

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2023-UV1-011  
**Address:** 6809 West Washington Street (approximate address)  
**Location:** Wayne Township, Council District #22  
**Zoning:** C-5  
**Petitioner:** SLEKA II LLC, by Andrew Wert  
**Request:** Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for operation of a fleet terminal facility and building addition resulting in a five-foot wide parking aisle width for four parking stalls (23-foot-wide parking aisle required).

### **ADDENDUM FOR JULY 6, 2023**

This petition was continued for cause, at the request of City County Councilor Jared Evans, to the July 6, 2023, hearing date, to discuss commitments with the petitioner.

Five commitments that were initiated by the community and agreed to by the petitioner were submitted to the file on June 28, 2023. These are in addition to the original commitment requested by Staff, that the variance grant be subject to the submitted plan of operation

Therefore, **Staff is recommending approval of the request, subject to the following commitments:**

1. A landscape plan shall be submitted for approval and implemented. Such plan shall include new evergreen trees to be planted between the parking lot and the west property line, spaced 20 feet on center, and two evergreen trees at the northeast corner of the subject property. Such trees shall be a minimum of six (6) feet in height at installation.
2. The first five parking spaces south of Washington Street shall be reserved for employee parking and shall remain unoccupied during non-business hours.
3. B-Link compatible security cameras shall be installed on site and remain in operation and linked to the B-Link system.
4. If fencing is to be installed, only wrought-iron style fencing shall be permitted.
5. The gravel area south of the parking lot shall be paved to facilitate a conforming parking aisle width of 23 feet after the proposed building addition is constructed.
6. The variance grant shall be subject to the plan of operation, file-dated May 1, 2023.

(Continued)

## **STAFF REPORT 2023-UV1-011 (Continued)**

**June 6, 2023**

### **RECOMMENDATIONS**

Staff **recommends approval** of this petition, subject to the following commitment:

The variance grant shall be subject to the plan of operation, file-dated May 1, 2023.

### **SUMMARY OF ISSUES**

#### **LAND USE**

##### EXISTING ZONING AND LAND USE

C-5	Fleet Terminal
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##### SURROUNDING ZONING AND LAND USE

North -	C-4	Commercial
South -	C-5	Undeveloped
East -	C-5/SU-46/I-2	Commercial / Undeveloped / Mechanical Contractor
West -	C-S	Mini-Warehouse Storage

COMPREHENSIVE PLAN	The Comprehensive Plan recommends Community Commercial uses for the site.
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#### **VARIANCE OF USE**

- ◇ This petition proposes to provide for the operation of a fleet terminal facility and building addition. A fleet terminal facility is permitted in the I-3 and I-4 Districts.
- ◇ The request would not be consistent with the community commercial recommendation of the Comprehensive Plan. However, the proposed use would be similar to an automobile rental facility, which is permitted in the C-5 district and consistent with the Plan recommendation. Adjacent properties have a heavy commercial recommendation of the Comprehensive Plan, and there are automobile-related and heavy commercial uses already existing in the surrounding area as well. In Staff's opinion, the proposed use would be compatible with nearby heavy commercial land uses and would not interfere with the implementation of the Plan.
- ◇ The plan of operation limits the number of cabs or car rentals to 15 vehicles parked on site, keeping the operation small in relation to the size of the lot. Therefore, any approval should be subject to this plan of operation.
- ◇ In Staff's opinion, the proposed variance of use would represent a minor deviation from the Ordinance.

(Continued)

## **STAFF REPORT 2023-UV1-011 (Continued)**

### **VARIANCE OF DEVELOPMENT STANDARDS**

- ◇ The requested five-foot wide parking aisle width for four parking stalls, where a 23-foot-wide parking aisle is required, would be located to the rear of the parking area, where vehicles are temporarily stored for either repair or removal. The proposed aisle area would not be accessed by drivers or other vehicles.
- ◇ A temporary gravel area has been added to the rear of the parking area to provide for a compliant 23-foot wide drive aisle, however this is not shown on the site plan, and the gravel would need to be paved, in order for this variance to be withdrawn.
- ◇ As proposed, the reduced drive aisle would have minimal impact upon the adjacent neighbors, would provide adequate space to mitigate any adverse impacts, and provide the minimum area necessary for maintenance.
- ◇ Therefore, in Staff's opinion, the proposed variance of development standards would represent a minor deviation from the Ordinance.

### **GENERAL INFORMATION**

THOROUGHFARE PLAN	This portion of West Washington Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 90-foot existing right-of-way and a 102-foot proposed right-of-way.
SITE PLAN	File-dated May 1, 2023
PLAN OF OPERATIONS	File-dated May 1, 2023
FINDINGS OF FACT	File-dated May 1, 2023,

### **ZONING HISTORY**

**2019-UV3-006; 6780 West Washington Street (east of site)**, requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the outdoor sales, display and storage and the repair of construction equipment, **granted**.

