

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-113
Address: 6008 North Keystone Avenue (*Approximate Address*)
Location: Washington Township, Council District #2
Petitioner: Rose Property Partners LLC, by Rebekah Phillips
Request: Rezoning of 0.33 acre from the D-3 district to the C-1 district to provide for office uses.

RECOMMENDATIONS

Staff **recommends approval** of the rezoning.

SUMMARY OF ISSUES

LAND USE

- ◇ The 0.33-acre site is developed with a dwelling and garage that has been converted to an office use through a prior zoning variance.
- ◇ This site is in the block southwest of the Glendale Mall in the Broad Ripple Neighborhood.

REZONING

- ◇ The request would rezone the property from the D-3 district to the C-1 district to provide for office uses.
- ◇ The subject site has been used for offices since it was granted a use variance in 1987. Rezoning to the C-1 district would align the zoning to the existing use, and allow for site development without additional variances, as long as any new development complies with C-1 standards.
- ◇ The comprehensive plan recommendation for this site is office commercial uses. The C-1 district is the office buffer district, which is appropriate for transitions between residential and commercial districts. Therefore, staff is supportive of the rezoning to C-1.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-3	Compact	Commercial
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SURROUNDING ZONING AND LAND USE

North	D-3	Commercial
South	C-1	Commercial
East	SU-2	School
West	D-3	Residential (Single-Family)

(Continued)

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COMPREHENSIVE PLAN	The Comprehensive Plan recommends Office Commercial uses
THOROUGHFARE PLAN	Keystone Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary collector street, with a 110-foot existing and proposed right-of-way.
LEGAL DESCRIPTION	File-dated November 28, 2023
ORDINANCE	File-dated November 28, 2023

ZONING HISTORY – SITE

2023-UV2-013, variance to permit a seven-foot-tall, 32-square foot monument sign, **withdrawn**.

2022-CVR-851, variance to provide for two 64-foot-wide lots, **approved**.

2022-CPL-851, approval of a plat to be known as Replat of a Part of Lot 25 and Lot 26 in Kesslerwood, dividing 0.56-acre into two lots.

2022-PLT-050, Approval of a Subdivision Plat to be known as Replat of a Part of Lot 25 and of Lot 26 in Kesslerwood, dividing 0.56-acre into two lots, **withdrawn**.

2009-SE1-002, Special exception to provide for religious uses with a ground sign in the D-3 district, **approved**.

87-UV2-46, variance to provide for office uses with parking and signs, **approved**.

87-Z-16, 5930 – 6048 North Keystone Avenue, rezoning of 3.7 acres from the D-3 and C-1 district to the C-3 district, **denied**.

ZONING HISTORY – VICINITY

2018-ZON-011, 6038 North Keystone Avenue, rezoning of 0.24 acre from the D-3 and C-1 districts to the C-1 district, **approved**.

2011-UV1-026, 5944 North Keystone Avenue, variance to provide for a salon and beauty spa, with massage and with accessory retail sales of beauty and hair care products, **approved**.

2010-ZON-070, 2424 Kessler Boulevard East Drive, rezoning of 9.62 acres from the D-3 district to the SU-2 district, **approved**.

2010-ZON-037, 5944 North Keystone Avenue, rezoning of 0.29 acre from the D-3 district to the C-1 district, **approved**.

2006-ZON-094, 5950 North Keystone Avenue, rezoning of 0.2858 acre, from the D-3 District, to the C-1 district, **approved**.

(Continued)

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2004-DV3-027, 5950 North Keystone Avenue, variance to legally establish the storage of a commercial box truck, **approved**.

2003-UV1-024, 6028 North Keystone Avenue, variance to legally establish a real estate and insurance office, a parking lot with a zero-foot south side yard setback and a 9.7-foot north side yard setback, and a three-foot by twelve-foot ground sign, **approved**.

