

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).

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

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

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|---------|---------------|--|
| 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 |

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| 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.

(Continued)

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- ◇ 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.

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

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| 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**.

(Continued)

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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**.

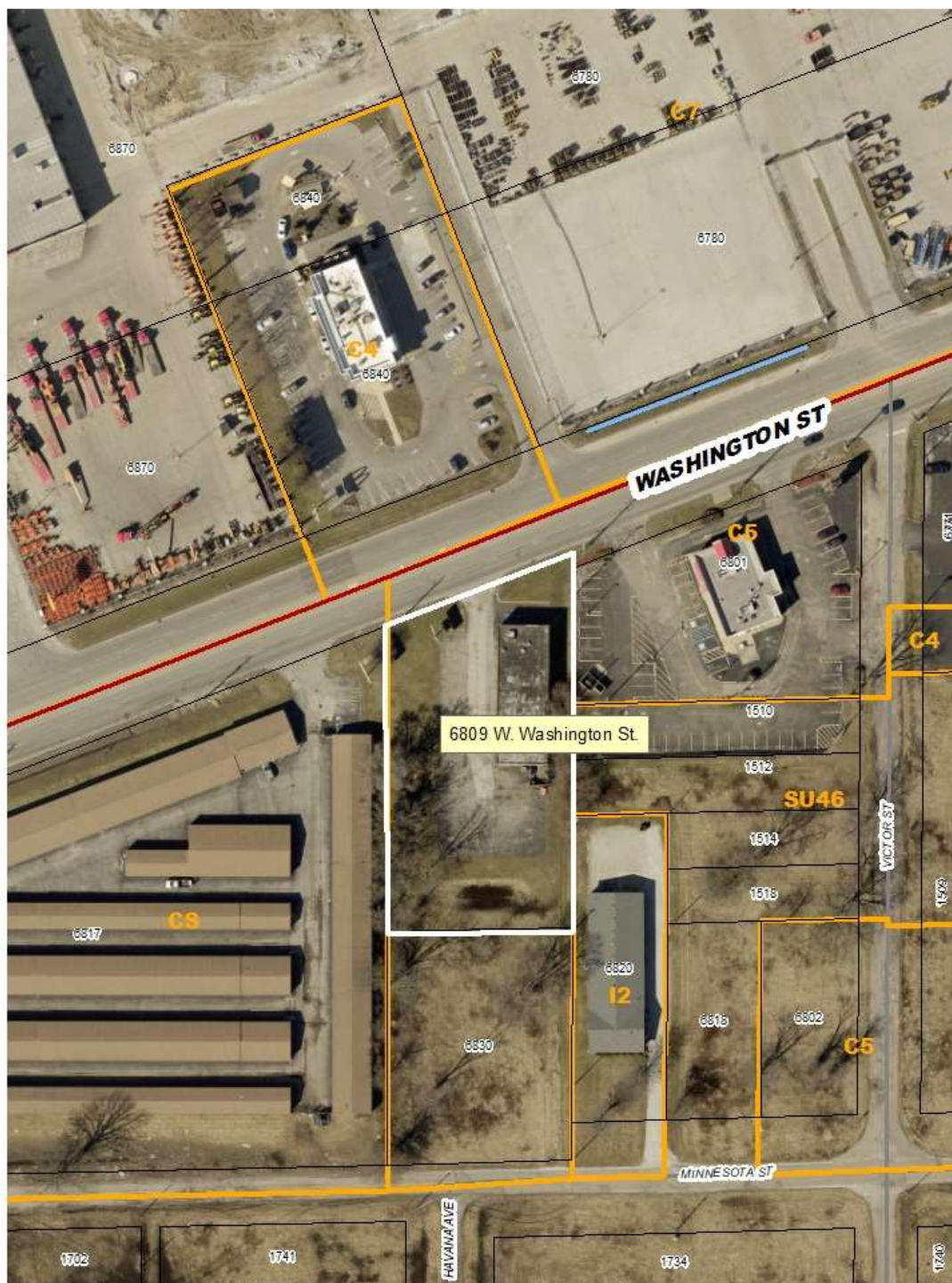
90-UV3-74; 6801 West Washington Street (east of site), requested a variance of use and development standards of the Commercial Zoning Ordinance to permit a drive-thru restaurant within 100 feet of a dwelling district and a 4-foot rear transitional yard, **granted**.

85-Z-107; 6817 West Washington Street (west of site), requested the rezoning of 3.61 acres from the C-5 and C-7 Districts to the C-S Classification, **approved**.

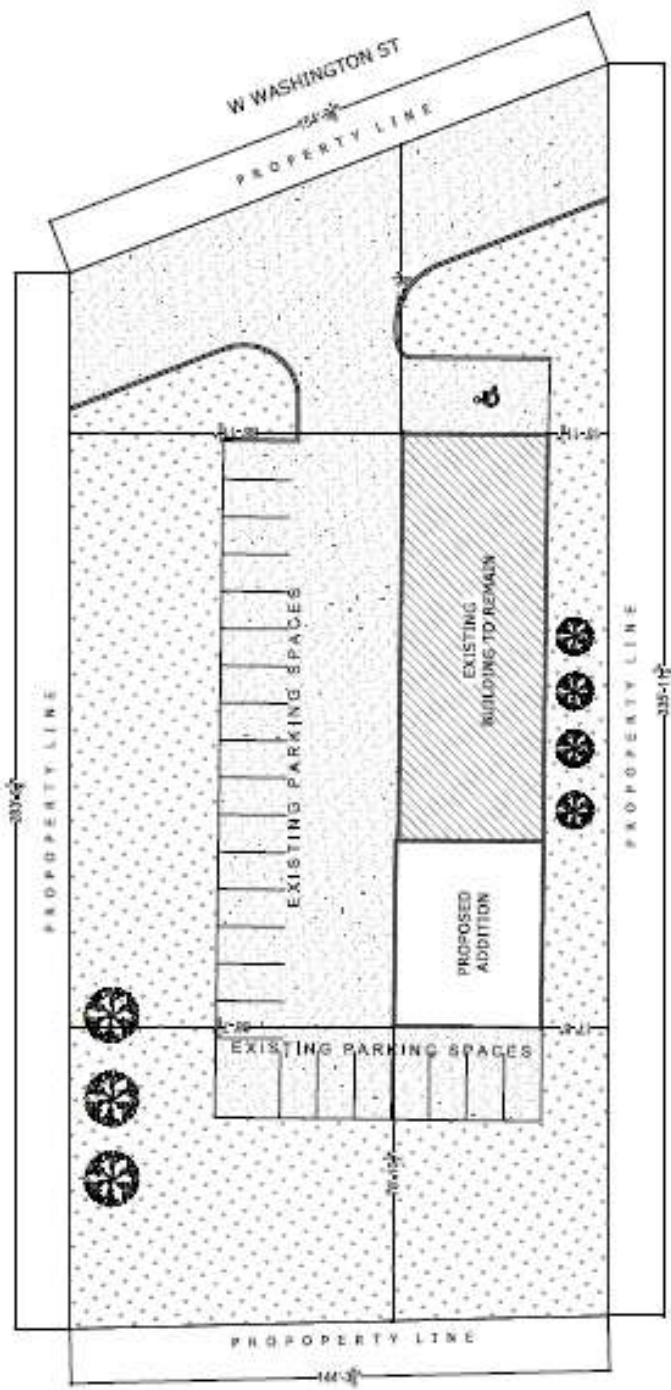
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2023-UV1-011; Location Map



2023-UV1-011; Site Plan



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.