



Address: 8121 E 45th St
Parcel #: 4044395
Docket #: 2026 LZO 01
Hearing Date: February 18, 2026
Council District #: 1 ~ Giles

Owner/Petitioner: JR Commercial, LLC
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REQUEST

The petitioner is requesting approval to rezone the subject property from a split zoning designation of D5 and C5 to the C5 Commercial zoning district. The intent of the request is to establish a single, consistent zoning classification across the entire property to allow for future commercial development.

SITE DESCRIPTION AND SURROUNDING AREA

The subject property consists of approximately 0.806 acres and is currently developed with an approximately 4,000-square-foot commercial building. The site is located within a developed commercial corridor and is designated within the Metro Compact Context Area. Surrounding Zoning:

- North: D5
- South: C5
- East: C5
- West: SU9

The surrounding area contains a mix of commercial and service-oriented uses consistent with the C5 zoning district.

COMPREHENSIVE PLAN CONSISTENCY

The City of Lawrence Comprehensive Plan designates the subject property for Community Commercial land use. The proposed C5 zoning district is consistent with this designation and supports commercial uses intended to serve the surrounding community.

PROPOSED DEVELOPMENT

The petitioner proposes to retain the existing 4,000-square-foot building and construct a new approximately 5,000-square-foot building on the site. No specific tenant has been identified at this time.



Proposed and Existing Uses:

- Existing Building: Owner storage for vehicles, boats, recreational equipment, and household or seasonal items
- Proposed Building: Builder or commercial service uses, storage uses, e-commerce businesses, and office/warehouse uses

All proposed uses are permitted or conditionally permitted within the C5 zoning district, subject to applicable standards.

DEVELOPMENT STANDARDS REVIEW

Lot Area:

- Total site area: 0.806 acres (35,109 square feet)

Setbacks:

- The proposed site layout meets required setbacks for the C5 zoning district.

Parking:

- Parking is required at a rate of one (1) space per 1,500 square feet of floor area.
 - Proposed Building: Four (4) parking spaces, including one (1) accessible space, are shown on the site plan.
 - Existing Building: Three (3) parking spaces, including one (1) accessible space, are required. Paved parking spaces will be added to serve the existing building.

Final parking counts and layout will be reviewed and approved during site development plan review.

Parking Surface:

- The existing parking area is gravel. Gravel parking is permitted for a limited duration unless otherwise approved. The petitioner has indicated that the gravel area south of the existing building is intended solely for private, non-commercial storage use and not for customer or public access. The petitioner has also indicated a willingness to install fencing and a secured gate to restrict public access. The final surface treatment will be reviewed during site development plan approval.

Lighting:

- No site lighting is proposed beyond motion-activated lighting at building entrances. All required lighting at entrances and within parking areas will be provided in compliance with the Zoning Ordinance.

Landscaping:

- A formal landscape plan has not yet been submitted. The petitioner has stated that the site will be landscaped in compliance with the required front transitional yard along East 45th Street, including required ornamental trees and shrubs. A detailed landscape plan will be submitted with construction documents and reviewed during site development plan approval.

Refuse Service:

- A dumpster is not proposed at this time. Staff has previously confirmed that a dumpster is not required for this site. If a dumpster is installed in the future, it will be required to comply with enclosure standards of the ordinance.



STAFF ANALYSIS

While staff acknowledges that the proposed C5 zoning is generally consistent with the Comprehensive Plan designation, several concerns support denial of the request:

1. **Loss of Transitional Zoning**
The existing split zoning configuration provides a deliberate transition between more intensive commercial uses and adjacent residential or institutional zoning. Rezoning the entire site to C5 would eliminate this buffer and allow the full range of high-intensity commercial uses across the entire parcel.
2. **Increased Development Intensity Without Defined Use**
The petitioner has not identified a specific tenant or end use. Rezoning the entire site to C5 would allow a broad range of commercial and service uses with potentially greater operational impacts (traffic, noise, hours of operation) than currently exist, without sufficient detail for staff or decision-makers to evaluate compatibility.
3. **Site Constraints and Incremental Development Concerns**
The site is relatively small and already partially developed. Expansion of C5 zoning across the entire parcel may encourage incremental development that intensifies use without adequate infrastructure upgrades, particularly related to parking, circulation, and paved surfaces.
4. **Precedent and Cumulative Impact**
Approval of this request could establish a precedent for eliminating split-zoned or transitional areas along East 45th Street, potentially leading to further erosion of buffering between commercial and residential zoning districts.
5. **Minimum Zoning Necessary**
The petitioner has not demonstrated that rezoning the D5 portion of the property to C5 is the minimum zoning necessary to allow reasonable use of the property.

