

STAFF REPORT

**Department of Metropolitan Development
Division of Planning
Current Planning Section**

Case Number: 2023-UV3-022
Address: 8345 Bash Street (approximate address)
Location: Lawrence Township, Council District #3
Zoning: C-4
Petitioner: CF Laughner Associates, by David Gilman
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building to be used for automobile sales (not permitted).

ADDENDUM FOR MARCH 5, 2024

Due to a lack of quorum, this petition was continued from the February 20, 2024, Board III hearing, and transferred to the March 5, 2024, Board I hearing.

February 20, 2024

This petition was automatically continued from the December 19, 2023, hearing, to the January 16, 2024, hearing, and continued for cause from the January 16, 2024, hearing, to the February 20, 2024, hearing, both at the request of the petitioner’s representative.

RECOMMENDATIONS

Staff **recommends denial** of this petition.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

C-4 Undeveloped

SURROUNDING ZONING AND LAND USE

North - C-4 Commercial Restaurant
South - C-4 Commercial Hotel
East - C-4 Commercial Hotel
West - C-S Commercial office park

COMPREHENSIVE PLAN The Comprehensive Plan community commercial uses for the site.

VARIANCE OF USE

- ◇ This request would provide for automobile sales, a C-5 use, within an area associated with community commercial development, with C-4 and C-S zoning. A use compatible with a C-5 zoning at this location would represent a deviation from the Comprehensive Plan recommendation of community commercial uses.

(Continued)

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- ◇ Retail automobile, motorcycle and light vehicle sales and rentals are generally considered a high-intensity commercial use, along with go-cart raceways, tractor sales, outdoor flea markets, and newspaper printing and publishing. The C-5 zoning classification where automobile sales are permitted, is intended for uses that often tend to have extensive outdoor display and activity, bright lighting, and noise; characteristics that negatively affect lesser zoned districts.
- ◇ The proposed use would require extensive outdoor storage of product, materials, and equipment, compared to uses that are permitted in the C-4 district. Staff believes that this request, if approved, would run counter to the intent of the C-4 District, and would detract from a streetscape that has no uses that require outdoor storage.
- ◇ Staff has concerns that recommending approval of the variance request would encourage the encroachment of other heavy commercial and C-5 uses in the corridor.
- ◇ There is no hardship associated with this property that necessitates a grant of this variance. It is currently zoned C-4 and can be utilized for C-4 uses without the benefit of a use variance.
- ◇ The petitioner has submitted a proposed site plan to the file. If the Board should approve the petition, Staff recommends that approval be subject to the submitted amended site plan file-dated February 8, 2024.

GENERAL INFORMATION

THOROUGHFARE PLAN	This portion of Bash Street is indicated in the Official Thoroughfare Plan as a primary collector, with a 103-foot existing and proposed right-of-way.
SITE PLAN (AMENDED)	File-dated February 8, 2024.
FINDINGS OF FACT	File-dated November 2, 2023.

