

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-UV1-005
Address: 6144 North College Avenue (approximate address)
Location: Washington Township, Council District #2
Zoning: D-4 (TOD)
Petitioner: Angela Alney
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a beauty salon (not permitted).

RECOMMENDATIONS

Staff **recommends approval** of the request subject to the following commitments:

1. The variance grant shall be subject to the site plan, file dated January 11, 2023.
2. The variance grant shall be subject to the plan of operation, file dated January 19, 2023.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

D-4	Single-family dwelling
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SURROUNDING ZONING AND LAND USE

North - D-4	Commercial office
South - D-4	Single-family dwelling
East - D-5	Single-family dwelling
West - D-4	Single-family dwelling

COMPREHENSIVE PLAN

The Comprehensive Plan recommends office commercial uses, with an overlay for the red Line transit-oriented development.

VARIANCE OF USE

- ◇ The Comprehensive Plan recommends office commercial development for the subject site. The proposed use would be considered a Hair and Body Care Salon or Service and would be permitted in the C-1 district. Therefore, the proposed use would not represent such a deviation, as it conforms with the general plan recommendation.
- ◇ Single-family dwellings, converted for commercial uses, within the D-5 District, are located in the general area. These uses include a hair stylist, and an acupuncture clinic. A single-family dwelling, converted to a commercial office, within the C-1 District, is located to the north of the subject site. A single-family dwelling is located to the east of the subject site, within the D-5 District

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STAFF REPORT 2023-UV1-005 (Continued)

- ◇ While the dwelling districts of the Consolidated Zoning and Subdivision Ordinance are intended to provide for residential uses, the subject site is located in an area where other single-family dwellings are being used for commercial purposes.
- ◇ This portion of College Avenue is incrementally developing into a mixed-use corridor. Staff would note that the grant of the request would not deviate from the emerging development pattern. The Comprehensive Plan recognizes this pattern. Maintaining lower-intensity commercial uses along this portion of the corridor would help to serve as a buffer between the traffic and commercial intensity of College Avenue and the residential uses to the west.
- ◇ Staff believes that this request, as proposed, would conform to the Comprehensive Plans intent.

GENERAL INFORMATION

THOROUGHFARE PLAN	This portion of College Avenue is classified as a primary arterial on the Official Marion County Thoroughfare Plan, with an existing 38-foot half right-of-way and proposed 60-foot half right-of-way.
SITE PLAN	File-dated January 11, 2023.
PLAN OF OPERATION	File-dated January 19, 2023.
FINDINGS OF FACT	File-dated January 11, 2023.

ZONING HISTORY

2019-UV2-004; 6173 North College Avenue (northeast of site), requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a law office, with deficient off-street parking, **granted**.

2016-UV2-012; 6161 North College Avenue (east of site), requested a variance of use of the Consolidated Zoning and Subdivision Ordinance, to provide for a law office, **granted**.

2015-UV3-033; 6152 North College Avenue (north of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for an office, **granted**.

2014-UV2-029; 6148 North College Avenue (north of site), requested a variance of use of the Dwelling Districts Zoning Ordinance and variance of development standards of the Sign Regulations to provide for a professional office, with a four-foot tall, 34-square foot freestanding sign, with a 6.42-foot front setback, **granted**.

2014-UV3-020, 6210 North College Avenue (north), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance and the Sign Regulations to provide for a professional office, with a 28-square foot freestanding sign, with four-foot front setback and an unenclosed trash container, **withdrawn**.

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2012-UV1-005, 6161 North College Avenue (east), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance and the Sign Regulations to provide for a massage and skin care studio, with a four-foot tall, 28-square foot freestanding sign, **granted**.

2011-UV1-016; 6144 North College Avenue (subject site), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for multiple additions to an existing residential building used for a financial office and upstairs apartment (approved by 99-UV1-92), including two room additions, two porch additions, a deck, an 880-square foot detached garage, and a parking lot with a zero-foot north side setback, **granted**.

2010-UV1-024, 6201 North College Avenue (northeast of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a tanning, esthetician, massage therapy and hair salon services, with off-street parking provided and a previously approved ground sign, **granted**.

2009-UV1-041, 6169 North College Avenue (northeast of site), requested a variance of use of the Dwelling Districts Zoning Ordinance and variance of development standards of the Sign Regulations to provide for a spa offering beauty and esthetic services, including make-up, facials, manicures, pedicures, therapeutic massage, hair styling, hair removal and the retail sale of beauty and health products, and to provide for a three-foot tall, 14.01-square foot free-standing sign, with a 10.67-foot front setback, and with off-street parking provided, **granted**.

