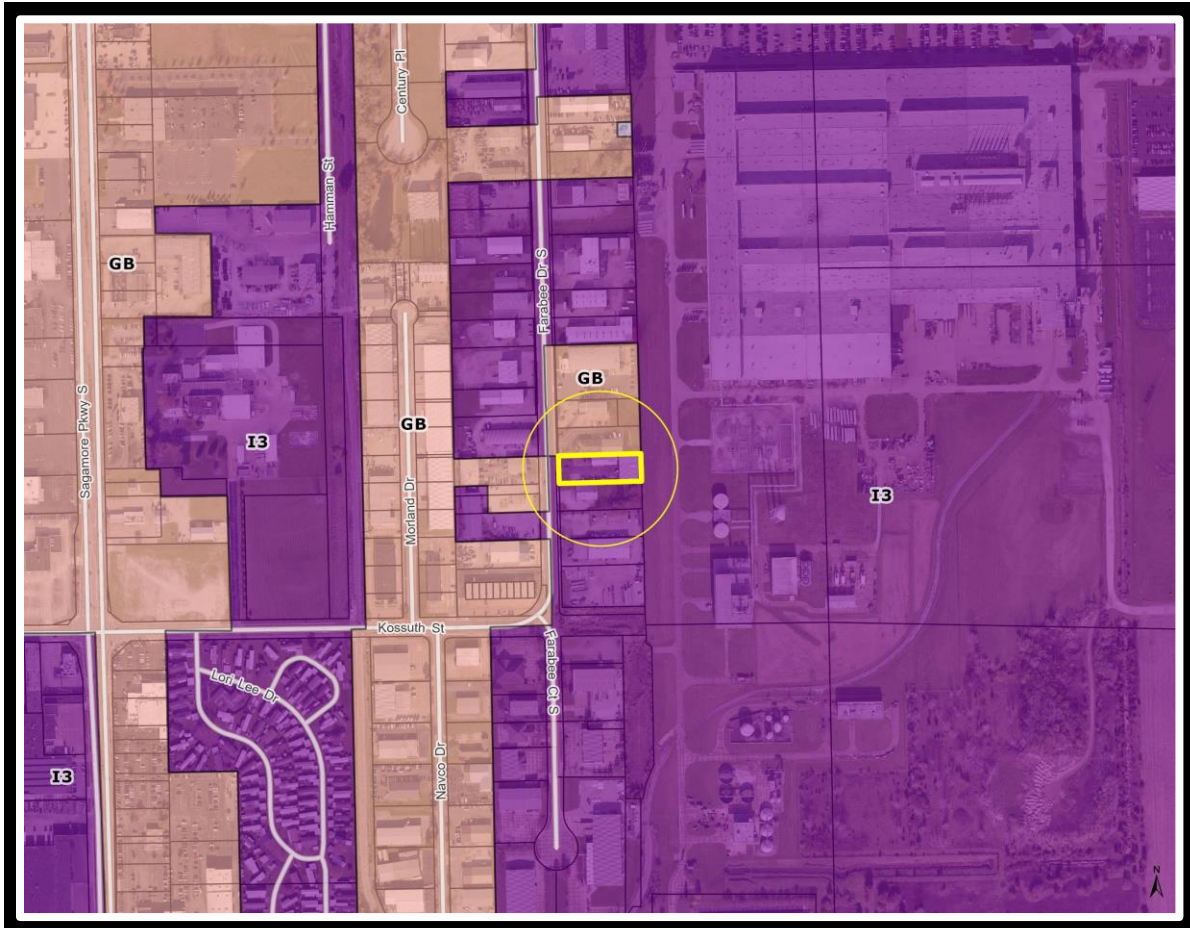

Z-2863
CASH-CAN, LLC
(I3 to GB)

STAFF REPORT
August 11, 2022



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, represented by attorney Kevin Riley, is requesting rezoning of a lot located at 505 Farabee Drive in Lafayette, Fairfield 27 (NE) 23-4.

If this rezone is successful, the petitioner plans to expand the current golf cart selling services on site by offering a licensed dealer with license plating services, which is only allowed in a GB zone.

ZONING HISTORY AND AREA ZONING PATTERNS:

Originally, much of this part of the city was zoned (I) Industrial. With the passage of the Unified Zoning Ordinance in 1998, the land became zoned I3. The property to the south is zoned I3; to the north and west, properties are zoned GB. Over the years, many properties along Farabee Drive have been rezoned from I3 to GB. Most recently, a rezone was approved in 2019 for a property at 405 S Farabee (Z-2769).

AREA LAND USE PATTERNS:

The site currently houses a used golf cart wholesaler. A fireplace store is to the north, Caterpillar is to the east, and to the south is a sign shop. The Farabee corridor continues to change to commercial uses from the original industrial uses that were located here in the past.

TRAFFIC AND TRANSPORTATION:

The site currently has access to Farabee Drive, which is classified as an urban secondary arterial. The road was recently reconstructed with 3 lanes and curb and gutter.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. If this request is approved a "Type B" bufferyard is required along the south and east property lines between GB and I3 zoning.

STAFF COMMENTS:

As indicated in previous staff reports for rezones along Farabee, this area of the city has been transitioning from an old, pre-comprehensive plan adoption industrial area to a commercial and service area. While Industrial zoning was once appropriate along Farabee Drive north of Kossuth Street in the 1960's, it no longer reflects many of the current land uses. Most industrial users have relocated further away from the center of town where interstate access is closer. As a result of this trend, smaller tracts of the former

industrial corridor have, over a period of time, been made available and converted to commercial uses.

This is one of many cases requested since 2005 to be rezoned to GB, all of which were supported by staff and approved by City Council. While staff would prefer a comprehensive rezone approach involving the entire corridor, this is unlikely to occur. Staff continues to support commercial zoning in this area appropriate to Lafayette.

STAFF RECOMMENDATION:

Approval