

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-055
Address: 8850 East 21st Street (*Approximate Address*)
Location: Warren Township, Council District #19
Petitioner: 8850 Twenty First Street, Inc, by David E. Dearing
Request: Rezoning of 3.433 acres from the C-4 district to the D-7 district to provide for multi-family housing.

At the request of the petitioner, this petition was **continued from the July 13, 2023 hearing to the August 10, 2023 hearing** to allow time to submit additional information about the request and for further conversations with staff.

RECOMMENDATION

Staff **recommends denial** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ The subject site is located in the middle of a commercial/industrial node east of Post Road between Interstate 70 and 21st Street.
- ◇ The I-70/Post Road interchange was constructed by 1971. By 1972 commercial development was beginning to take place on 21st Street in proximity of the interchange and by 1978 the motel on the subject site had been built.
- ◇ The site has four buildings, three two-story buildings with motel units and a one-story office building with a pool. Over 90% of the site is covered with either buildings or pavement. The site is located on an IndyGo bus line.
- ◇ The 2018 Comprehensive Land Use Plan recommends Community Commercial for the site. The Community Commercial typology is intended for low-intensity commercial and office uses that serve nearby neighborhoods. This typology is not intended for residential uses.

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ZONING

- ◇ This petition would rezone the subject site to the D-7 district. The D-7 district is intended for medium density residential development and accommodates multi-family dwellings, triplexes, fourplexes, two-family dwellings and rowhouses. It doesn't permit single-family detached dwellings. The D-7 district has a typical housing density of twelve to 15 units per acre. Well-planned, on-site recreation facilities must be included to answer the demands of the high density of residents.
- ◇ Development standards for the D-7 district include a requirement for a perimeter yard of at least twenty feet, a maximum floor area ratio of 0.70 and a minimum livability ratio of 0.95.
- ◇ The petitioner proposes reusing the existing buildings for residential units, combining motel units to make 130 dwelling units. This would be a density of 38 units per acre, more than double the typical density in a D-7 district.
- ◇ The site would have deficient perimeter yards on the east and west sides. The northeast building would be partially within the north perimeter yard.
- ◇ The livability space ratio is a measure of the amount of open space on a site in comparison to area of the site's buildings. Staff estimates the livability space ratio as 0.50 to 0.53. This is about 70% of the amount of livability space required by the Ordinance.
- ◇ The rezoning of the site to a residential district would create a Protected District. This would make redevelopment of neighboring commercial and industrial properties more difficult by creating greater buffering and separation standards.
- ◇ Although the site was appropriate for a motel built to the standards of 1972, it is not appropriate for living quarters today. It is located in the middle of a car- and truck-oriented commercial and industrial area at an interstate interchange. It does not mitigate that location by providing adequate usable open space for its residents, instead it provides only 70% of the open space required by the Ordinance. This proposal would put residents in an inhospitable location with little open space for respite. As such, staff recommends denial of this petition.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

C-4	Metro	Restaurant, motel
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SURROUNDING ZONING AND LAND USE

North	C-S	Office/commercial/industrial park
South	D-3	Single-family dwellings
East	C-4	Office, commercial building, daycare
West	C-4,	Restaurant, daycare, recreation center

(Continued)

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COMPREHENSIVE LAND USE PLAN	The Warren Township Comprehensive Plan (2018) recommends Community Commercial.
THOROUGHFARE PLAN	21 st Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 95-foot existing right-of-way and a 90-foot proposed right-of-way.
FLOODWAY / FLOODWAY FRINGE	This site is not located within a floodway or floodway fringe.
WELLFIELD PROTECTION DISTRICT	This site is not located within a wellfield protection district.
STREAM PROTECTION CORRIDOR	This site is located within a stream protection corridor.

ZONING HISTORY – SITE

None.

ZONING HISTORY – VICINITY

2011-DV3-019; 2102 North Post Road (east of site), requested a variance of development standards to provide for a deficient setback, a trash container in the front of the building and a freestanding sign with deficient frontage and spacing, **approved**.

2003-UV2-036; 8736 East 21st Street (west of site), requested the legal establishment of a religious use in a C-4 district, **approved**.

2003-DV2-018; 2150 Boehring Street (east of site), requested a variance of development standards to provide for a wireless communications tower with excessive height, deficient separation from a Protected District and deficient landscaping, **denied**.

90-UV3-144; 8920 East 21st Street (southeast of site), requested a variance of use to provide for tool and light equipment rental and outdoor storage, **withdrawn**.

