

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-839 / 2023-CVR-839 (Amended)
Address: 802 South West Street (Approximate Address)
Location: Center Township, Council District #16
Petitioner: McCarty West Associates, LLC, by Hannah Able
Request: Rezoning of 0.25-acre from the I-4 (RC) district to the CBD-2 (RC) district to provide for multi-family dwelling uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a four-story, 21-unit multi-family building on a 10,931-square foot lot (minimum 12,000-square foot lot required for a medium apartment use), a zero-foot corner side setback along McCarty Street (ten feet required), a zero-foot south side setback (five feet required), a zero-foot rear setback (ten feet required), with a Floor-Area Ratio (FAR) of 1.35 (maximum 0.8 FAR permitted) and a Livability Space Ratio (LSR) of 0.48 (minimum 0.66 LSR required).

ADDENDUM FOR SEPTEMBER 14, 2023, HEARING EXAMINER

This companion petition was continued from the August 10, 2023, hearing, to the September 14, 2023, hearing, by request of a remonstrator. On August 28, 2023, the rezoning petition was amended to request a rezoning to CBD-2 (RC). Legal Notice was provided for the September 28, 2023, hearing. Therefore, to meet minimum notification requirements for the amended petition, this petition should be **continued** to the **September 28, 2023**, hearing. Additionally, it is expected that the companion variance will be withdrawn. Staff will provide a recommendation on the amended request prior to the September 28, 2023, hearing.

AUGUST 10, 2023, HEARING EXAMINER

RECOMMENDATIONS

Staff **recommends approval** of the rezoning request.

Staff **recommends approval** of the variance of development standards request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 0.25-acre site, zoned I-4 (RC), is developed with a vacant two-story commercial building and surface parking. It was most recently used as a bar. The structure dates to at least 1915 and, at one time, was a residential structure. The 1915 Sanborn Fire Insurance Map of the site shows that the structure housed 'tenements'. There is no indication of how many units were in the structure at that time. This map also notes that there were three other residential structures on the site, one a duplex, and two single-family dwellings, for a total of four other dwellings on the site. These three structures were demolished many years ago.

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- ◇ The site is surrounded by light industrial, limited commercial uses and surface parking areas. To the north is surface parking and a vehicle storage structure. To the west is the Marion County Coroner's office. To the south and east are light industrial uses.

REZONING

- ◇ This request would rezone the site from the I-4 (RC) District to the D-10 (RC) classification, for multi-family dwellings. The existing structure would be demolished. "The D-10 district is intended for high density housing formats, in moderate- or large-scale multi-unit building types. This district can be used at transitions and urban centers and corridors, including the high-density residential recommendations of the Comprehensive Plan, and the City Neighborhood and Urban Mixed-Use Typologies of the Land Use Pattern Book."
- ◇ The Comprehensive Plan recommends office / industrial mixed-use typology. "The Office/Industrial Mixed-Use (Business Park) typology is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research, and development facilities, testing and evaluation facilities, offices, education resource centers, assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/ residential traffic in this typology."
- ◇ The request would not comply with the Plan. However, recent development proposals in the area include a large mixed-use development a few blocks north of this site that includes an entertainment complex, multi-family dwellings, retail uses and hotels. The site is also near Lucas Oil Stadium. When Lucas Oil Stadium was planned, the area to the south of the stadium, including near this site, was considered to have the potential of mixed-uses, including residential, commercial retail. Staff believes that this rezoning would be an acceptable deviation of the Plan and recommends approval of the request.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for four-story building, with ground level space for a leasing office, amenities, and a lobby. Additionally, surface parking for 22 spaces would be provided. Bicycle parking is also noted on the site plan, but specifics on the location of those spaces are not shown.
- ◇ A number of variances are requested, due to the small size of the site, which causes the difficulty in meeting D-10 development standards. The Ordinance does provide relief for sites in the Regional Center from meeting typical front yard setbacks. The approved plan can set the front yard setbacks, per the Ordinance.
- ◇ The Ordinance requires that medium apartment uses be located on a lot with a minimum size of 12,000 square feet, and with ten-foot corner side yard setbacks, five-foot side yard setbacks and ten-foot rear yard setbacks. Additionally, the floor area ratio cannot exceed 0.8 and the livability space ratio is required to be a minimum of 0.66.

