

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-UV3-016
Address: 3351 North Meridian Street (approximate address)
Location: Center Township, Council District #9
Zoning: C-1 / D-9 (TOD)
Petitioner: Dove Recovery House for Women, Inc., by Brian J. Tuohy
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a building expansion of an existing transitional housing for women, with counseling therapy services to current and former residents (not permitted).

RECOMMENDATIONS

Staff **recommends approval** of this request subject to the July 5, 2023 site plan and June 14, 2023 plan of operation.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

C-1/D-9	Compact	Transitional Living Quarters
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SURROUNDING ZONING AND LAND USE

North	SU-2	High School
South	C-S	Multi-service outreach center?
East	D-5	Elementary School
West	D-9	Residential (Multi-family dwellings)

NEIGHBORHOOD PLAN

The Mapleton-Fall Creek Neighborhood Land Use Plan (2013) recommends office commercial use development.

- ◇ The 0.995-acre site is developed with a two-story building and associated parking area. The site is surrounded by a variety of uses such as schools, multifamily dwellings, and social services.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The request would provide for transitional housing and parking for women, with counseling therapy services to current and former residents, to provide for recovery from alcohol and drug abuse and addiction.

(Continued)

STAFF REPORT 2023-UV3-016 (Continued)

- ◇ Transitional living quarters is defined as a residential facility providing temporary lodging for families or individuals in immediate need. The facility may also provide limited temporary counseling, referral, mediation and similar human service functions. This definition does not include a group home, daily emergency shelter, diversion center, or residential facilities or shelters for residents who are required to leave during the day for work or other purposes.
- ◇ The same use is operated on site at a smaller scale per 2016-UV2-003. It can be similarly associated with emergency shelters, which would be allowed in the C-3 zoning district, in regard to traffic, noise, and hours of operation.
- ◇ Staff is comfortable with the expansion of the use on the subject site since it has operated on site since 2016 without issues and would continue to offer much needed services to the community.
- ◇ The proposal would raise the number of residents being served from 42 to 55. The expansion would provide for additional rooms, offices and amenities needed to support 13 new residents.
- ◇ The grant of the request would not interfere substantially with the Comprehensive Plan recommendation of office commercial uses because the site has a dental office, and the proposed use includes offices that will be expanded with the additional residents to be assisted.

GENERAL INFORMATION

THOROUGHFARE PLAN	Meridian Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial street, with a 70-foot existing right-of-way and a 78-foot proposed right-of-way.
SITE PLAN	File-dated July 5, 2023.
FLOOR PLANS	File-dated June 14, 2023.
PLAN OF OPERATION	File-dated June 14, 2023.
FINDINGS OF FACT	File-dated June 14, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

2016-UV2-003; 3351 North Meridian Street (subject site), Variance of use of the Commercial and Dwelling Districts Zoning Ordinance to provide for transitional housing and parking for women, with counseling therapy services to current and former residents, **granted with commitments.**

(Continued)

STAFF REPORT 2023-UV3-016 (Continued)

60-V-153; 3351 North Meridian Street (subject site), Variance of use to provide for an office building with identification sign and off-street parking, **granted**.

ZONING HISTORY – VICINITY

2023-UV2-001; 101 East 34th Street (east of site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a coffee shop (not permitted), **granted**.

2015-UV2-016; 3345 North Pennsylvania Street (east of site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the conversion of the second floor of a two-story detached garage, with a three-foot south side setback (minimum four-foot side setback required), into an 800-square foot dwelling unit (one dwelling unit permitted per lot, minimum 900 square feet required), **granted**.

2009-DV2-020; 3401 North Meridian Street (north of site), Variance Of Development Standards of the Sign Regulations to provide for the erection of a 15-foot tall, 160-square foot pole sign, with a 48-square foot electronic variable message sign (EVMS) component, located approximately 50 feet from a dwelling district and 20 feet from a signalized intersection (maximum four-foot tall sign permitted within 600 feet of a dwelling district; EVMS not permitted in SU-2 District, EVMS not permitted within 600 feet of a protected district; EVMS not permitted within 125 feet of signalized intersection), with the lowest point of the sign face being less than nine feet above grade (minimum nine-foot clearance required), **denied**.