89-Z-65; 8920 East 21st Street (north of site), requested the rezoning of 11.75 acres from the C-S district to the C-S district to provide for an office, commercial and industrial park with an apartment for a self-storage facility manager, **approved**.

88-Z-209; 8920 East 21st Street (north of site), requested the rezoning of twelve acres from the C-4 and C-5 districts to the C-S district to provide for self-storage and office warehouse space, **approved**.

83-Z-169; 2240 North Post Road (northeast of site), requested the rezoning of three acres from the C-4 district to the C-6 district, **approved**.

83-Z-138; 2102 North Post Road (east of site), requested the rezoning of 1.5 acre from the A-2 district to the C-4 district, **approved**.

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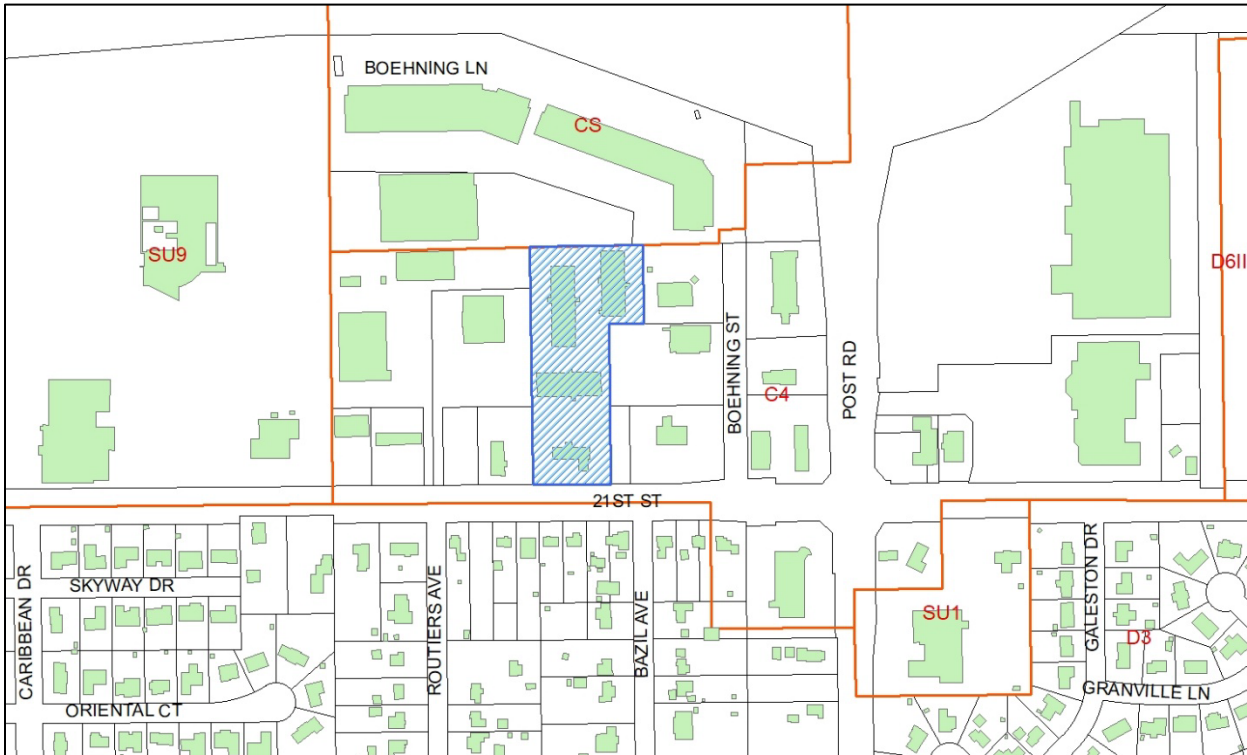
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83-Z-124; 2150 North Post Road (east of site), requested the rezoning of two acres from the A-2 district to the C-5 district, **approved**.

83-Z-47; 2198 Boehring Street (north of site), requested the rezoning of 13 acres from the C-4 district to the C-5 district, **denied**.