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- ◇ The request would provide for the structure to encroach into the corner side yard, side yard and rear yard, plus would provide for a floor area ratio of 1.35 and a livability space ratio of 0.48. These deficiencies relate entirely to the size of the lot in comparison to the density of the proposed use. Developed lots within the Regional Center are commonly the highest density of sites within the city. Higher density can lead to decreased use of vehicles, especially within walking or biking distance of downtown offices, entertainment facilities and recreation areas. Therefore, staff supports the requested variances.

SITE PLAN

- ◇ The submitted site plan indicates that the on-site parking area would be accessed directly from McCarty Street. The Ordinance requires lots that have less than 200 feet of lot frontage to have parking areas accessed from an improved alley. An improved alley is located directly west of the site, therefore, the site plan would be required to be altered to reflect the Ordinance requirement.

REGIONAL CENTER OVERLAY DISTRICT

- ◇ The site is located within the Regional Center overlay district. Design of all new construction, sidewalk cafes, and signage in the Regional Center overlay district is subject to the approval of the Administrator of the Division of Planning, or in the case of a High Impact case, the approval of the Metropolitan Development Commission is required. As of this writing, a Regional Center Approval petition has not been filed for this request.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA AND LAND USE

I-4 (RC) Compact Vacant tavern

SURROUNDING ZONING AND LAND USE

North -	I-4 (RC)	Commercial / surface parking
South -	I-4 (RC)	Light industrial
East -	I-3 (RC)	Light industrial
West -	I-4 (RC)	Marion County Coroner

COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends office / industrial mixed-use typology.

THOROUGHFARE PLAN

This portion of West Street is designated in the Marion County Thoroughfare Plan as a local street with an existing and proposed 48-foot right-of-way. McCarty Street is designated as a primary arterial with an existing and proposed 88-foot right-of-way.

CONTEXT AREA

This site is located within the compact context area.

SITE PLAN

File-dated June 26, 2023

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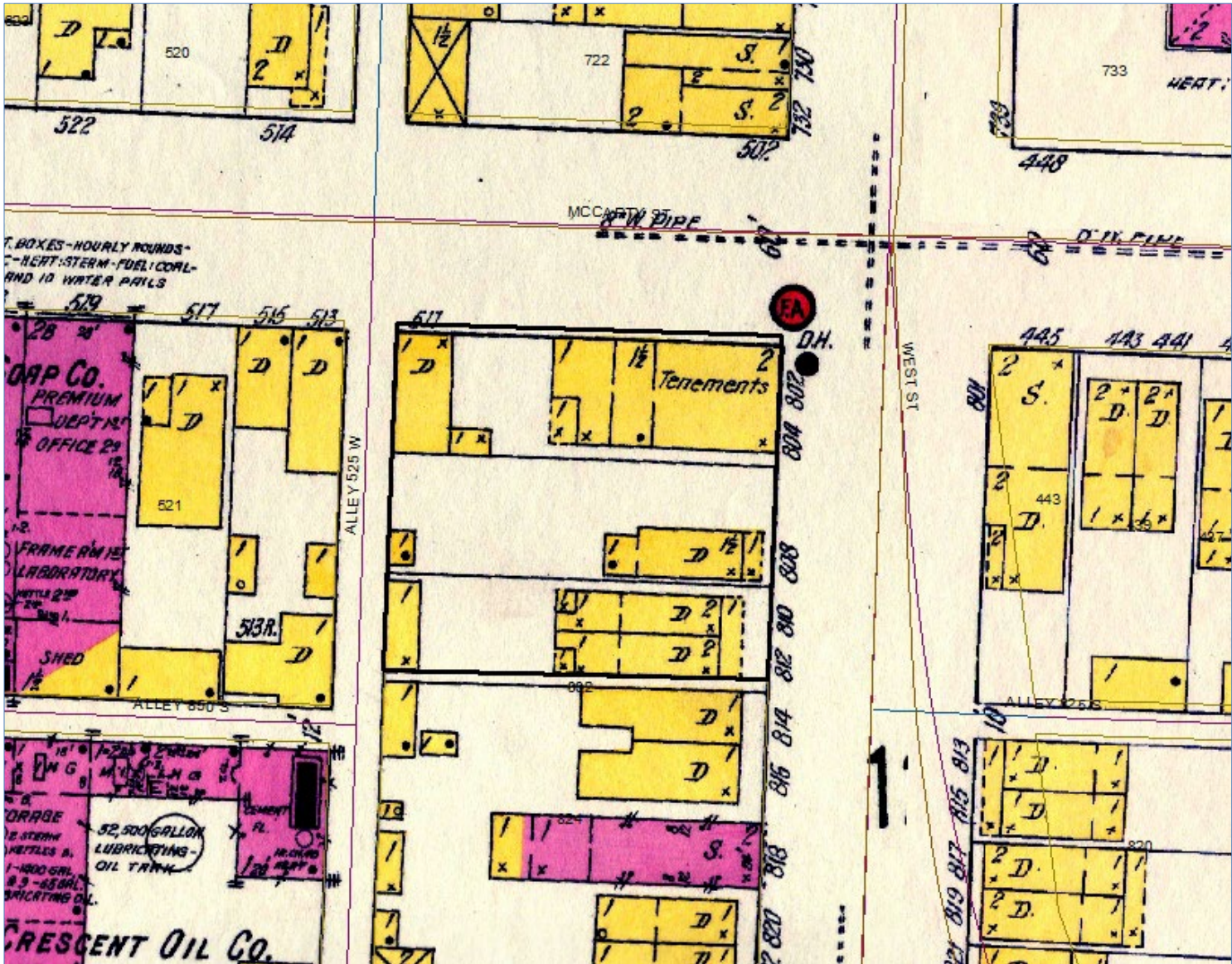
ZONING HISTORY – SITE