STAFF RECOMMENDATION

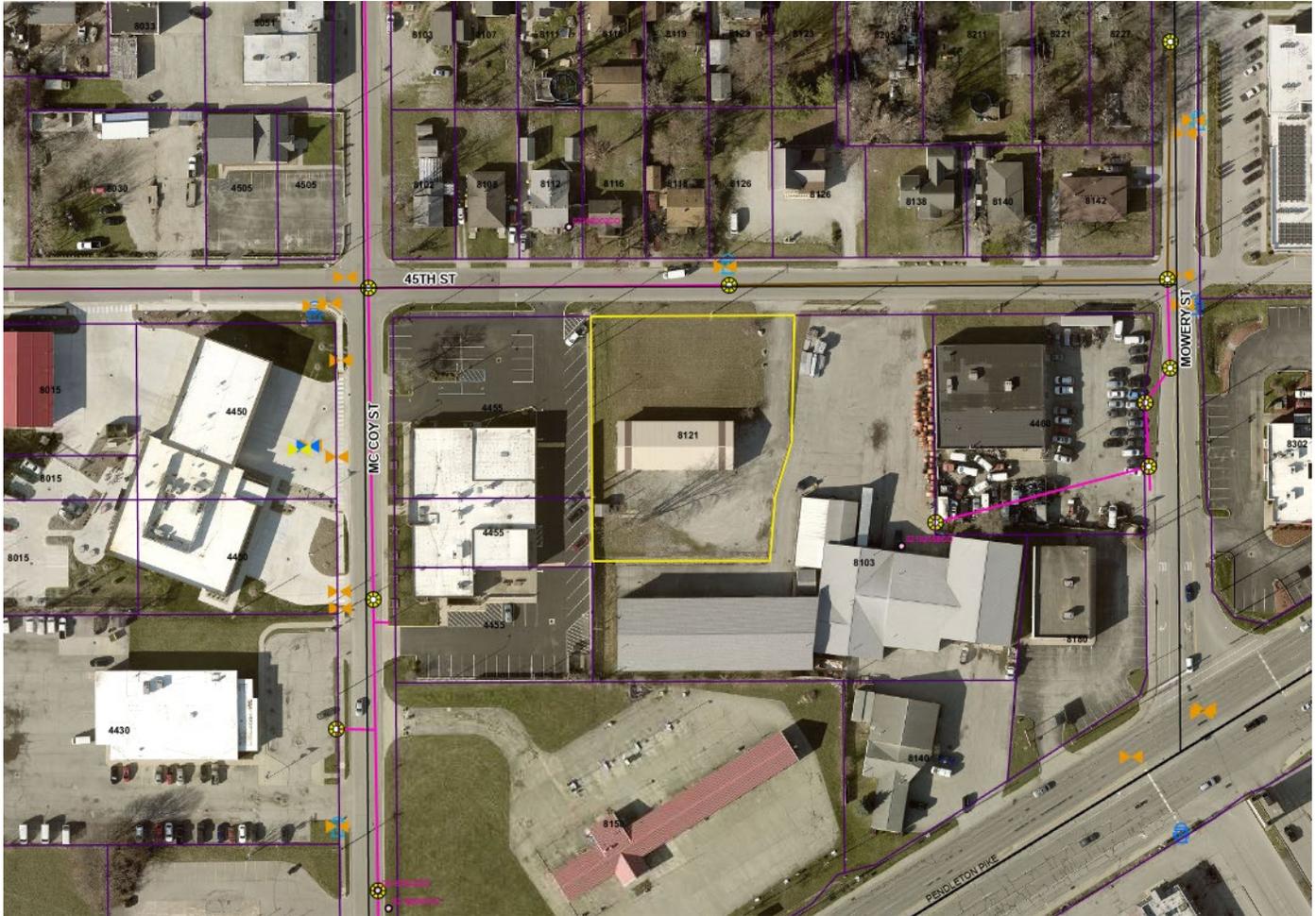
Staff recommends DENIAL

While the request is generally consistent with the Comprehensive Plan, staff finds that the proposed rezoning is not appropriate at this location due to the loss of transitional zoning, increased intensity without a defined use, potential compatibility concerns, and the absence of demonstrated necessity to rezone the entire property to C5.



City of
Lawrence
Indiana

Aerial:





Zoning Base Map:

