



BOARD OF ZONING APPEALS DIVISION II

January 9, 2024

Case Number: 2023-UV2-017
Property Address: 1701 West 18th Street (approximate address)
Location: Center Township, Council District #11 (#12 Beginning 2024)
Petitioner: Joy’s Helping Hand Child Care, by Jamika J. Cooper
Current Zoning: I-1
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a Daycare facility for children up to 12 years of age (daycare facilities limited to those less than six years of age).
Current Land Use: Commercial
Staff Recommendations: Staff recommends approval of this petition
Staff Reviewer: Noah Stern, Associate Planner

PETITION HISTORY

ADDENDUM FOR JANUARY 16, 2024 BZA III HEARING

- This petition was transferred to BZA Division III from the January 9, 2024 BZA II hearing due to lack of a quorum. Staff continues to recommend approval of this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of this petition.

PETITION OVERVIEW

- This request would provide for the operation of a daycare facility for children up to 12 years of age (daycare facilities limited to those less than six years of age).
- Daycares typically provide services for children that are not yet old enough to attend formal schooling (usually around age six and below). With the proposed daycare requesting to provide services for children up to 12 years of age, a variance of use is needed. The proposal does not call for any changes to the building itself, nor will there be any changes to the existing landscaping. The proposal calls for a six-foot fence to enclose a small playground area (shown in site plan) that will be located west of the building footprint. This playground will not be located in the front yard of the site, meaning no variances are needed for the fence height. Staff is unopposed to this request.

GENERAL INFORMATION

Existing Zoning	I-1	
Existing Land Use	Commercial	
Comprehensive Plan	Light Industrial	
Surrounding Context	Zoning	Surrounding Context
	North: PK-1	North: Vacant Lot
	South: I-1	South: Light Industrial
	East: PK-1	East: School
	West: I-1	West: Light Industrial
Thoroughfare Plan		
West 18 th Street	Local Street Proposed ROW: 48 feet Existing ROW: 60 feet	
Riverside Drive	Secondary Arterial Proposed ROW: 88 feet Existing ROW: 74 feet	
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	11/13/23	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	11/13/23	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Light Industrial working typology for this site.



Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site

Neighborhood / Area Specific Plan

- Not Applicable to the Site

Infill Housing Guidelines

- Not Applicable to the Site

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site



ZONING HISTORY

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

2017ZON029; 1844 West 16th Street (west of site), Rezoning of 1.6 acres, from the SU-7 (W-1) to the C-5 (W-1) district to provide for general commercial uses, **approved**.

2013CAP/CVR817; 1502 West 16th Street (east of site), Park District-One Approval to provide for a charter school for grades six through 12, with off-street parking and a proposed drop-off lane on 18th Street. Variance of use and development standards of the Special Districts Zoning Ordinance to provide for a charter school, with a 15-foot setback from Riverside Drive (40-foot front setback required and a 22-foot setback from 18th Street (25-foot front setback required), **approved**.

