

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV3-020 (Amended)
Address: 6036 and 6110 East 86th Street (approximate address)
Location: Lawrence Township, Council District #3
Zoning: C-4
Petitioner: Costco Wholesale Corporation, by Stephen J. Cross
Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing parking area resulting in 812 total spaces (maximum 717 parking spaces permitted).

RECOMMENDATIONS

Staff **recommends approval** of the variance.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

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|-----|-------|------------|
| C-4 | Metro | Commercial |
|-----|-------|------------|

SURROUNDING ZONING AND LAND USE

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|-------|-----------|-------------------|
| North | MU-1 | Office Building |
| South | C-4 | Commercial |
| East | SU-9/PK-1 | Fire Station/Park |
| West | C-4/C-S | Commercial |

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| COMPREHENSIVE PLAN | The Comprehensive Plan recommends regional commercial and community commercial development. |
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- ◇ The subject site is developed with a 148,663 square-foot membership club commercial retail use. It is surrounded by other regional commercial uses, a fire station and a park. The site was originally developed in 2002.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request originally included a request to provide reduced bicycle parking. The petitioner has withdrawn this request.

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- ◇ This request would allow for additional parking to be developed to the west of the existing parking lot. The petitioner has filed a plat petition to transfer 2.181 acres from of the adjacent parcel west of the existing site for the development of additional parking. A plat petition for this property transfer has been approved by the Plat Committee.
- ◇ The Ordinance limits the maximum amount of off-street parking for commercial retail uses to 1 per 200 square feet, resulting in a maximum of 717 parking spaces permitted by-right. Staff would note that under Section 744-306.A of the Ordinance, required parking space calculation is required to be rounded down to the nearest whole number. The proposed 812 parking spaces represent a 13.2% increase of the maximum parking spaces permitted by the Ordinance.
- ◇ The purpose of the ordinance requirement is to prevent commercial establishments from providing excessive and unnecessary parking, which is usually installed to give the appearance of available parking. Restricting excessive parking can control development sprawl and decrease stormwater runoff.
- ◇ While staff is typically hesitant to recommend approval of a variance request to exceed the maximum parking standards, staff is typically supportive if a real need for the additional parking can be adequately demonstrated.
- ◇ In the case of the subject site, the petitioner has provided documentation showing the usage of the parking lot on Saturday, April 22, 2023. Aerial photos of the parking lot were taken every half hour between the time of 10:00am and 5:30pm. In most of the photos, the parking lot was nearing capacity, at capacity or overcapacity. When the parking was overcapacity, customers parked on the grassy area adjacent to the existing parking.
- ◇ Therefore, staff believes the petitioner has demonstrated a practical difficulty in meeting the maximum Ordinance parking standards and relief from the maximum parking standard is warranted.

GENERAL INFORMATION

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| THOROUGHFARE PLAN | 86 th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary collector street, with a 156-foot existing right-of-way and a 102-foot proposed right-of-way. |
| SITE PLAN | File-dated May 9, 2023. |
| FINDINGS OF FACT | File-dated May 9, 2023. |

ZONING HISTORY

98-Z-44; 8801 Castle Creek Parkway, requested rezoning of 7.95 acres from the C-2 to the C-S classification to provide for offices and/or a fitness center, **approved**.

