

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-041
Address: 7551 West Morris Street (approximate address)
Location: Wayne Township, Council District #22
Zoning: I-4 / I-3
Petitioner: Target Corporation, by Eric Fiacable
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing parking area resulting in 14 double-loaded parking rows and 18 single-loaded parking rows, with parking area comprising 52.5 percent of the front yard (parking in the front yard limited to a single double-loaded row and 10 percent of the total area).

RECOMMENDATIONS

Staff **recommends approval** of the request subject to a commitment that the existing and proposed parking lot landscaping be subject to administrative approval prior to issuance of an improvement location permit.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

I-3 / I-4	Metro	Industrial
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SURROUNDING ZONING AND LAND USE

North	I-3 / I-4	Industrial
South	I-3 / I-4	Industrial
East	SU-9 / I-3 / I-3	Fire Station / Industrial
West	I-3 / I-4	Industrial

COMPREHENSIVE PLAN The Comprehensive Plan recommends Office/Industrial Mixed-Use

- ◇ The subject site is a 117.28-acre lot and developed with an industrial building, semi-trailer parking and loading, and vehicle parking. This site is located near the intersection of Morris Street and Girls School Road, and has frontage on both streets. The property is within the Chapel Hill / Ben Davis Neighborhood and part of the Airport Economic Development Area.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide the expansion of an existing parking area resulting in 14 double-loaded parking rows and 18 single-loaded parking rows, with parking area comprising 52.5 percent of the front yard.

(Continued)

STAFF REPORT 2023-DV1-041 (Continued)

- ◇ The zoning ordinance limits parking in the front yard to one double-loaded row of parking in all industrial districts. Double-loaded parking describes a parking configuration where the vehicles face each other, with maneuvering aisles on each side. Parking in the front yard of industrial districts is also limited to 10 percent of the front yard (the area between the building line and the right-of-way). The ordinance does not limit the number of parking spaces for wholesale distribution or storage uses.
- ◇ The subject site was developed with several single and double-loaded rows of parking in the front yard prior to the current zoning ordinance. This request would expand the parking areas to the east on the Morris Street frontage and the Girls School Road frontage. The existing building is situated on the site so that all undeveloped areas for potential expansion are in the front yards. The side yards on the west and south are currently developed with semi-trailer parking and loading areas. Due to the limited availability for expansion, staff would not oppose the requests for parking in the front yard.
- ◇ Staff does not typically support variances related to parking standards; however, staff believes that enhanced landscaping as requested by commitment could reduce the impact of the expansion. The ordinance does not require that existing parking meet landscaping standards where it is an increase of less than one hundred percent; however, staff believes that requiring landscaping for the existing parking is warranted given the amount of parking in the front yards being requested.
- ◇ Regarding the commitment, staff would note that the landscaping area for the existing parking should as nearly as possible meet the six percent uncovered vehicle areas in Table 744-505-2 and credits for adjustment in Table 744-505-3; since the existing parking lot is not being modified, staff may allow for flexibility in landscaping locations.

GENERAL INFORMATION

THOROUGHFARE PLAN

Morris Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Collector, with a 66-foot existing right-of-way and an 80-foot proposed right-of-way.

Girls School Road is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 75-foot existing right-of-way and a 112-foot proposed right-of-way.

SITE PLAN

File-dated July 20, 2023

FINDINGS OF FACT

File-dated July 20, 2023

ZONING HISTORY – SITE

88-Z-274, rezoning of 32.7 acres from the I-3S district to the I-4S district, **withdrawn**.

ZONING HISTORY – VICINITY

2021-UV3-012, 7777 West Morris Street, variance to provide for an artisan food and beverage establishment with accessory outdoor seating, **approved**.

(Continued)

STAFF REPORT 2023-DV1-041 (Continued)

2014-DV2-002, 7777 West Morris Street, variance to legally establish a second sign along the approximately 591-foot frontage of West Morris Street, with said sign being approximately 135 feet east of the other sign, **withdrawn**.

2005-UV2-040, 7777 West Morris Street, variance to provide for a dog daycare and boarding facility within an existing 5,280-square foot industrial building, with an outside pet exercise area, **approved**.

