

## STAFF REPORT

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

**Case Number:** 2023-SE3-001  
**Address:** 7201 Pendleton Pike (approximate address)  
**Location:** Lawrence Township, Council District #13  
**Zoning:** C-4 (TOD)  
**Petitioner:** RELP Pendleton LLC C/O RD Management LLC, by Chris Greene  
**Request:** Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for the reuse of an existing building that would allow for the operation of an Extra Large Retail Sales/Service facility (retail sales greater than 20,000 square feet require grant of a special exception).

### RECOMMENDATIONS

Staff **recommends approval** of this request.

### SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

#### EXISTING ZONING AND LAND USE

C-4	Compact	Commercial
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#### SURROUNDING ZONING AND LAND USE

North	C-4	Commercial
South	SU-1	Religious Use
East	C-S/D-5	Commercial / Residential (Single-family dwellings)
West	C-4/D-5	Commercial / Residential (Single-family dwellings)

COMPREHENSIVE PLAN	The Comprehensive Plan recommends community commercial development and special use development.
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### LAND USE

- ◇ The 12.28-acre subject site is developed with a large commercial building with associated parking lot. It is surrounded by a mix of commercial and residential uses to the west, north and east with a religious use to the south.

### SPECIAL EXCEPTION

- ◇ The grant of the request would allow the reuse of an existing building for the operation of an Extra Large Retail Sales/Service facility.
- ◇ Per Table 742-207-1 Commercial and Industrial Use Limitations, Extra Large Retail Sales/Service (20,001+ square feet) is only permitted in the C-4 district by special exception.

(Continued)

## **STAFF REPORT 2023-SE3-001 (Continued)**

- ◇ This limitation is in place to preserve the land within the Transit Oriented Development Secondary Zoning District for more compact, walkable, and urban development patterns within public investment in the transit system. One specific design objective is to provide a concentration of many different and small-scale uses with a fine-grained pattern that integrates and transitions well with the neighborhoods they support.
- ◇ Since the site contains a large existing commercial building, staff determined that the reuse of the building would be appropriate to allow an Extra Large Retail Sales/Service facility based on the large availability of commercial space within the building.
- ◇ The building is a multi-tenant building that currently has one tenant so it can be expected that other large tenant spaces could be proposed to utilize the remainder of the building in the future.
- ◇ The petitioner provided parking calculations showing that the necessary parking will be provided on site.
- ◇ For these reasons, staff is recommending approval of the request.

## **GENERAL INFORMATION**

THOROUGHFARE PLAN	Pendleton Pike is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial, with a 107-foot existing right-of-way and a 104-foot proposed right-of-way.
	Elmhurst Drive is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 50-foot existing right-of-way and a 48-foot proposed right-of-way.
SECONDARY DISTRICT	Transit Oriented Development Secondary Zoning District (TOD).
OVERLAY	This site is in a Transit-Oriented Development (TOD) overlay, specifically the Bus Rapid Transit Purple Line.
SITE PLAN	File-dated January 3, 2023.
PARKING AND CIRCULATION PLAN	File-dated January 3, 2023.
AMENDED PARKING PLAN	File-dated February 3, 2023.
PLAN OF OPERATION	File-dated January 3, 2023.

(Continued)

## **STAFF REPORT 2023-SE3-001 (Continued)**

### **ZONING HISTORY – SITE**

#### EXISTING VIOLATIONS

None.

#### PREVIOUS CASES

None.

### **ZONING HISTORY – VICINITY**

**2019-UV1-012; 7201 Pendleton Pike** (subject), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a stand-alone ATM (not permitted), **granted**.

**2018-UVL-001; 4004 Kingman Drive / 7190 Pendleton Pike** (north of site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through lane within the D-3 district, **granted**.

**2001-UV2-036; 3815 North Shadeland Avenue** (west of site), Variance of use of the Commercial Zoning Ordinance to provide for automobile sales (not permitted), and a variance of development standards of the Commercial Zoning Ordinance to provide for a 21-foot-wide aisle and maneuvering area (24-foot width required), **granted**.

**95-LSV-11; 7204 Pendleton Pike** (north of site), Variance of development standards of the Commercial Zoning Ordinance to permit the construction of a fast-food restaurant with a drive through service unit at the side of a building abutting a protected district and an illuminated pole sign located 80 feet from a protected district (minimum 600 feet required), **granted**.