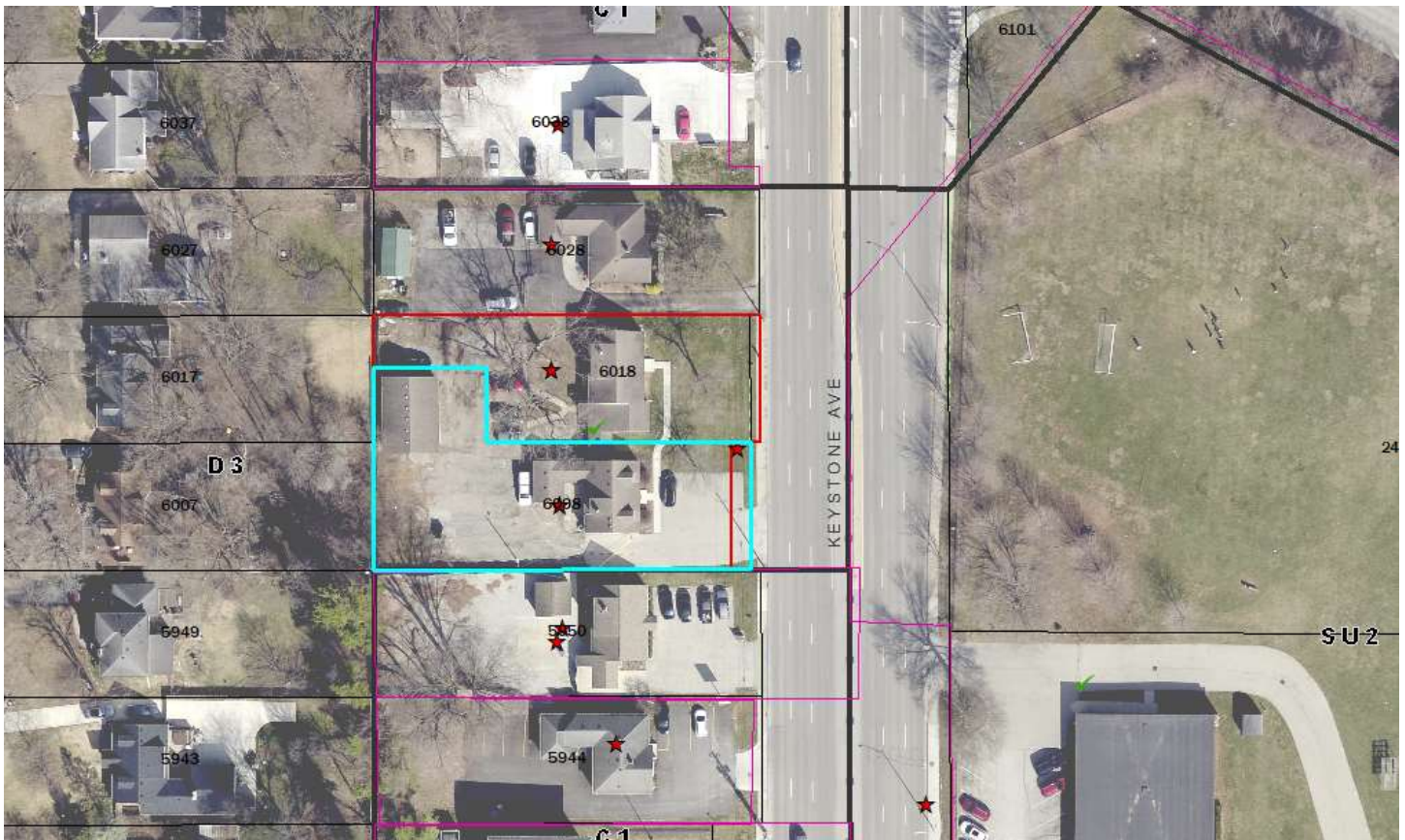
88-V2-118, 5950 North Keystone Avenue, variance to provide for four-foot-tall shingle sign for a home occupation, **approved**.

88-UV1-153, 6038 North Keystone Avenue, variance to provide for an existing building to be used for a security office and travel agency office and one pole sign, **approved**.

84-Z-74, 6048 North Keystone Avenue, rezoning of 0.26 acre from the D-3 district to the C-1 district, **approved**.

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2023-ZON-113; Location Map



2023-ZON-113; Photographs



Subject site viewed from Keystone Avenue, looking west.



Looking north on Keystone Avenue, site shown left.