None.

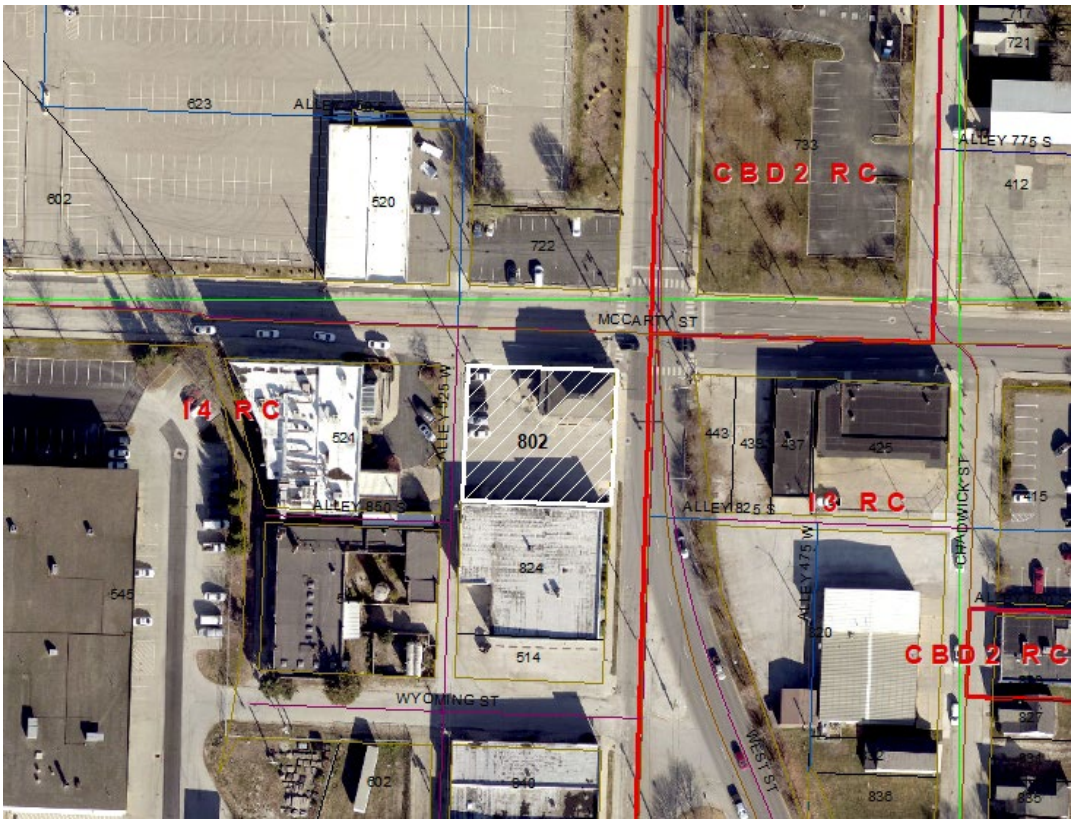
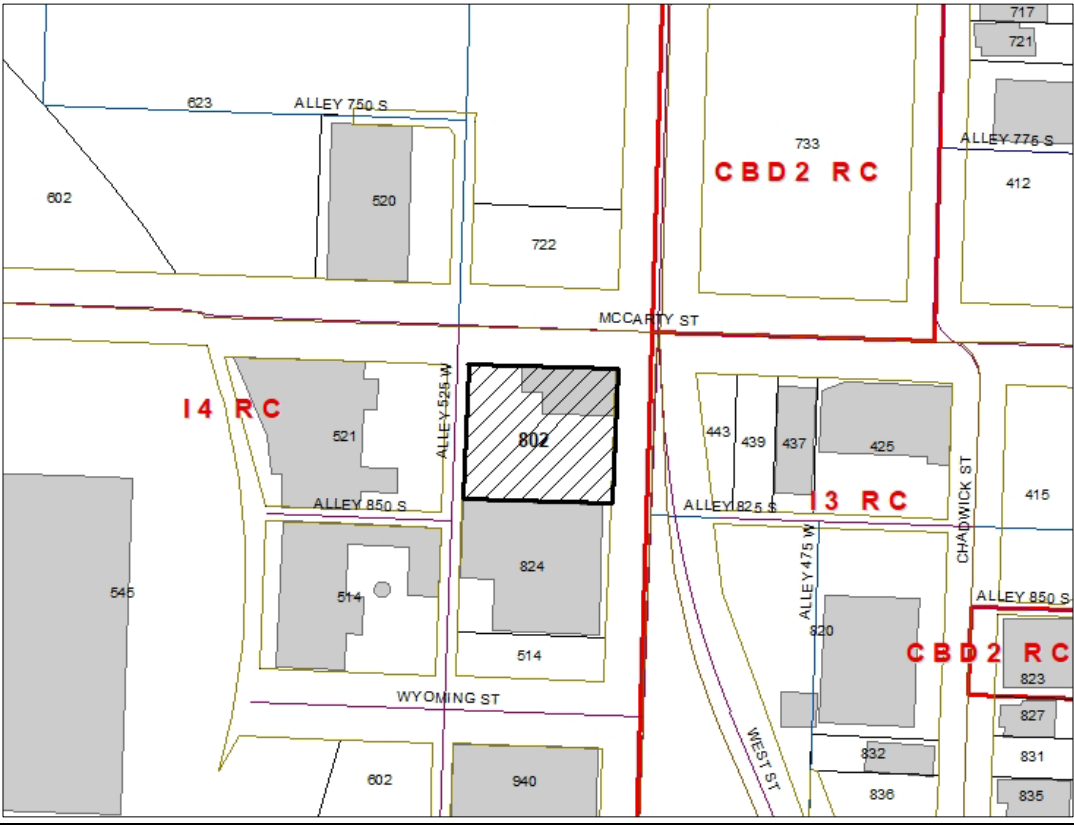
ZONING HISTORY – VICINITY

None.

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STAFF REPORT 2023-CZN-839 / 2023-CVR-839 (Maps)



520 (I-4)

722 (I-4)

733 (CBD-2)

McCARTY STREET

802

lease/amenities

lobby

21 apartments above 3 levels w/ roof garden

22 cars+bike parking

USE OF ROOF OVER COVERED PARKING

EXISTING ONE STORY BUILDING

443

439

(I-3)

WEST STREET

521 (I-4)

ALLEY

824 (1-4)

10172 F first floor

10002 F vehicle area

12443 F upper floor area x3

10048 F building area

10070 F land area

10031 F lot area

north

1 Site Plan

1"=20'-0"

0 10' 20' 40'

Demerly Architects

ARCHITECTURE / INTERIORS / PLANNING

Stadium Lofts

802 S West St, Indianapolis, IN

06/26/2023

001

SITE

STAFF REPORT 2023-CZN-839 / 2023-CVR-839 (photos)



Views of the site from McCarty Street and West Street intersection



Views of the site from McCarty Street



View of the alley directly west of the site



Views of the site from West Street, south of McCarty Street