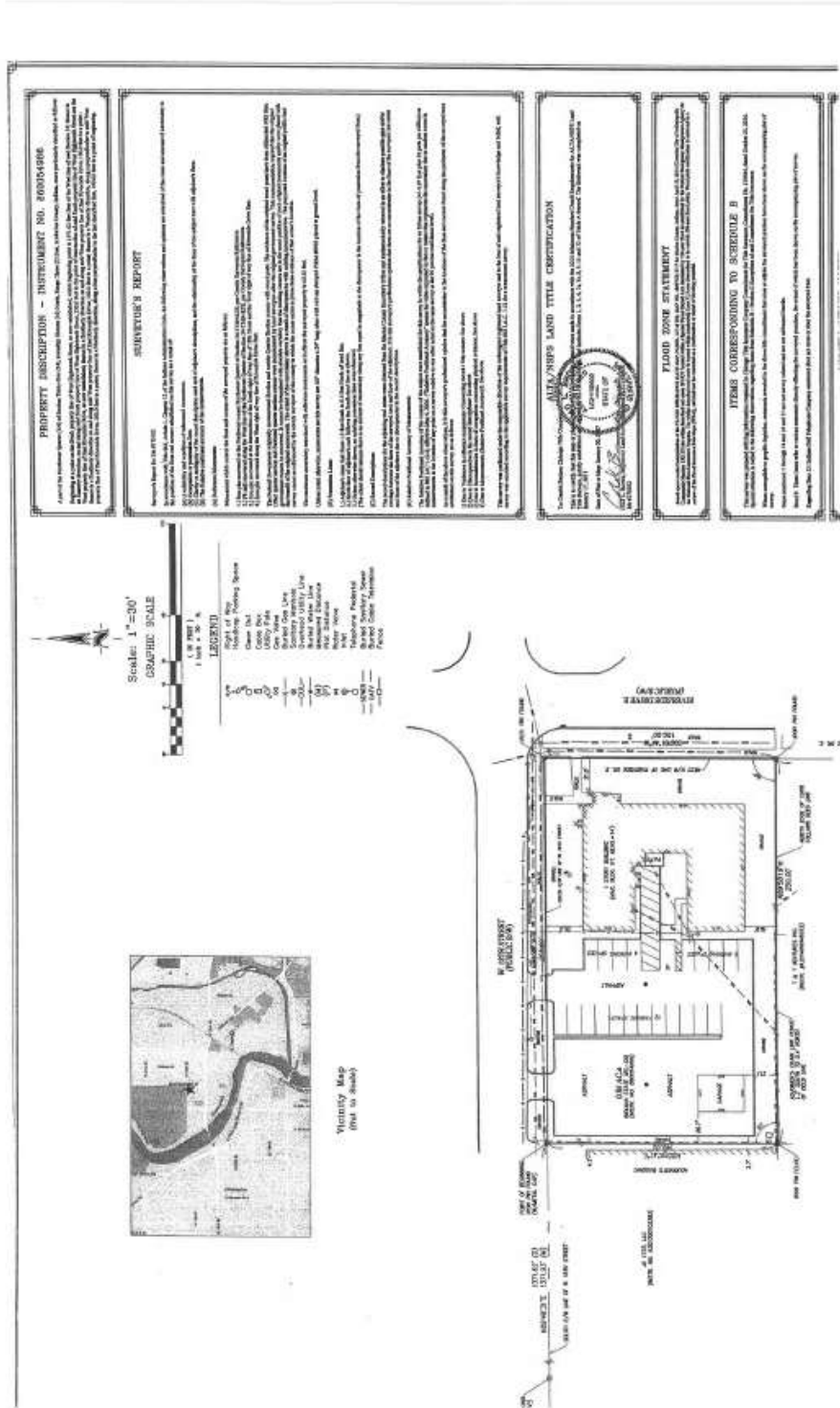
2008ZON051; Multiple Addresses (south of site), The Metropolitan Development Commission proposes the rezoning to the Regional Center secondary district, **approved**.

2010REG094; 1701 West 16th Street (south of site), Regional Center Approval for the hard surfacing of an existing 22,500 square foot parking lot in conjunction with an office/union hall, **approved**.

95-V3-35; 1722 West 16th Street (south of site), requested a variance of development standards of the Commercial Zoning Ordinance to provide for a retail paint store, with reduced parking space and with parking and maneuverability zero feet from the right-of-way, **granted**.

88-UV2-19; 1702 West 16th Street (south of site), requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for the construction and operation of a day care center, **granted**.

EXHIBITS





<p>2 JAN 2024 1234001.4</p> <p>D1.1 COPYRIGHT 2023</p>	<p>SITE CONTEXT PLAN</p> 	<p>Joy's Helping Hands Day Care</p> <p>1701 West 18th Street Indianapolis, IN 46202</p> <p><small>PRELIMINARY AND FOR REGULATORY APPROVAL. REMAINS OF CONSTRUCTION. NAME, OWNER AND ADDRESS ARE SUBJECT TO REVISION.</small></p>	<p>CD CARSON DESIGN ASSOCIATES</p>
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Helping Children Reach for the Stars!

Plan of Operation:

The mission of Joy's Helping Hand Childcare (JHHCC) is to provide affordable, safe, and high-quality childcare services that support families' efforts to work and/or attend school. JHHCC offers a learning environment for children aged six weeks to 12 years, encouraging them to learn through play in a clean, secure, and developmentally appropriate atmosphere.

JHHCC has provided childcare services for almost 15 years and is a licensed childcare center of Level 1 PTQ in Indiana. After relocating to a new facility, we plan to apply for a Level 3 rating. We will offer our enrolled children a curriculum-based kindergarten readiness education and actively participate in the On My Way PreK program.

Our childcare center meets all the required staff-to-child ratios per licensure requirements. We are excited to announce that we are acquiring a new facility that can hold 110 children and employ 15 to 20 staff to be aligned with our children-to-staff ratio. To better serve the needs of working parents, we will modify our operating hours. Our new hours will be from 5 am to midnight, Monday through Friday, to accommodate parents who work non-traditional hours and late-shift business entities, including hospitals.

We anticipate reaching our capacity within six months of opening our center. The need for quality childcare in the area and need-based services for parents who work nontraditional hours has been increasing. Our daycare center serves children, and our current customers are their parents. We occasionally receive learning materials, such as curriculum booklets, via standard US mail. We strictly avoid handling any hazardous materials in our facility and only use approved sanitary cleaning solutions for daily cleaning. We purchase appropriate school supplies for the proper age from educational vendors to complement our curriculum. With our new center, we are installing a hardwired security system that will provide 24/7 surveillance of our building's grounds. We will also have indoor cameras to ensure the safety of our staff and children. Moreover, we will have an intercom system at the main entrance to our facility.