2008-VAR-802; 3402 and 3416 North Meridian Street, and 3401, 3403, 3415 and 3420 Salem Street (northwest of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a four-story, 59,926 square-foot multifamily building containing 52 dwelling units with a) a 34-foot front setback from the existing right-of-way of Meridian Street (minimum 40-foot front setback required), and with a 10-foot front setback from the existing right-of-way of 34th Street (minimum 30-foot front setback required), b) a floor area ratio (FAR) of 0.979 (maximum FAR of 0.800 permitted), c) an open space ratio (OSR) of 0.793 (minimum OSR of 0.870 required), d) a livability space ratio (LSR) of 0.240 (minimum LSR of 0.490 required), e) a major livability space ratio (MLSR) of 0.083 (minimum MLSR of 0.095 required), f) with parking, within the required 30-foot front yard along 34th Street (not permitted), within the required 25-foot front yard along Salem Street (not permitted), and within the required twenty-foot north and east perimeter yards (not permitted), and g) with a total car ratio (TCR) of 0.788 (minimum TCR of 0.940 required) and a variance of Use and development standards of the Dwelling Districts Zoning Ordinance to provide for a parking lot at 3720 Salem Street, with two-foot north and south side setbacks, and a zero-foot rear setback, within the required twenty-foot side and rear perimeter yards (not permitted), **granted**.

91-V1-14; 3333 North Meridian Street (south of site), Variance of development standards of the Dwelling Districts Zoning to permit the placement of a ground sign to be located 10 feet from the right-of-way of North Meridian Street (15 feet required) and to allow the placement of a 24 square foot wall sign (one sign permitted not to exceed 1 square foot), **granted**.

88-UV2-30; 3341 North Illinois Street (southwest of site), Variance of use and development standards of the Commercial Zoning Ordinance to provide for the outdoor storage of motor vehicles and parking in the required transitional yard, **granted**.

(Continued)

STAFF REPORT 2023-UV3-016 (Continued)

87-HOV-130; 3337 North Pennsylvania Street (east of site), Variance of development standards of the Dwelling Districts Zoning to provide for a twenty-six-foot tall, detached garage (twenty-foot maximum height permitted), **granted**.

84-UV1-24; 3401 North Meridian Street (north of site), Variance of use to provide for recreational facilities and a freestanding sign, **portions granted and denied**.

84-UV2-120; 3402 North Meridian Street (northwest of site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for the construction and use of a retail drug store with off-street parking provided, **dismissed**.