ZONING HISTORY

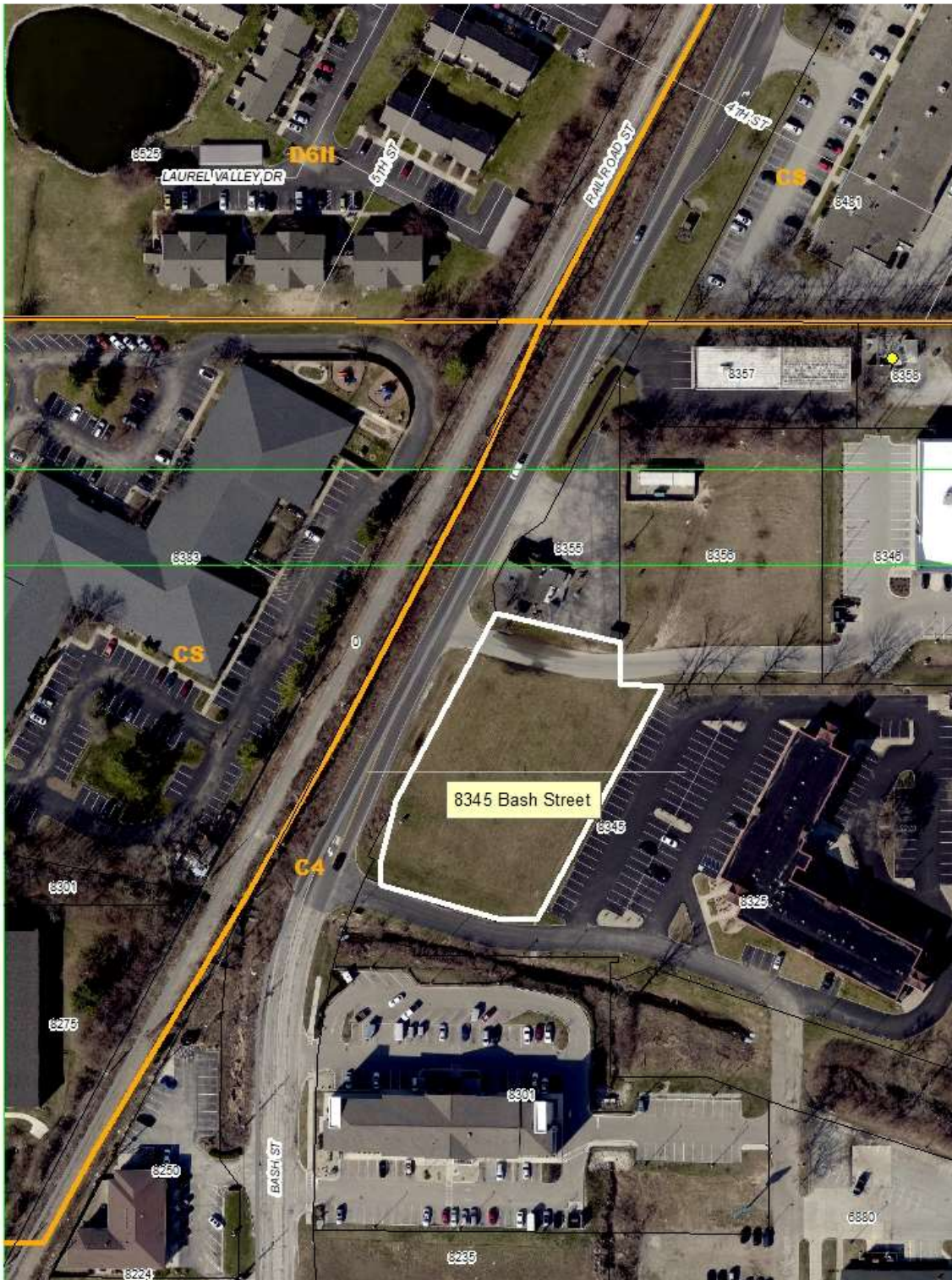
2017-DV3-036; 8301 Bash Street (south of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for transparency only adjacent to public areas at public entrances, **granted**.