**94-V2-21; 7201 Pendleton Pike** (subject), Variance of development standards of the Commercial Zoning Ordinance to permit a building and garden shop addition with outdoor display of 11,900 square feet, **granted**.

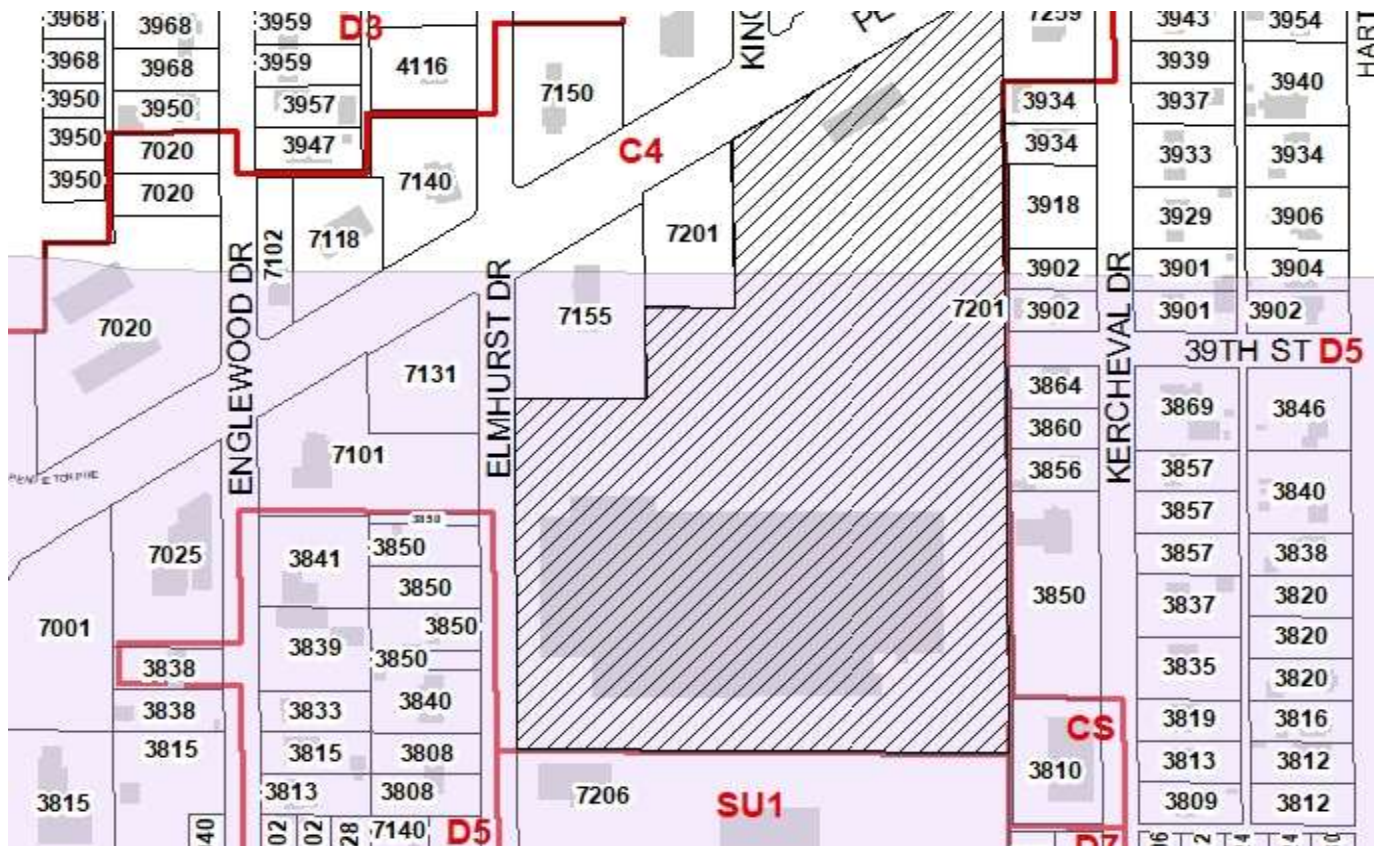
**91-V1-47; 3934 North Kercheval Drive** (east of site), Variance of development standards of the Dwelling District Zoning Ordinance to permit the construction of a detached garage resulting in the total accessory uses exceeding 75% of the floor area of the residence, **withdrawn**.

