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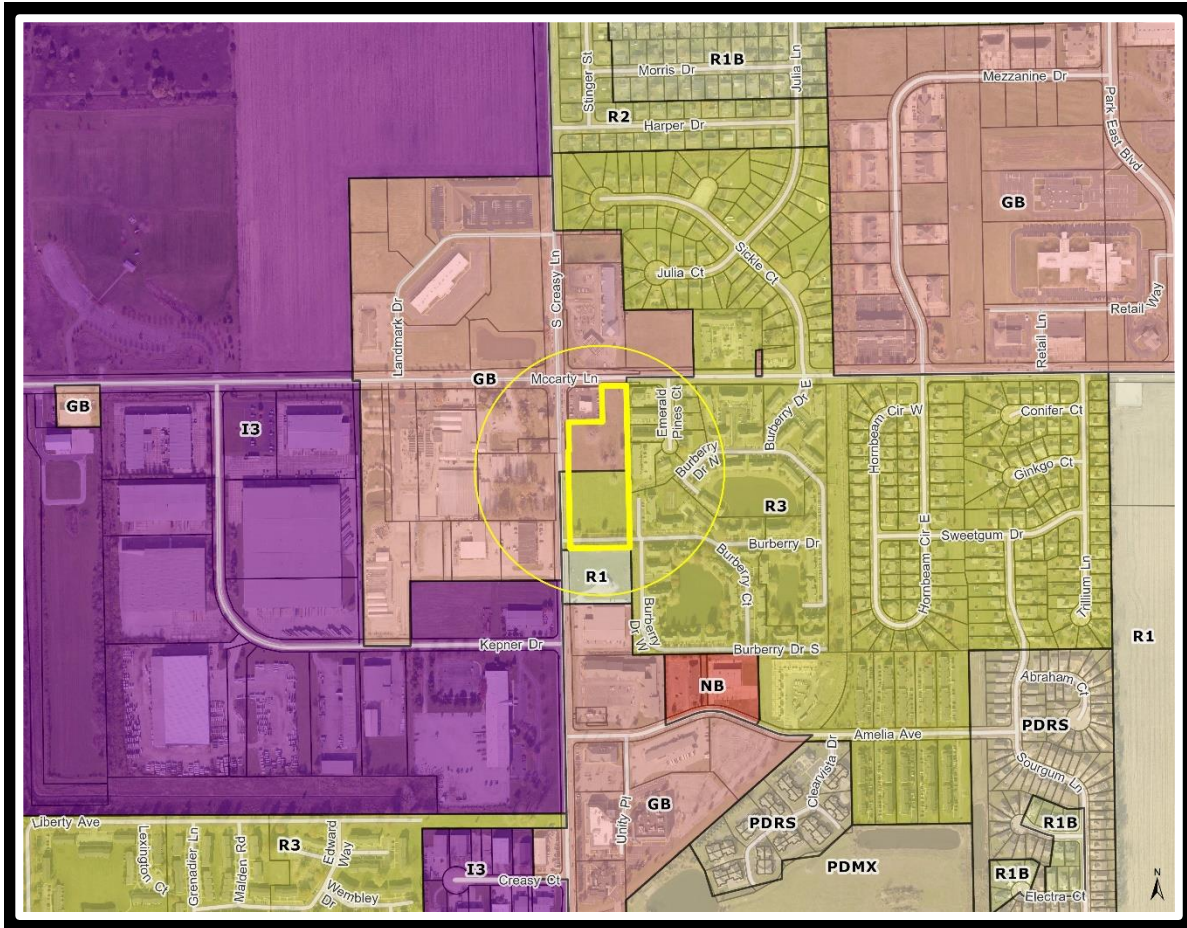
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**Z-2866**  
**TIPPECANOE ACQUISITIONS, LLC**  
**(GB & R3 to R3)**

**STAFF REPORT**  
**October 13, 2022**

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**Z-2866**  
**TIPPECANOE ACQUISITIONS, LLC**  
**GB & R3 to R3**

**Staff Report**  
**13 October 2022**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Chris Shelmon, is requesting rezoning of 4.531 acres, located on the south side of McCarty Lane and the east side of Creasy Lane, (but not including the car rental business at the corner) in Lafayette, Fairfield 35 (NE) 23-4. If this rezone is successful, the petitioner intends to develop a multi-family subdivision of approximately 50-80 market-rate units.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property, like its surroundings, was originally zoned R1 with the inception of zoning in the county in 1965. The site was rezoned to its present zoning as part of a larger rezone of the area in 1972 (Z-528), with the northern portion of the property being rezoned from R1 to GB, and the southern portion being rezoned from R1 to R3. Since this original rezone of the area in 1972, numerous additional rezones have been approved in the area surrounding the petitioner's property. Today, GB zoning is found to the west and north of this property; R3 zoning is found immediately to the east and predominates to the north of the property. To the south there remains a small portion of the area's original R1 zoning.

**AREA LAND USE PATTERNS:**

The property in this request and surrounding area historically had been used for row crop production, but this property has not been agriculturally farmed since at least the early 1990s. Land abutting to the east contains multi-family apartments; single-family residential is found further east. The smaller property on the southeast corner of Creasy and McCarty supports a car rental business. Bennett's Greenhouse is found across Creasy Lane to the west. A gas station and commercial center exist to the north across McCarty.

**TRAFFIC AND TRANSPORTATION:**

The property is located at the southeast corner of McCarty and Creasy Lanes, both classified as urban primary roads, per the adopted *Thoroughfare Plan*. Traffic counts taken in 2021 indicate that on average about 15,000 vehicles travel on this stretch of McCarty Lane and counts taken in 2022 show that about 18,000 vehicles travel daily on this section of Creasy Lane.

The City Engineer's office will decide how this 4.5-acre site will be accessed.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The site is served by city sanitary sewer and water. A bufferyard would be required where GB zoning abuts R3.

**STAFF COMMENTS:**

Although language in the 1987 *Amendment to The Comprehensive Land Use Plan for Fuji-Isuzu* supports commercial and industrial land use in this area, the remains of the 1972 rezone,

the adjacent rezonings to R3 zoning, and the residential development that has occurred since that time, makes meeting the goals of the plan in this particular area impractical.

It is staff's opinion that past support for residential zoning to help transition between residential development located east of this site and commercial / retail land use to the west is still valid. Staff can support a request for residential development of land in this area as long as it meets one of two criteria: either the project must be located next to existing residential land use at a density and/or design compatible with adjoining property; or the project must be done as a planned development that integrates mixed-use and densities in an overall plan that blends well with its surroundings. Since the site in this request adjoins existing R3 residential zoning and multi-family development to the east, staff can support this request. All that remains is a building design, layout and landscape plan that respects the existing development in the area.

**STAFF RECOMMENDATION:**

Approval