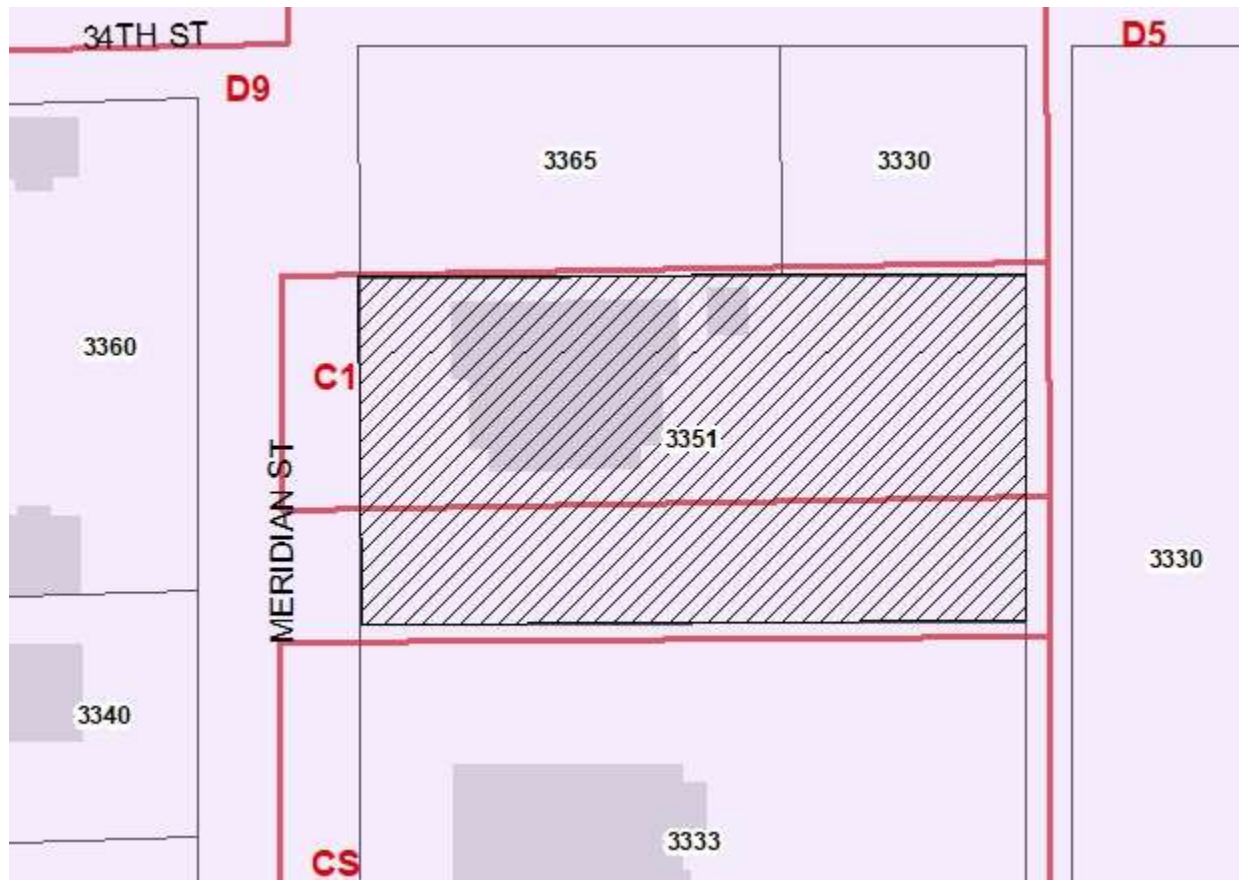
83-SE1-1; 65 West 34th Street (west of site), Commercial Special Exception to establish an amusement arcade with more than four (4) amusement machines in an existing commercial building, **denied**.

83-V1-47A; 65 West 34th Street (west of site), Variance of development standards of the 76-AO-2 to permit an amusement arcade with more than four (4) video amusement games in an existing commercial building within 500 feet of a residential zoning district, **denied**.