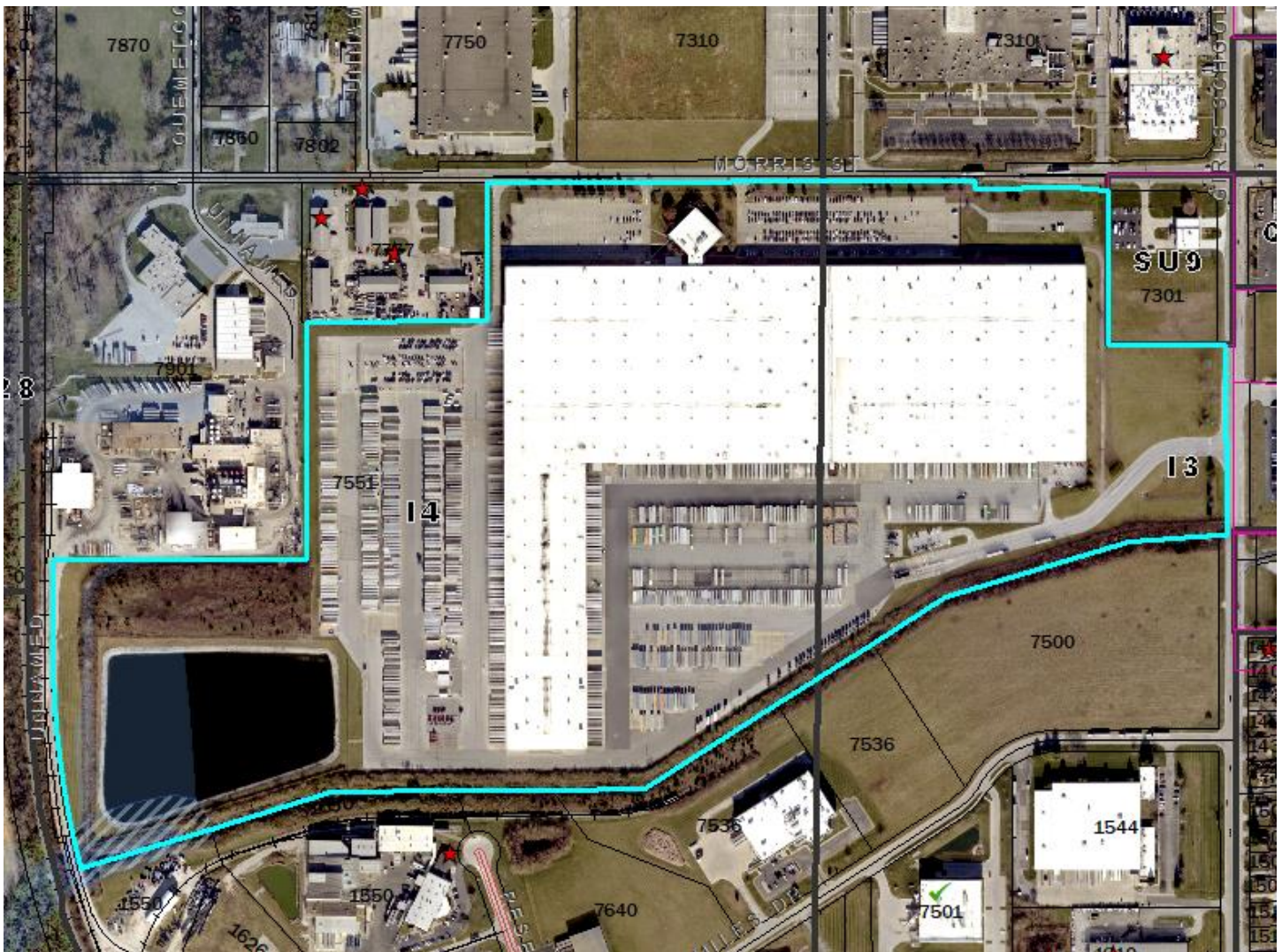
2000-UV2-017, 7777 West Morris Street, variance to legally establish an office and to provide for associated instructional activities, **approved**.

83-Z-159, 7301 West Morris Street, rezoning of five acres from the I-3S district to the SU-9 district, **approved**.

83-z-140, 1610 South Girls School Road, rezoning of 46.69 acres from the I-3S/I-4S district to the D-P district, **denied**.

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2023-DV1-041; Aerial Map



2023-DV1-041; Findings of Fact

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

There is no increase in traffic to or from the site because no increase in employees is associated with these improvements. Parking will only be relocated from

The parking lots as proposed will allow for the separation of employee parking and truck yards. This separation results in a safer environment for employees who no longer need to park and walk through truck yards

Additional entry points to parking areas will reduce queuing onto public streets as vehicles are waiting to enter the site.

The project is within an industrial/commercial area and none of the improvements are abutting residential areas.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

There are no residential areas abutting the property and the improvements do not adversely impact the adjacent industrial and commercial users.

Proposed parking lot size and locations are similar to the existing parking lots on this site.

