

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).

This petition was automatically continued from the December 19, 2023, hearing, to the January 16, 2024, hearing, 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 Restaurant / Indoor Recreation Use
South - C-4 Commercial Hotel
East - C-4 Commercial Hotel
West - MU-1 Commercial Offices

COMPREHENSIVE PLAN The Comprehensive Plan recommends community commercial uses.

VARIANCE OF USE

- ◇ This request would provide for automobile sales, a heavy commercial use, within an area associated with neighborhood and community commercial uses, with MU-1 and C-4 zoning. A heavy commercial use at this location would represent a deviation from the Comprehensive Plan recommendation of community commercial uses.
- ◇ Retail automobile, motorcycle and light vehicle sales and rentals are generally considered a heavy or high-intensity commercial use, along with go-cart raceways, tractor sales, outdoor flea markets, and newspaper printing and publishing. These uses often tend to have extensive outdoor display and activity, bright lighting, and noise; characteristics that negatively affect lesser zoned districts.

(Continued)

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- ◇ The proposed use would require extensive outdoor storage of product, materials, and equipment, compared to surrounding districts, which runs counter to the intent of the C-4 District.
- ◇ Staff believes that this request, if approved, would detract from a streetscape that is already overburdened with a number of existing businesses possessing poorly maintained outdoor storage.
- ◇ Staff has concerns that recommending approval of the variance request would continue the encroachment of heavy commercial and C-5 use conversions into a solidly designated commercial portion of the Castleton Commercial district to the south.
- ◇ 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 variance.

GENERAL INFORMATION

THOROUGHFARE PLAN	This portion of Bash Road is indicated in the Official Thoroughfare Plan as a primary collector, with an 80-foot existing right-of-way, and a 90-foot proposed right-of-way.
SITE PLAN	File-dated November 2, 2023.
PLAN OF OPERATION	File-dated November 21, 2023
FINDINGS OF FACT	File-dated November 2, 2023.

ZONING HISTORY

2017-DV3-036; 8301 Bash Street and 6880 East 82nd Street (south of site), requested a variance of development standards to provide for transparency only adjacent to public areas at public entrances, **granted**.

89-V1-26; 8250 Bash Street (southwest), requested a variance of development standards to provide for a veterinary clinic with twenty-five parking spaces, **granted**.

89-V2-37; 8321 Bash Street (east of site), requested a variance of development standards to provide for three, five-foot, six-inch tall integrated center signs, **granted**.

85-Z-170; 6902 East 82nd Street (includes subject site), requested the 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: Proposed Plan of Operation

**Plan of Operation
8345 Bash Street
11/21/2023**

BACKGROUND

The subject site is located just north of 82nd Street on the east side of Bash Street. The site consists of one (1) acre and is zoned C4 (Integrated Center). The site will require on-site detention and is located on the less travelled Bash Street. There is little opportunity for new C4 users that are not already in the immediate area, specifically along East 82nd Street. The site's location and size are the main reason it has remained undeveloped since 1990 while all the surrounding area has developed.

Business Use

The petitioner seeks to operate a small auto sales business with only light maintenance consisting of minor service and detailing cars for sale. The site is limited to approximately 19 cars available for sale and a small 6,400 sqft building footprint. The site plan proposes an opportunity for auto-related office use in the 2,000 sqft lease space, namely an insurance or finance company.

Workforce

The auto sales workforce will consist of 2-3 full-time employees. The auto sales business will have no showroom floor or indoor display and have 2 service bays. The proposed 2,000 sqft office use will have 2 to 4 person staff.

Hours of Operation

Business hours will be 8am to 8pm Monday to Saturday and closed on Sundays.

Off-Street Parking

There shall be a total of 14 customer and employee parking spaces proposed, including van accessible handicap space.

Signage

Any ground sign or business wall sign shall comply with the current Sign Ordinance.

Clients and Customers

Many customers will first make inquiries on-line and call for an appointment. There will also be a few customers that will drive by and browse the vehicles on-site.

Lights

Only one (1) or two (2) outdoor pole lights may be anticipated since the business will be closed in the evenings. However, in the event the owner wants to install pole lights they will be fully shielded light fixtures.

Shipping and Receiving

All shipping and receiving will be delivered by normal postal services.

Drainage

The stormwater will be discharged to a new holding pond and released at a controlled rate to the natural drainage ditch located on the south side of the property.

Waste

All waste would be picked up by utilizing a private or City waste disposal service. There will be no storage of hazardous materials on site.

2023-UV3-022: Photographs



Subject site northern portion looking east



Subject site southern portion looking east



Adjacent commercial retail uses to the north of site.



Adjacent office commercial uses to the west of site.



Adjacent community commercial use to the south of site.



Adjacent community commercial use to the east of site, looking northeast.