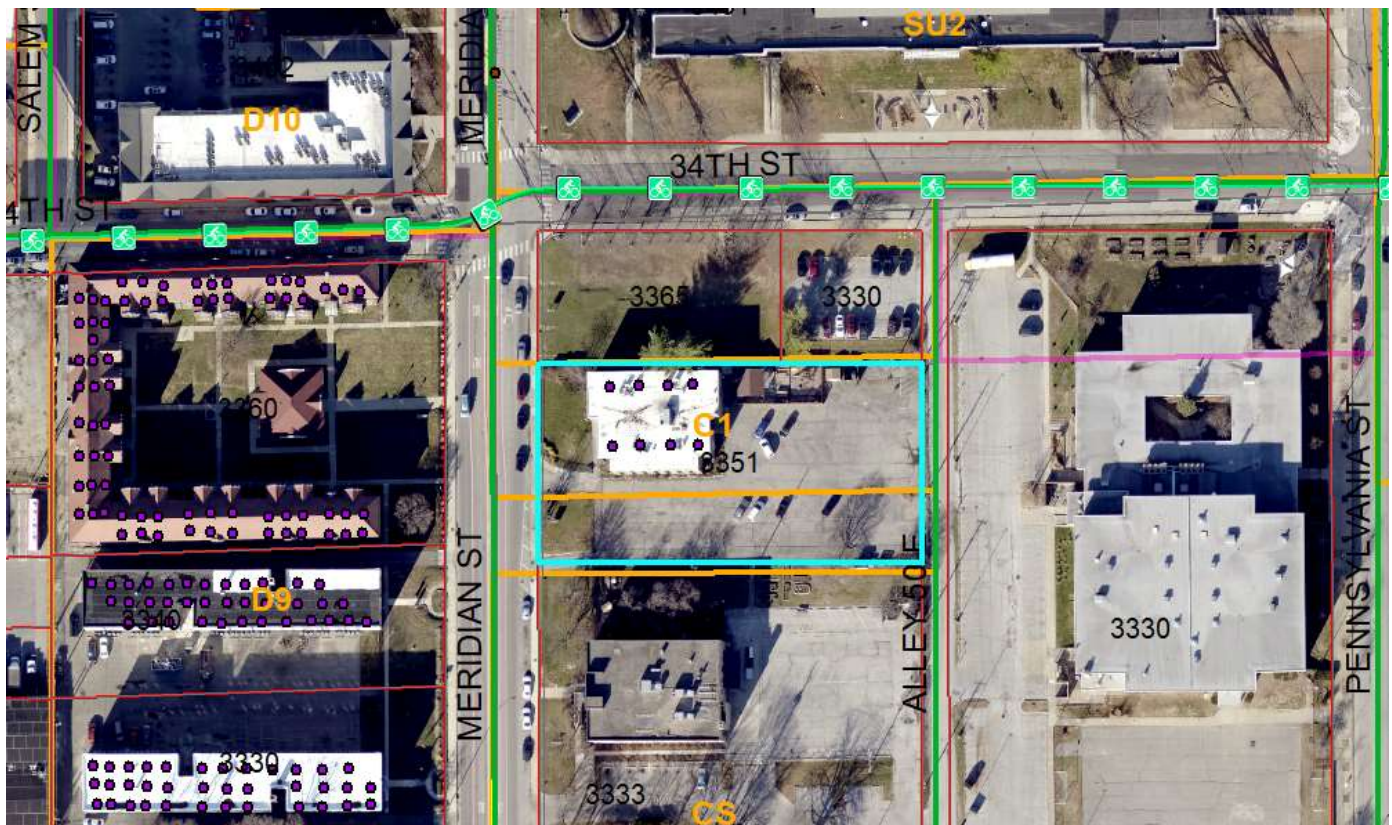
75-UV3-25; 3402 North Meridian Street (northwest of site), Variance of use, setback and development standards to erect a restaurant with signs, **denied**.