**89-V2-141; 3838 Englewood Drive** (west of site), Variance of use of the Commercial Zoning Ordinance to permit an inground pool with a deck for an existing single-family residence, **granted**.

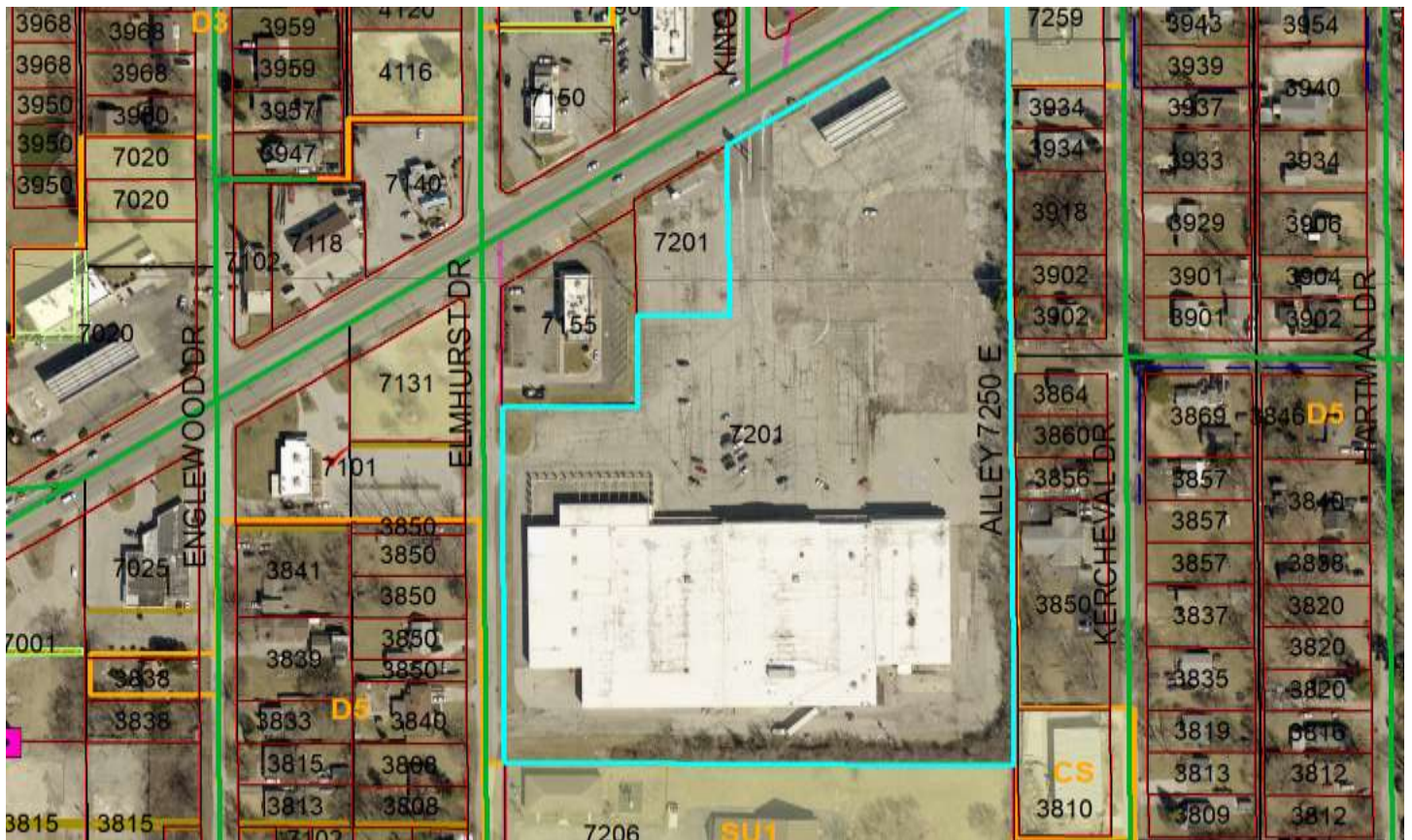
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## 2023-SE3-001; Location Map