2008-UV1-021, 6148 North College Avenue (north of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for an office and counseling center in an existing 2,360-square foot single-family dwelling with a 300-square foot porch and a 720-square foot detached garage and five existing off-street parking spaces, **granted**.

2006-UV3-015, 6120 North College Avenue, requests variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for a hair salon use, and a variance of development standards of the Sign Regulations to provide for a four-foot tall, eighteen square foot ground sign, **granted**.

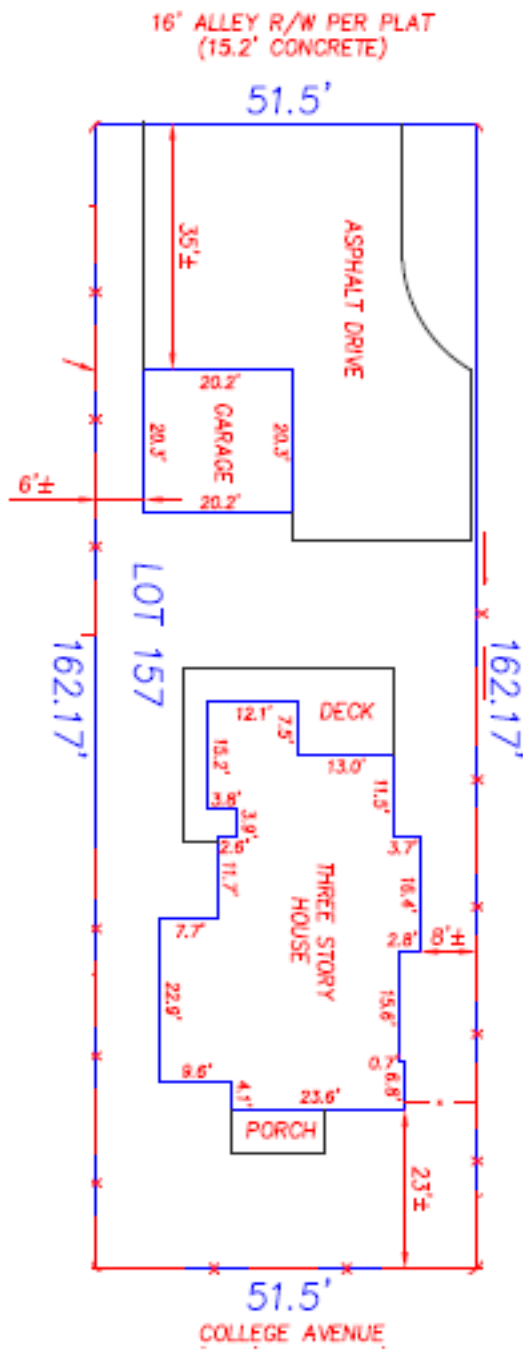
2006-UV1-003, 6155 North College Avenue, requests a variance of use of the Dwelling Districts Zoning Ordinance to provide for a medical acupuncture office within an existing 1,026 square foot single-family dwelling and a variance of development standards of the Sign Regulations to provide for a four-foot tall, fifteen-square foot, non-illuminated pylon sign, **granted**.

2005-UV2-024, 6124 North College Avenue (south of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for an insurance agency within an existing two-story single-family dwelling, **granted**.

2002-UV3-003, 6207 North College Avenue (north of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a beauty salon within an existing 1,393 square foot single family dwelling, **granted**.

2023-UV1-005; Location Map







No Limit Rainbow – Air-Tan USA LLC

Operations Document

Employees

3-6 Employees depending on the day

Facility

6 – spray tanning rooms

Hours of operation

Mon-Tues 3pm-8pm

Wed-Fri 10am-8pm

Sat 10am-6pm

Sun closed

Services

Only UV free hand applied tans

Parking

Street parking in the front

8 designated parking spots in the back

2023-UV1-005; Photographs



Subject site, looking west.



Subject site, driveway parking area to the rear of site, looking east.



Adjacent residential dwellings to the south of subject site, facing west.



Adjacent former residential dwelling converted to commercial uses, to the north of subject site, looking west.



Residential dwelling to the east of subject site.



Residential dwelling to the west of subject site, located at 6147 N. Broadway Street.