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2023-UV3-016; Location Map



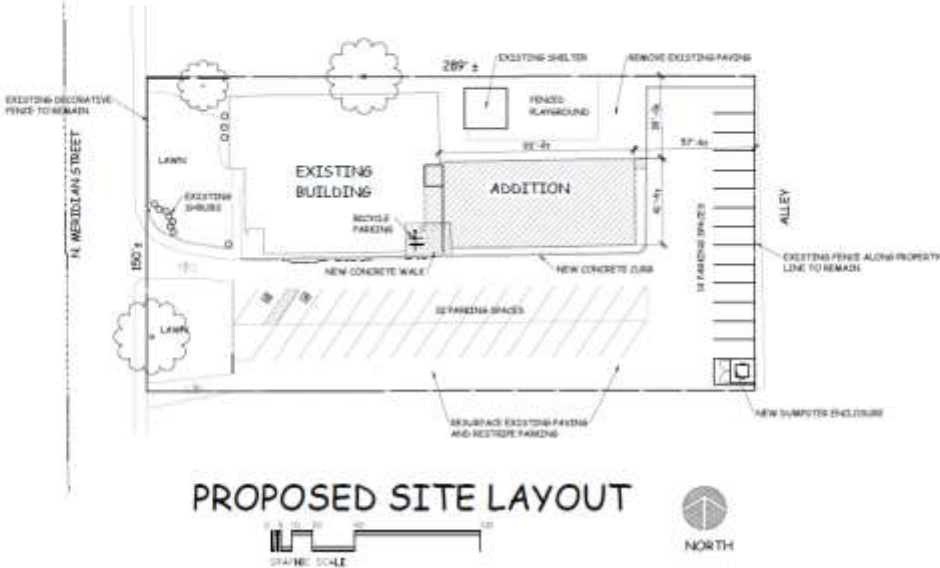
2023-UV3-016; Aerial Map



2023-UV3-016; Site Plan

SITE DATA

LOCATION: 3301 N MERIDIAN ST
DESCRIPTION: ATKINS & PERKINS
UNIVERSITY PLACE ADD L11 & N 1/2 L10
SIZE: APPROX 43,350 SF
ZONING CLASS: C1/O9
BUILDING USE: TRANSITIONAL HOUSING
DENTAL OFFICE
BUILDING FOOTPRINT:
EXISTING: ±6,384 SF
ADDITION: ±4,000 SF
PARKING SPACES: 46
RESIDENTS:
CURRENT: 42
ADDITIONAL: 15



ARCHITECT
WDI
ARCHITECTURE
WDI ARCHITECTURE, INC.
15 WEST 20TH STREET
MINNEAPOLIS, MN 55404
P. 612.338.8000
F. 612.338.8001
W. www.wdiarch.com



CLIENT

PROJECT
DOVE RECOVERY HOUSE
EXPANSION AND RENOVATION
MINNEAPOLIS, MN

DATE: 10/1/2023

REVISIONS:
1. 10/1/2023
2. 10/1/2023
3. 10/1/2023
4. 10/1/2023
5. 10/1/2023
6. 10/1/2023
7. 10/1/2023
8. 10/1/2023
9. 10/1/2023
10. 10/1/2023

DATE: 10/1/2023

2023-UV3-016; Floor Plans



↑ FIRST FLOOR - PRELIMINARY EXPANSION
OPTION B



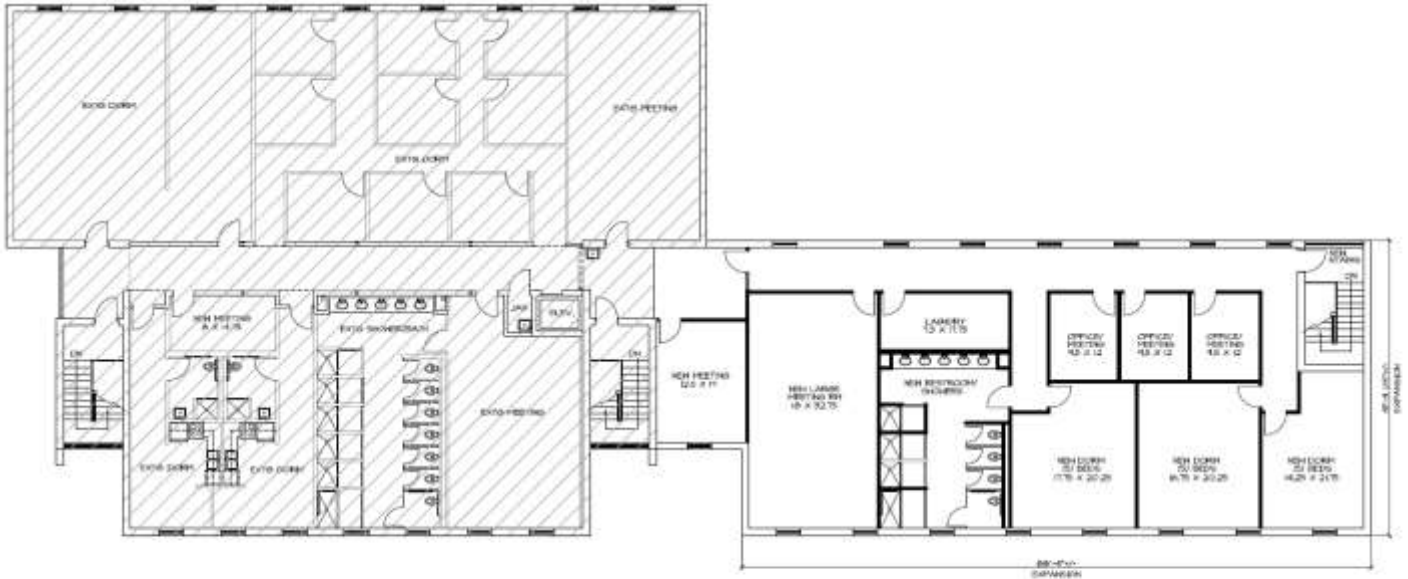
↑ FIRST FLOOR - PRELIMINARY EXPANSION
OPTION B

