

## STAFF REPORT

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

**Case Number:** 2023-MOD-015  
**Address:** 3150 East Thompson Road (*Approximate Address*)  
**Location:** Perry Township, Council District #24  
**Zoning:** C-3  
**Petitioner:** Steven H. Huth & Linda J. Huth  
**Request:** Modification of the Commitments related to petition 85-Z-137 to terminate Commitments #1 and #4 to allow for a building addition to the existing flower shop, an access drive and additional parking (current commitments limit the use of the northern 100 feet of the property to office uses and require conformance with renderings from the 85-Z-137 hearing).

### **RECOMMENDATIONS**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

- ◇ This 1.75-acre site, zoned C-3, is developed with a commercial building and associated parking lot. It is surrounded by single-family dwellings to the north and west, zoned D-2; a self-storage facility across Carson Avenue and commercial uses to the east, zoned C-S and C-3, respectively; and commercial uses to the south, across West Thompson Road, zoned C-3.

#### **MODIFICATION**

- ◇ This request would terminate Commitments #1 and #4 related to petition 85-Z-137 to allow for a 3,794-square-foot building addition to the existing flower shop and a modification of the site plan to provide for an access drive along Carson Avenue and additional parking.
- ◇ The current commitments limit the use of the northern 100 feet of the property to office uses and require conformance with renderings from the 85-Z-137.

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## **STAFF REPORT 2023-MOD-015 (Continued)**

- ◇ The Comprehensive Plan recommends office commercial typology. “The Office Commercial typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.”
- ◇ The Pattern Book lays out a land use classification system that guides the orderly development of the county, protects the character of neighborhoods and serves as a policy guide for development or redevelopment of a site.
- ◇ The following elements of the Pattern Book apply to this site:

### *Conditions for All Land Use Types*

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development

## **Planning Analysis**

- ◇ The use of this site as a flower shop has existed for approximately 38 years without apparent negative impact on the surrounding land uses. At the time of the 1985 rezoning, staff was concerned about the impact of a retail business on the residential uses to the west and north.
- ◇ Staff reviewed the violation file on this site to determine whether there were any complaints from the adjacent neighborhood. Because there were no complaints, staff believes operation of the site as a flower shop has had minimal impact in the area over the intervening years.
- ◇ During the site visit, staff observed the landscape buffer along the western property boundary and the privacy fence along the northern property boundary, both of which provide an appropriate buffer to the neighborhood.
- ◇ Because of the existing buffer and the fact that the 3,794-square-foot addition is not of significant size, staff supports this request.

## **GENERAL INFORMATION**

### **EXISTING ZONING AND LAND USE**

C-3                      Commercial uses

### **SURROUNDING ZONING AND LAND USE**

North -	D-2	Single-family dwelling
South -	C-3	Commercial uses
East -	C-S / C-3	Self-storage facility / commercial uses
West -	D-2	Single-family dwelling

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## **STAFF REPORT 2023-MOD-015 (Continued)**

COMPREHENSIVE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional office commercial. Marion County Land Use Pattern Book (2019).
THOROUGHFARE PLAN	This portion of West Thompson Road is designated in the Marion County Thoroughfare Plan as a primary arterial, with an existing 72-foot right-of-way and a proposed 90-foot right-of-way.  This portion of Carson Avenue is not designated in the Marion County Thoroughfare Plan.
CONTEXT AREA	This site is located within the metro context area.
OVERLAY	There is no overlay for this site.
SITE PLAN	File-dated July 5, 2023

### **ZONING HISTORY**

**86-Z-13; 73150 East Thompson Road**, requested rezoning of 1.77 acres, being in the D-2 district, to the C-3 classification to provide for the construction of a flower shop and an office building, **approved**.

### **VICINITY**

**2019-ZON-080 / 2019-VAR-003; 3130 East Thompson Road and 3410 Rue Chanel (east of site)**, requested rezoning of 4.613 acres from the C-3 district to the C-S district to provide for a self-storage facility and C-3 uses and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 15-foot side buffer yards, **approved and granted**.

**2003-ZON-049; 3158 East Thompson Road (east of site)**, requested rezoning of 0.59 acre from, the D-2 District to the C-3 classification to legally establish a bank, with a drive-through, **approved**.

**91-Z-160; 3121 East Thompson Road (south of site)**, requested rezoning of 8.094 acres, being the C-3 District, to the C-4 classification to provide for commercial development, **approved**.

**91-UV3-68; 3145 East Thompson Road (south of site)**, requested a variance of use to provide for a bingo parlor, **granted**.

**90-UV3-98; 3183 East Thompson Road (east of site)**, requested a variance of use to provide for a catering and banquet hall, **granted**.

**83-UV1-114; 3151 East Thompson Road (south of site)**, requested a variance of use to provide for a six-bay self-service car wash, **granted**.

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**STAFF REPORT 2023-MOD-015 (Continued)**

**81-V2-15; 3137 East Thompson Road (south of site)**, requested a variance of development standards of the Sign Regulations to add a panel to an existing sign, **granted**.

**77-Z-56; 3423 East Thompson Road (east of site)**, requested rezoning of 3.68 acres, being in the D-6 District to the C-3 classification to provide for a medical clinic, **approved**.