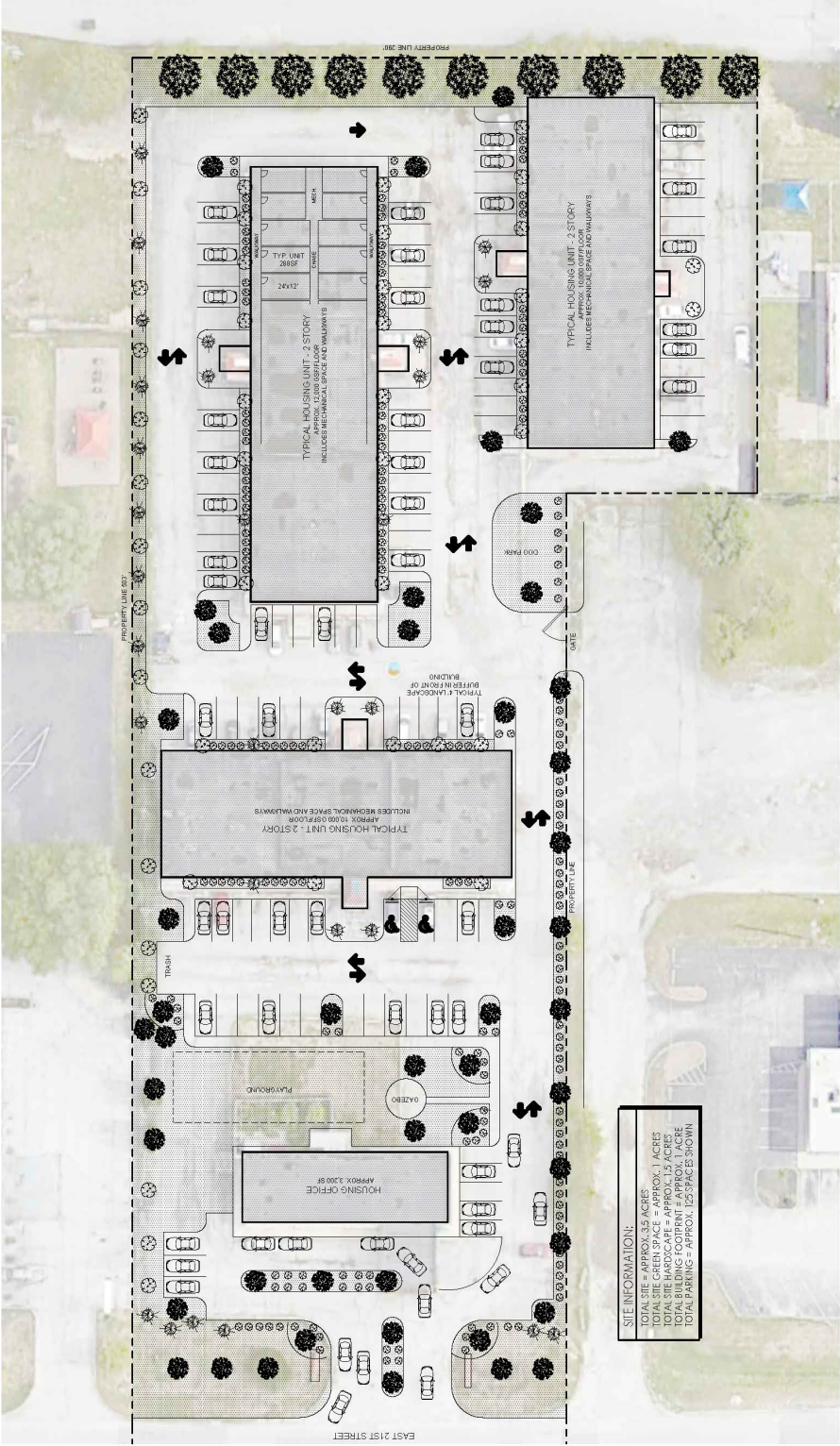
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STAFF REPORT 2023-ZON-055, Location



STAFF REPORT 2023-ZON-055, Aerial photograph (2022)





MULTI-FAMILY HOUSING PROPOSAL
ADDITION & RENOVATION
8859 EAST 21ST STREET
INDIANAPOLIS, INDIANA 46219

PROPOSED SITE PLAN



JULY 06, 2023
No Scale

Architects line
architectsline.com
Phone: 773.798.8422

STAFF REPORT 2023-ZON-055, Photographs



Looking north at the subject site from 21st Street.



Looking north along the eastern edge of the subject site.



Looking west along the 21st Street frontage of the subject site.



Looking south across 21st Street at the neighbors to the south.



Interior of the site.



Looking north into the northeast corner of the subject site and the abutting commercial/industrial park.



Looking west along the north property line.



Looking east along the north property line.



Looking south along the western edge of the site.



Looking west at the neighbor to the west.