- EXISTING STRUCTURE
- EXPANSION - APPROXIMATELY 8006 SF TOTAL BOTH FLOORS

2023-UV3-016; Floor Plans (Continued)



↑ SECOND FLOOR - PRELIMINARY EXPANSION
OPTION B



↑ SECOND FLOOR - PRELIMINARY EXPANSION
OPTION B

Plan of Operation

3351 N. Meridian Street (the “Site”)

Proposed Use: Petitioner (“Dove House”) proposes to expand the existing building and the existing use (which was permitted by Case No. 2016-UV2-003) on the site to provide for transitional housing for women and to provide counseling therapy services to residents. A portion of the building and parking areas will also continue to be used as a dental office.

Additionally, once Dove House residents transition into independent living, such former residents may continue to receive therapy services at the facility. No detox services are offered. Children are permitted to visit their mothers at the facility.

Number of Residents: Maximum number of residents shall be 55 residents.

Security: The portion of the building occupied by Petitioner will remain locked at all times. The dental office will have a separate entrance to the building. Security lighting will be provided in parking areas and around the building.

Staff: At least one staff member will be on the site at all times (with different staff members being present for different shifts during the day).

Curfew: Curfew for all residents is 10:00 pm, unless the resident is working. Typically, the resident does not leave the site for the resident’s first 30 days at the facility.

Visitation: Residents may receive visitors from 1:00 pm – 6:00 pm on Saturdays and Sundays.

2016 Plan of Operation

Plan of Operation

Metropolitan Development

FEB 09 2016

Case No.: 2016-UV2-003

Approx. Address: 3351 N. Meridian Street (the "Site")

Division of Planning

Proposed Use: Petitioner ("Dove House") proposes to utilize a majority of the existing building on the Site for transitional housing for women and to provide counseling therapy services to residents. A portion of the building and parking areas will also continue to be used as a dental office.

Additionally, once Dove House residents transition into independent living, such former residents may continue to receive therapy services at the facility. No detox services are offered. Children are permitted to visit their mothers at the facility.

Number of Residents: Maximum number of residents shall be 42 residents.

Security: The portion of the existing building occupied by Petitioner will remain locked at all times. The dental office in the existing building will have a separate entrance to the building. Security lighting will be provided in parking areas and around the building.

Staff: At least one staff member will be on the site at all times (with different staff members being present for different shifts during the day).

Curfew: Curfew for all residents is 10:00 pm, unless the resident is working. Typically, the resident does not leave the site for the resident's first 30 days at the facility.

Visitation: Residents may receive visitors from 1:00 pm – 6:00 pm on Saturdays and Sundays.

2023-UV3-016; Photographs



Photo of the Subject Property: 3351 North Meridian Street



Photo of the existing building looking north.



Photo of the proposed location of the building addition.



Photo of the existing parking area looking east towards the alley.



Photo of the eastern property boundary.



Photo of the eastern property boundary.