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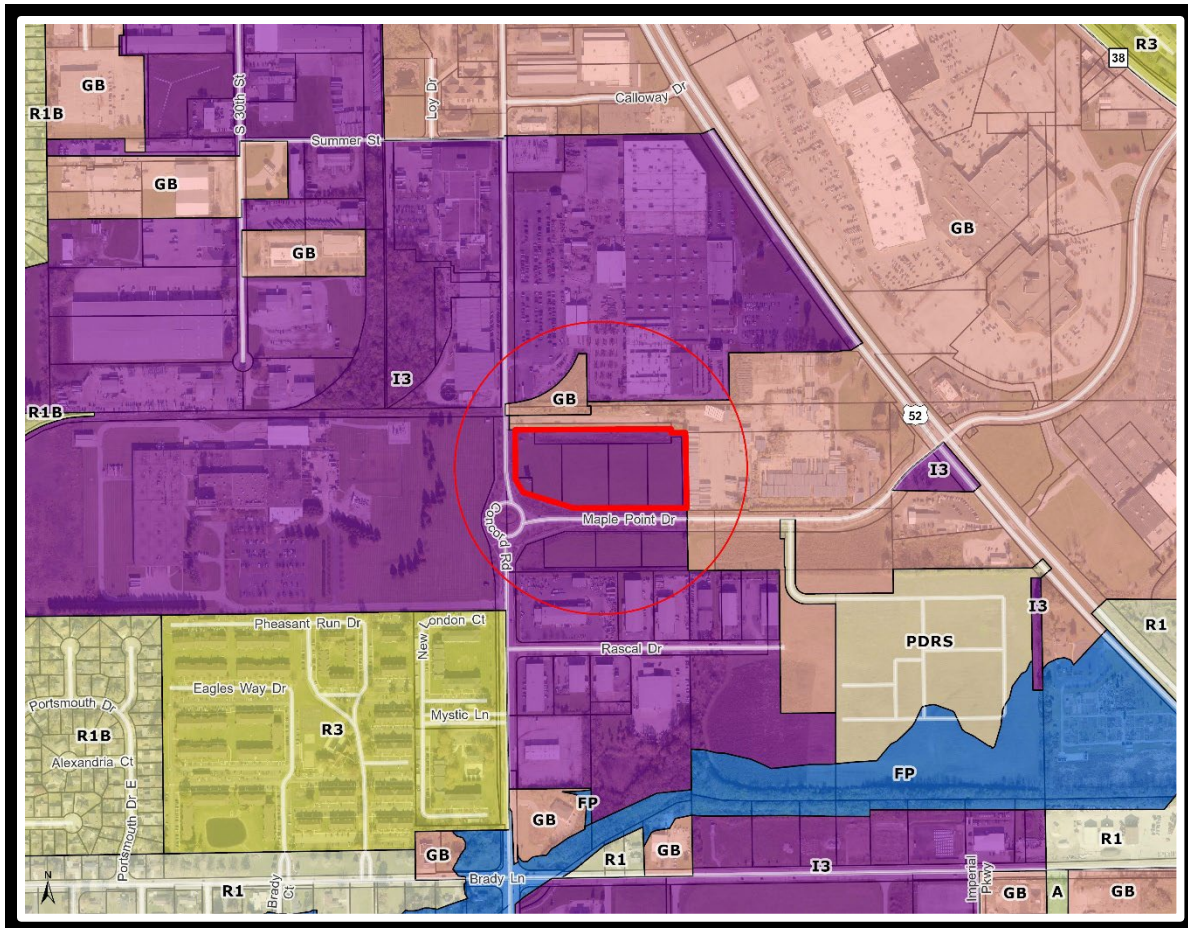
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**Z-2873**  
**WHISKIR, LLC**  
**(I3 to I2)**

**STAFF REPORT**  
**January 12, 2023**

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

Petitioner, WHISKIR, LLC, who is part owner, with consent of the other owner of the subject property (KARMA Enterprises LLC), represented by Ryan Munden of Reiling, Teder & Schrier, is requesting the rezoning of the four lots and two outlots of the Weirs Subdivision from I3 to I2. The lots are all unimproved, except for a recently constructed building on lot 4. The land is commonly known as 2725 Concord Road and 3410, 3420, and 3430 Maple Point Drive, and is located at the northeast corner of Concord Road and Maple Point, Lafayette, Wea 3 (NE) 22-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The oldest zoning maps available show this land and its surroundings with Industrial zoning, which became I3 with the passage of the *Unified Zoning Ordinance* in 1998. Over the years, some properties in the area have been rezoned to GB, particularly to the immediate east and north of the property (Z-2706 and Z-2537).

**AREA LAND USE PATTERNS:**

The subject property was final platted as the Weirs Subdivision in 2013. It is mostly unimproved, except for a recently constructed building on lot 4. The land to the east has been used for outdoor storage for many years. North of the site is Oerlikon Fairfield Manufacturing. Rea has a manufacturing plant immediately west of the property. In the vicinity of the property are an assortment of industrial and commercial businesses.

**TRAFFIC AND TRANSPORTATION:**

This land is located along Concord Road (classified as an urban secondary arterial) and Maple Point Drive (an urban local road). Access to the lots is from both roads. Driveway permits would be reviewed by the City of Lafayette.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The site is served by city utilities. Bufferyards are required between I2 and GB zoning.

**STAFF COMMENTS:**

With few exceptions, the triangular wedge of land between Concord and Sagamore Parkway has long been industrial in land use, actually extending further north along Sagamore Parkway all the way to Kossuth Street. Another wedge of land located to the east between Sagamore Parkway and SR 38 has been commercial in land use for many decades. The industrially zoned portion, starting with Wabash (formerly Wabash

National) and Arconic (formerly Alcoa) and extending south all the way to CR 450 S, is quite large. The industries mentioned, both located north of Teal, are firmly established with viable futures. South of Teal, the industrial uses appear to be more in flux, as more and more GB zoning and non-industrial uses proliferate in the area.

For this reason, and especially given the GB zoning found immediately to the east of the property, I2 zoning would be appropriate to help phase-in the transition between commercial and heavier industrial uses. Additionally, because of the site's proximity to a major commercial area and the large size of the industrially zoned area surrounding it, staff can support this request.

**STAFF RECOMMENDATION:**

Approval