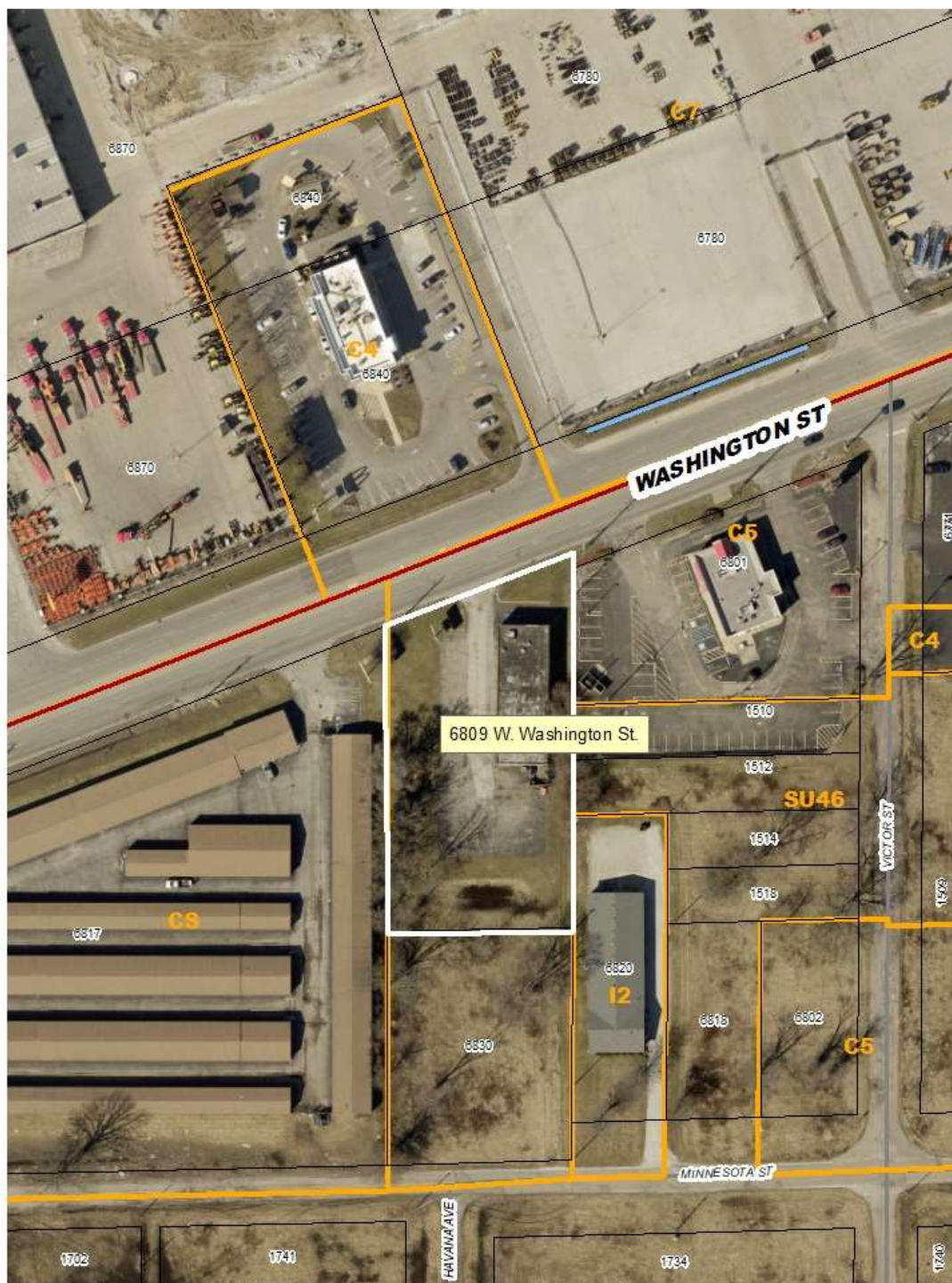
**2019-ZON-049; 6780 and 6870 West Washington Street (north of site)**, requested the rezoning of 19.154 acres from the C-4 District to the C-7 Classification, **approved**.