**77-Z-55; 3329 East Thompson Road (east of site)**, requested rezoning of 0.67 acre, being in the D-6 District, to the D-3 classification to provide for a single-family dwelling, **approved**.

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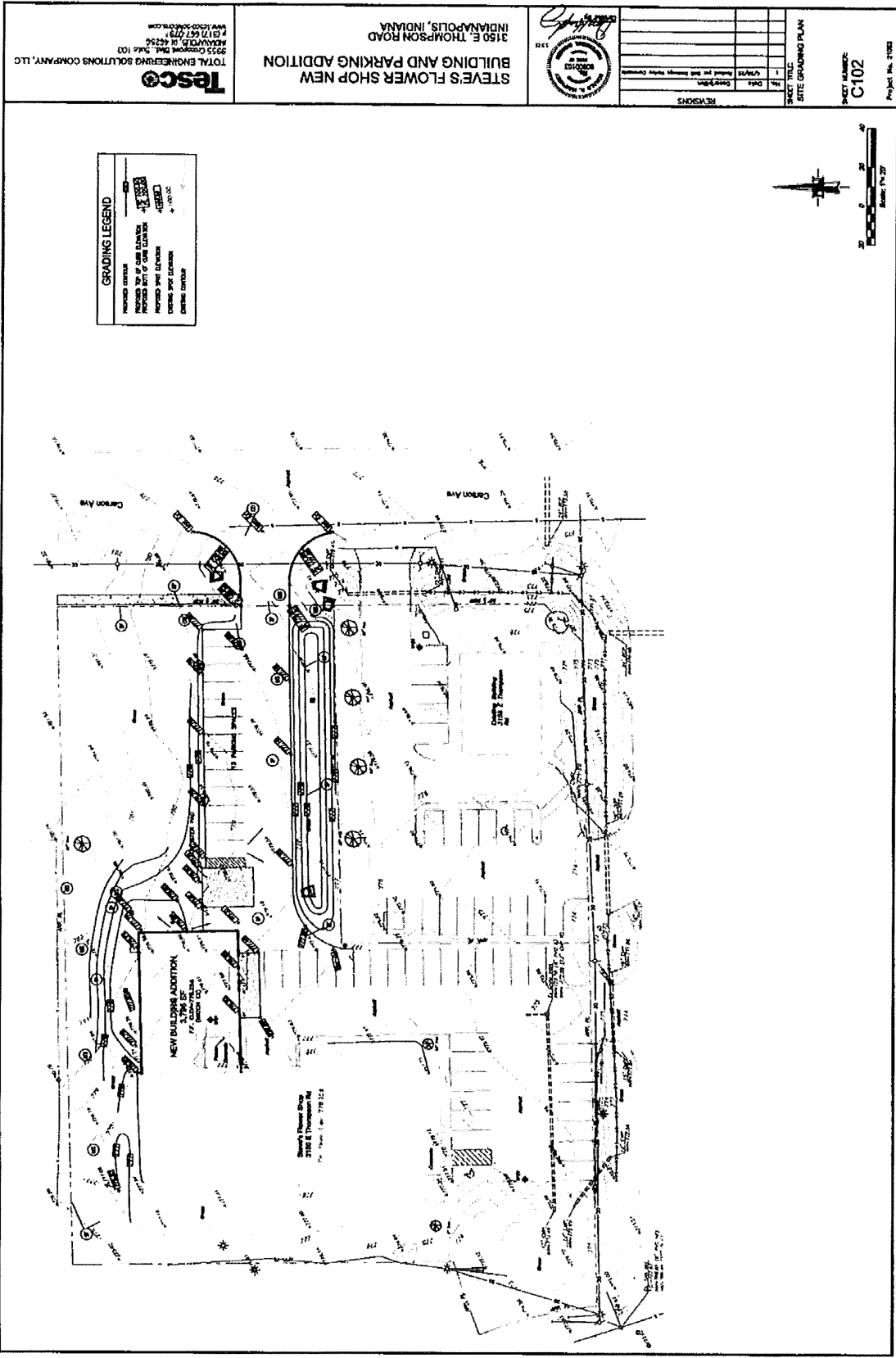
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3150 East Thompson Road



0.00 0.01 0.02 0.03 0.04 Miles



Grading Legend	
	PROPOSED CONTOURS
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BOTTOM OF CURB ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR

STEVE'S FLOWER SHOP NEW  
BUILDING AND PARKING ADDITION

3150 E. THOMPSON ROAD  
INDIANAPOLIS, INDIANA

REVISIONS	DATE	DESCRIPTION
1	04/17/24	Initial Design

SHEET TITLE  
SITE GRADING PLAN

SHEET NUMBER  
C-102

Project No. 2102

**Tesco**

TOTAL ENGINEERING SOLUTIONS COMPANY, LLC

9955 CHURCH ROAD, SUITE 100  
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View looking east along East Thompson Road



View looking west along East Thompson Road





View looking north along Carson Avenue



View looking south along Carson Avenue





View of site looking north



View of site looking northwest



View of proposed building addition looking northwest



View from site looking east





View from site looking south



View of site from adjoining property to the east looking southwest





View of site and adjoining neighbor looking west across Carson Avenue



View of site looking west across Carson Avenue