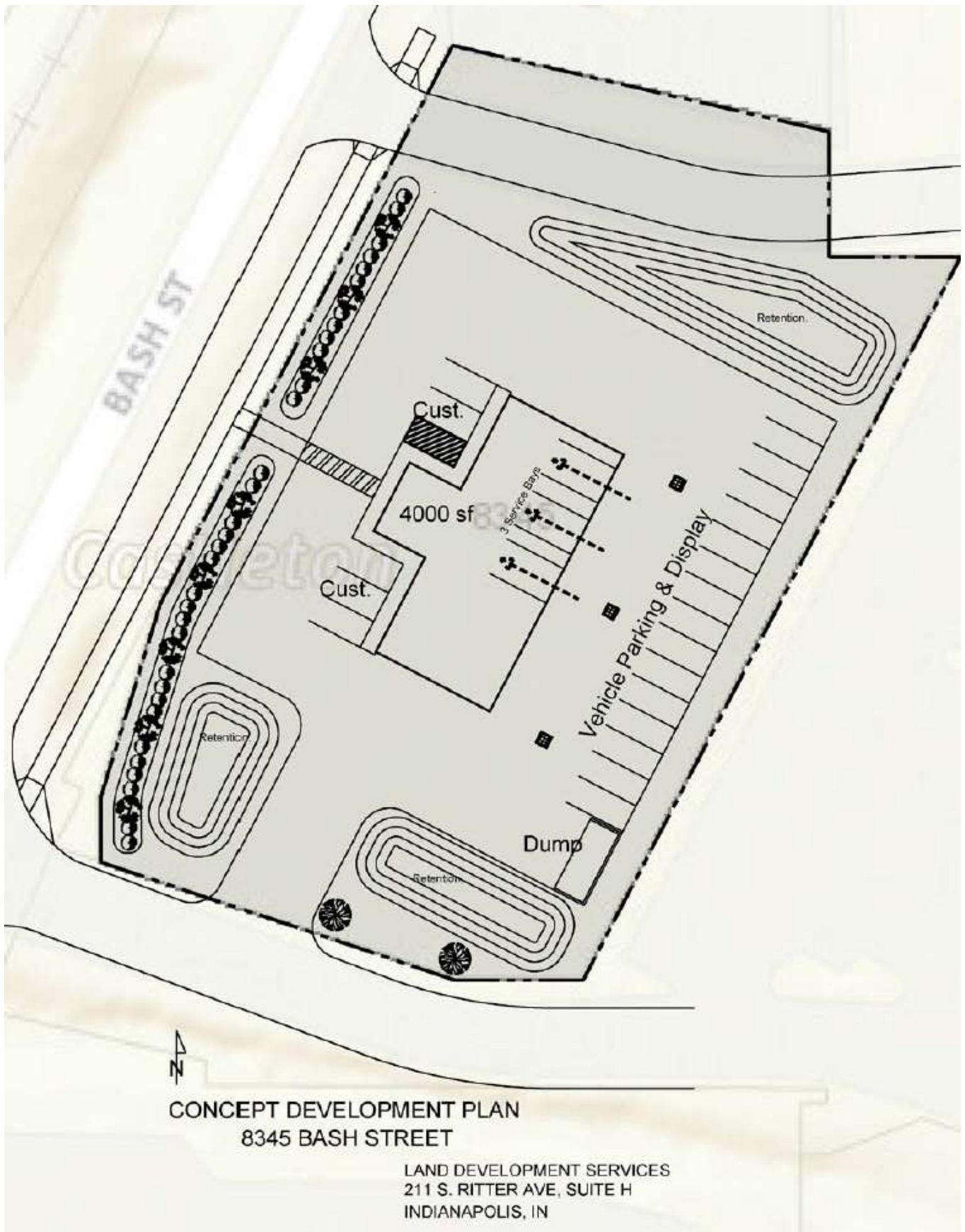
85-Z-170; 6902 East 82nd Street (includes subject site), requested a rezoning of 4.7 acres, being in the C-4, SU-2, and I-1-S Districts, to the C-6 classification, to provide for highway-oriented commercial uses, **approved**.

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2023-UV3-022: Location Map





CONCEPT DEVELOPMENT PLAN
8345 BASH STREET

LAND DEVELOPMENT SERVICES
211 S. RITTER AVE, SUITE H
INDIANAPOLIS, IN

2023-UV3-022: Photographs



subject site looking east



subject site looking east



Adjacent community commercial restaurant use to the north of site.



Adjacent community commercial hotel use to the east of site.



Adjacent community commercial hotel use to the south of site, looking southeast.



Adjacent office commercial use to the west of site