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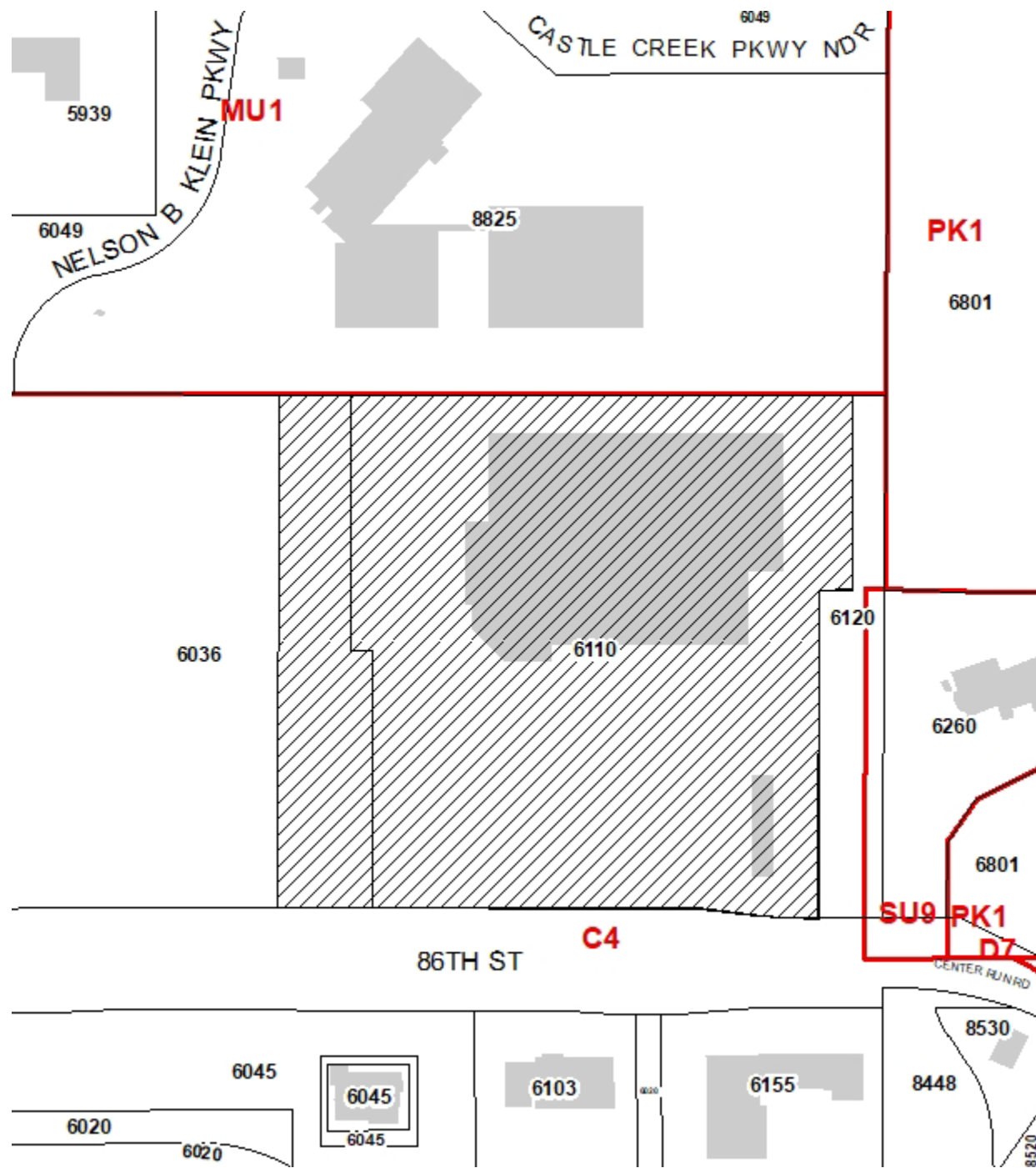
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96-Z-59A; 6102 East 86th Street (Subject Site included); requested a rezoning of 26.63 acres, being in the C-2 District, to the C-4 classification to provide for commercial development, **approved.**

96-Z-59B; 5902 East 86th Street, requested rezoning of 5.1 acres, being in the C-2 District, to the C-3 classification to provide for commercial development, **approved.**

LA

2023-DV3-020; Location Map



2023-DV3-020; Aerial Map





2023-DV3-013; Site Plan



Figure 1 - Existing bike parking on site



Figure 2 - Area of overflow parking



Figure 3 - Area of overflow parking