



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 9, 2024

Case Number: 2024-ZON-046
Property Address: 104 South College Avenue (Approximate Address)
Location: Center Township, Council District #18
Petitioner: Indy City Barbell, by Brian J. Tuohy
Current Zoning: I-4 (RC) (FF) (TOD)
Request: Rezoning of 0.66-acre from the I-4 (RC) (FF) (TOD) district to the CBD-2 (RC) (FF) (TOD) district to provide for a gymnasium, physical fitness, and training center.
Current Land Use: One-story warehouse structure
Staff Recommendations: Approval
Staff Reviewer: Jeffrey York, Principal Planner I

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

The 0.66-acre subject site is a developed with a one-story warehouse and a small parking lot north of the warehouse. It is located adjacent to an elevated railroad south of Washington Street, along College Avenue. The site is between two large multi-family developments to the east and west, with commercial uses to the south.

This petition would rezone this site from the I-4 (RC) (FF) (TOD) district to the CBD-2 (RC) (FF) (TOD) district to provide for a gymnasium, physical fitness, and training center. A site plan was not filed with this petition.

The I-3 district is for those heavy industrial uses which present an elevated risk to the general public and are typically characterized by factors that would be exceedingly difficult, expensive, or impossible to eliminate. These industries are therefore buffered by a sizable area to minimize and detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Location of this district should be as far from protected districts and environmentally sensitive areas as practical and never be adjacent to protected districts.



The CBD-2 district is Central Business District Two for the general downtown area of Indianapolis, surrounding the CBD-1 and CBD-3 districts. The district represents the typical urban core of Indianapolis to be developed at very high density. It is a pedestrian oriented environment with a diverse mixture of uses such as residential, retail, restaurants, entertainment, major public facilities, major convention facilities, sports venues, hotels, and memorials.

RC is Regional Center, which is an overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Metropolitan Development Commission. No development plans were submitted with this petition.

Staff Analysis

The site is recommended for City Neighborhood development. The City Neighborhood typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

For these reasons, Staff is supportive of the rezoning to the CBD-2 (RC) (FF) (TOD) district.

GENERAL INFORMATION

Existing Zoning	I-4 (RC) (FF) (TOD)	
Existing Land Use	A one-story warehouse and a small parking lot	
Comprehensive Plan	City Neighborhood	
Surrounding Context	Zoning	Land Use
North:	I-4 (RC)	Elevated railroad track
South:	CBD-S (RC)	Commercial
East:	CBD-2 (RC)	Multi-family dwellings
West:	CBD-2 (RC)	Multi-family dwellings
Thoroughfare Plan		
College Avenue	Primary Arterial Street	78-foot existing and proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	Yes	
Overlay	Yes – Regional Center and Transit Oriented Development	
Wellfield Protection Area	No	
Site Plan	No	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	

Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Overlays
 - This site is located within the Regional Center, which is a secondary overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Metropolitan Development Commission.
 - Blue Line Transit-Oriented Development Strategic Plan (2018).

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends City Neighborhood development for the subject site.
- The City Neighborhood typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The property falls within the Blue Line Transit-Oriented Development Strategic Plan (2018). The closest station within a ¼ mile to the northwest at the intersection of Washington Street and Park Avenue.

- This station is classified as a Central Business District Typology that would promote a high-density mixed-use and multi-family with a minimum of 25 units per acre, minimum of 10 stories at core with no front or side setbacks, with zero minimum parking requirements.

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)

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describes the purpose, policies, and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database



ZONING HISTORY

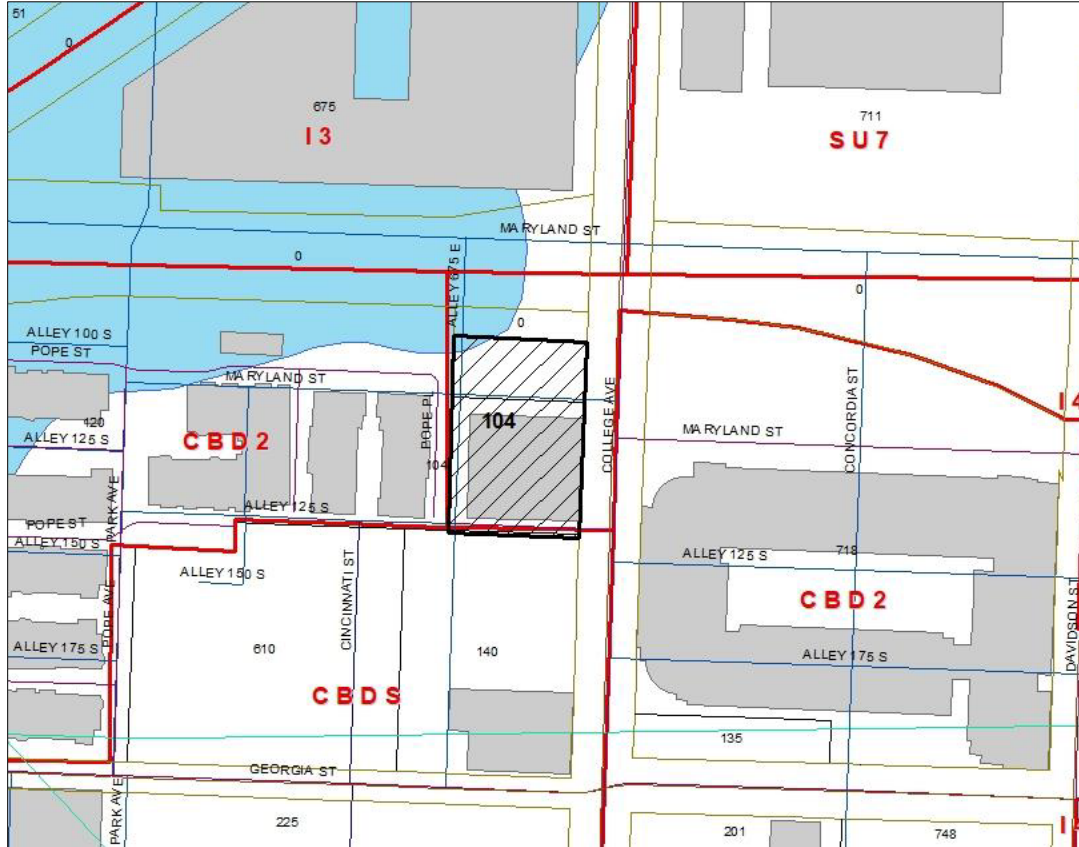
ZONING HISTORY – SITE

None.

ZONING HISTORY – VICINITY

None.

EXHIBITS





View of southern portion of the existing structure along College Avenue



View of the middle portion of the existing structure along College Avenue



View of the middle portion of the existing structure and parking lot along College Avenue