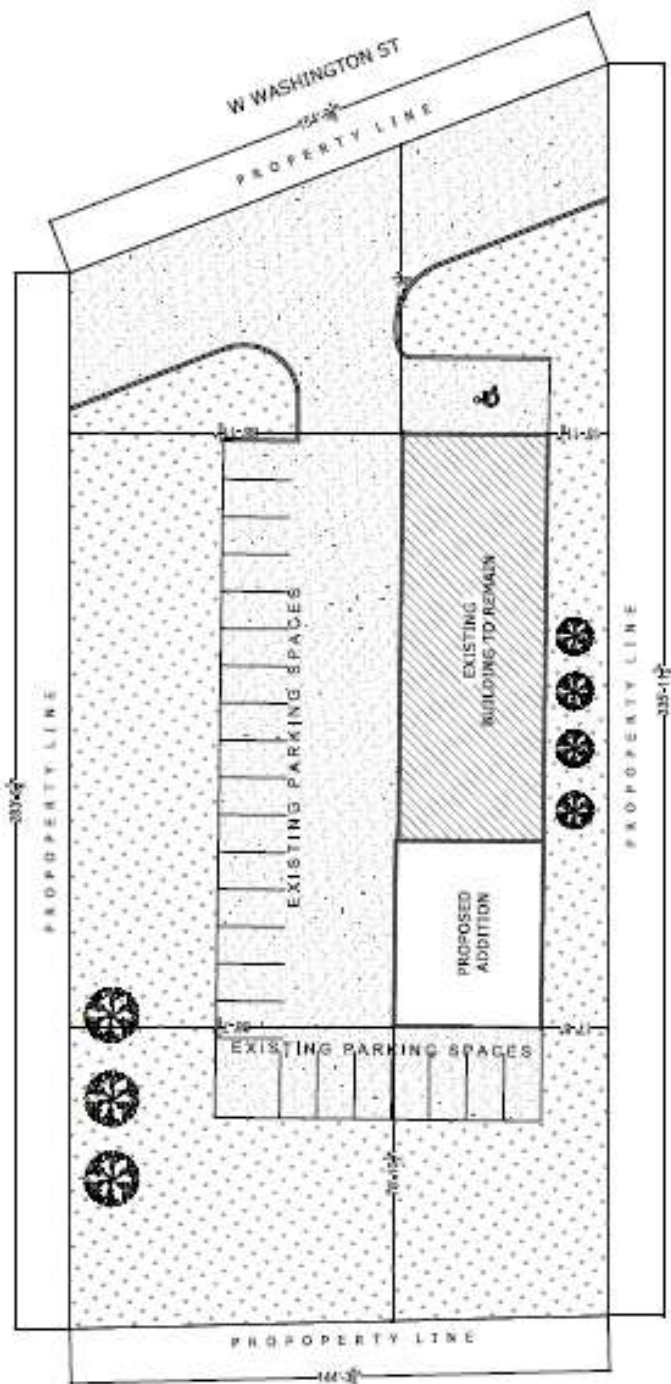
**99-CP-43Z; 6820 West Minnesota Street (east of site)**, requested the rezoning of 0.41 acre from the D-3 District to the I-2-S Classification, **approved**.

**99-CP-43V; 6820 West Minnesota Street (east of site)**, requested a variance of development standards to provide for the expansion of a machine shop with a side yard setback of 20 feet, a two-foot east side transitional yard, and parking in the rear of the transitional yard, **granted**.

**STAFF REPORT 2023-UV1-011 (Continued)**

**2023-UV1-011; Location Map**







## **Plan of Operation**

### **ZTrip, Variance of Use petition**

6809 West Washington Street

In August of 2022, SLEKA II, LLC purchased a 1+ acre parcel at 6809 West Washington Street. The property contains a 4400 square foot building previously occupied by a CarX facility. The owners have applied for a 2000 square foot building addition to the south with the intent to lease to a ZTrip taxi operation.

This addition would consist of four offices, a conference room and restrooms. ZTrip is a taxi cab business that leases vehicles for their drivers. The drivers pay a fee to operate the car and keep all of the fares. Drivers take the car home with them when they are not in operation. ZTrip provides maintenance to the vehicles.

The site on West Washington will be utilized by an office staff of ten that works Monday through Friday, 7am to 5 pm. There will be approximately 15 cabs parked on the site for new drivers or spares. The only other vehicles from the ZTrip fleet that will be on the site will be those that are undergoing maintenance. These typically number ten cars per day for service, with an average stay of one hour per vehicle. The traffic in and out of the site will be reduced from the previous approved use.

There are no customers that come to the site, only ZTrip employees and deliveries. Most deliveries are by regular passenger vehicles except for tires, that are usually delivered in a small cargo van. Vehicle fluids are recycled through a service such as Safety Kleen. There will be no other hazardous materials on the site.

A variance of use is being sought because the C-5 zoning district does not permit a Fleet Terminal. In this particular case, the majority of the fleet is not located on site. It is the intent of the owners that this Plan of Operation document be included as a Commitment to the variance approval. Owners are also willing to commit to the approval being to this use and this use only.

The Comprehensive Plan for Wayne Township identifies this property as Community Commercial. In that the proposed addition is composed of offices, it is likely that this will enhance the likelihood of future uses conforming with the Comprehensive Plan recommendation.

**2023-UV1-011; Photographs**



Subject site looking east.



Subject site proposed addition area, looking south.



Subject site proposed five-foot wide parking aisle width for four parking stalls, looking east



Adjacent Heavy Commercial and Community Commercial to the north.





Adjacent mini-warehouse storage to the west.



Adjacent Community Commercial to the east.