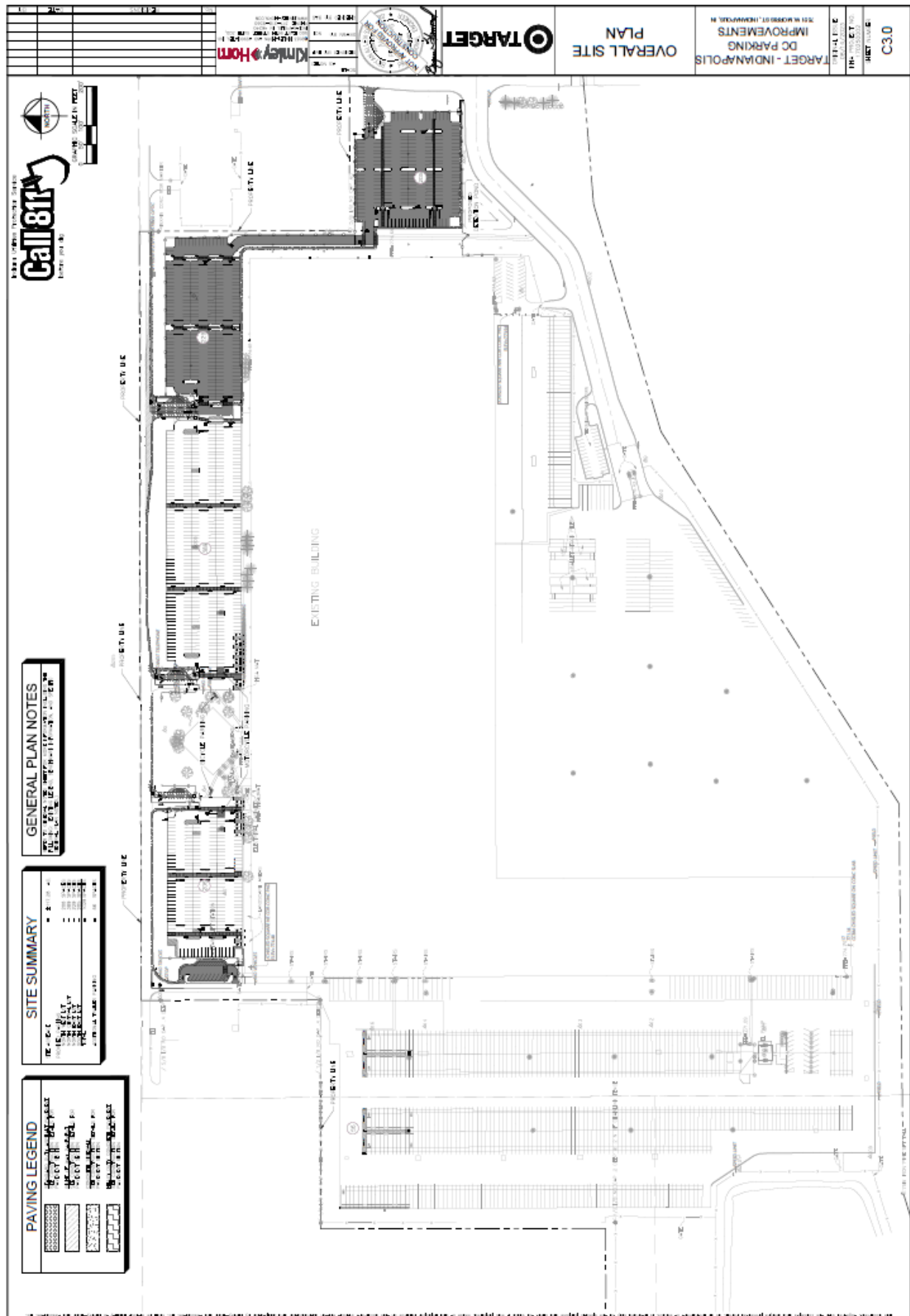
The property north of the target property utilizes three rows of parking in the front yard with 1 row being double loaded, so these improvements would not be incongruent with adjacent sites.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Due to the existing improvements being made prior to the current zoning standards, there is not adequate area for parking out side of the front yards.

One double-loaded row of parking does not allow for sufficient parking outside of the truck yards to eliminate car parking within the truck yards.

2023-DV1-041; Site Plan



2023-DV1-041; Photographs



Subject site existing parking entrance



Subject site existing parking



Subject site existing parking



Subject site existing parking



Proposed parking expansion on Morris Street



Proposed parking expansion on Morris Street



Proposed parking on Morris Street, Proposed parking on Girls School Road in left background