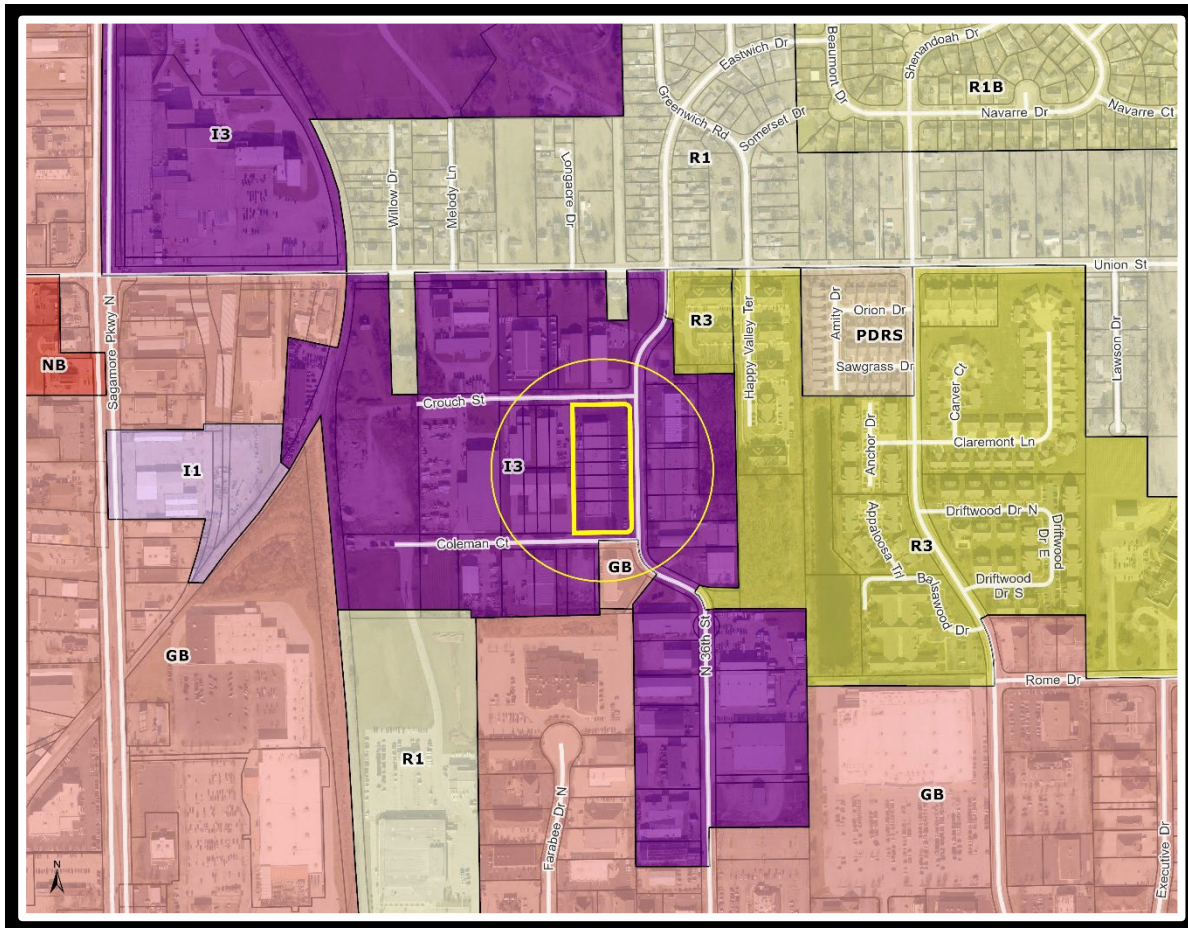

Z-2877
DAVID KELLER
(I3 to GB)

STAFF REPORT
March 9, 2023



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the property owner E Properties, LLC, and represented by attorney Kevin Riley of Reiling, Teder & Schrier, is requesting the rezoning of several lots containing a single, integrated center to allow for a nontraditional, licensed funeral home (with offsite mortuary services), as well as to legalize existing business offices including a social services office. The subject lots are located at 646-680 N. 36th Street, Lafayette, Fairfield 22 (SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is zoned I3, as is all surrounding property except for a property immediately to the south which is zoned GB. The Industrial zoning in this area dates to two rezone requests in 1979 and 1981 (Z-979 and Z-1090). The GB zoning immediately to the south originated from a successful rezone from I3 zoning in 2015 (Z-2605). Other recent zoning changes in the area that have occurred include rezoning the northeast corner of 36th Street and South Street from I3 to GB in two separate requests (Z-2572 and Z-2579).

AREA LAND USE PATTERNS:

Most of the building on site is currently used as business offices. Surrounding uses include a UPS facility and the Eastside 9 Theater to the south, and a mix of light industrial uses and business offices to the north and west.

TRAFFIC AND TRANSPORTATION:

N. 36th Street, Crouch Street and Coleman Court are urban local roads according to the adopted *Thoroughfare Plan*. Access to the paved parking area serving the integrated center is from two entrances on Crouch Street and two more entrances on Coleman Court. There is no access from N. 36th Street.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water provide utilities to the site.

STAFF COMMENTS:

Although the subject lots are currently zoned I3 (the zone intended for the most intense industrial uses), the integrated center itself is not being used industrially. Given that the petitioner wishes to open a nontraditional funeral home with offsite mortuary services in the integrated center, as well as the fact that most of the existing tenants are using their spaces for business uses, a successful rezoning of the subject properties to GB zoning would accomplish two things. First, it would make the existing uses in the integrated center legally conforming with the Unified Zoning Ordinance (UZO). Secondly, it would

allow for the petitioner to use their space in the integrated center as proposed, while also allowing for the further expansion of a wide assortment of business uses in the center.

When considering neighboring properties, the uses that line N. 36th Street are very similar to the uses on Farabee Drive. Namely, there is a mix of light industrial, contracting, wholesale, and business offices in the area. Just as Farabee Drive is gradually shifting from industrial zoning to GB zoning, the majority of the last five rezones on N. 36th Street have been from I3 to GB. Since the location of this request is adjacent to GB zoning, as well as light industrial and commercial uses, staff can support this request.

STAFF RECOMMENDATION:

Approval