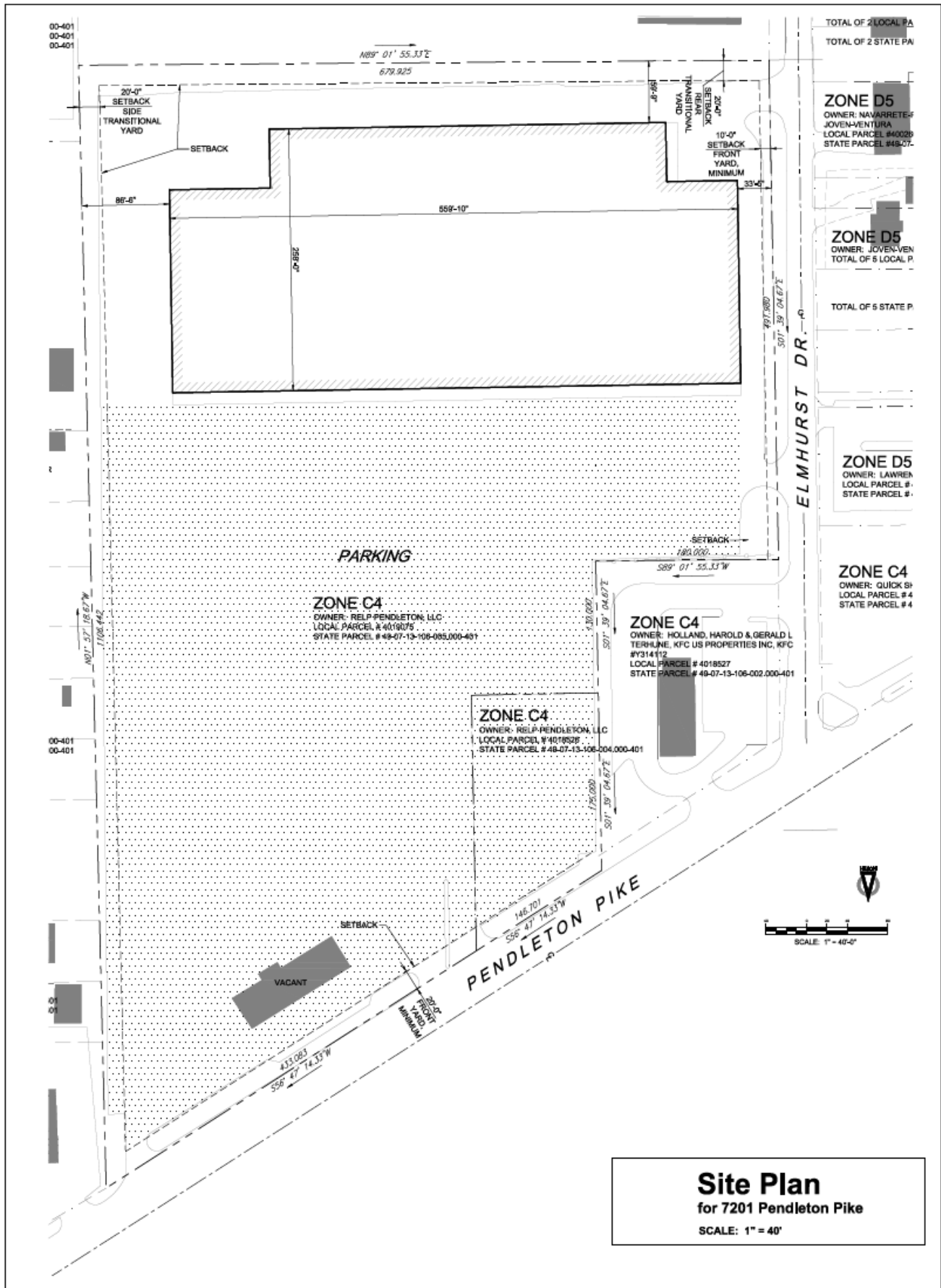
## 2023-SE3-001; Aerial Map



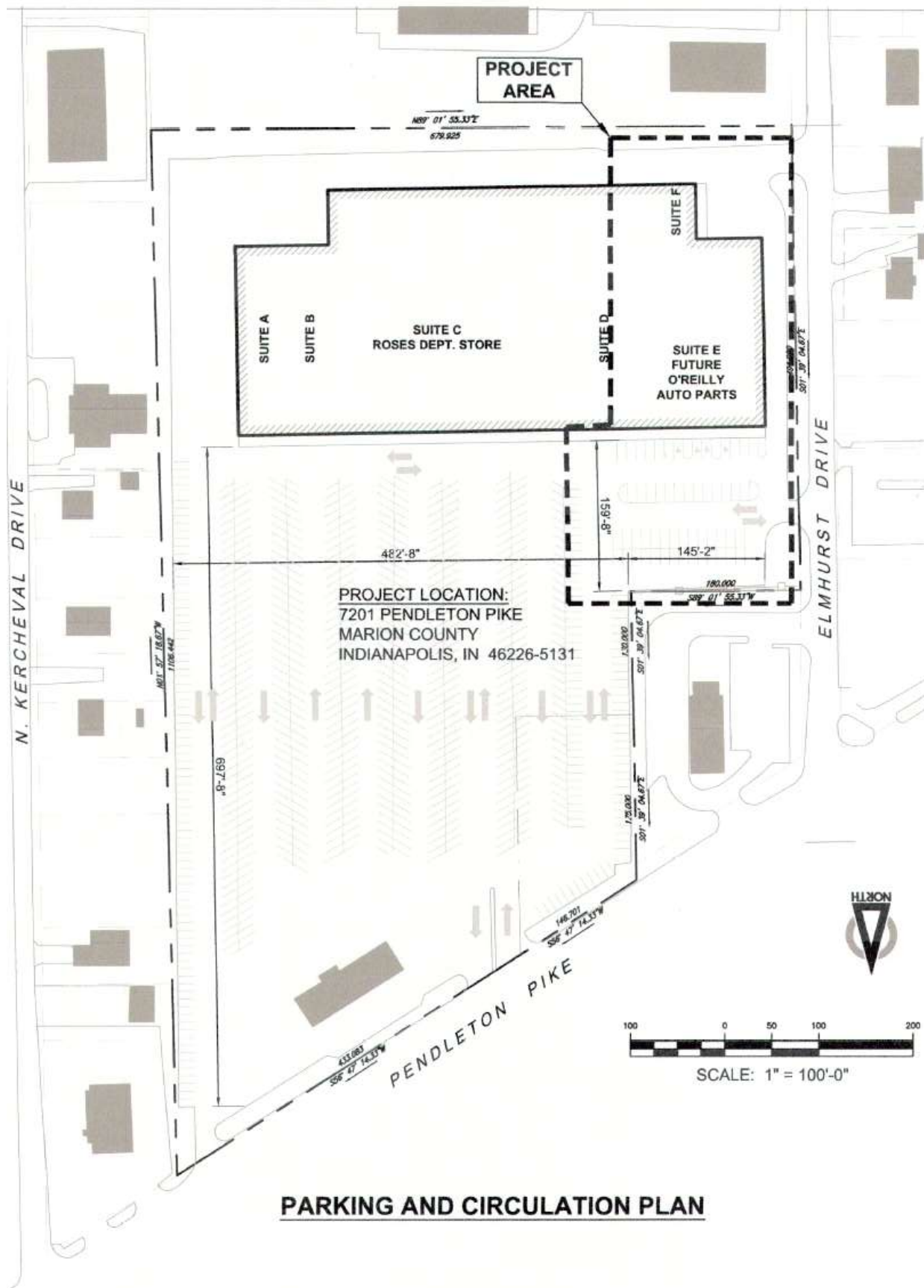


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## **2023-SE3-001; Site Plan (Continued)**



**2023-SE3-001; Site Plan (Continued)**





## 2023-SE3-001; Amended Parking Plan

### 7201 Pendleton Pike Parking Requirement Calculation Petition 2023-SE3-001

Space Name	Square Footage (SF)	Minimum Off-Street Vehicle Spaces per 350 SF	Maximum Off-Street Vehicle Spaces per 200 SF	Required ADA Parking Spaces	Bike Spaces 10% of OSV Spaces, minimum
O'Reilly Auto Parts Store	29,827	86	150	4	8 *
Future Tenant #1	27,060	78	136	4	8
Future Tenant #2	2,340	7	12	1	1

\* Exception #2 states no more than 8 bike parking spaces are required per pedestrian entrance





# REL P PENDLETON, LLC

810 Seventh Ave – Floor 10, New York NY 10019

December 12, 2022

Re: Plan of Operation – 7201 Pendleton Pike, Indianapolis IN 462226

Dear Sir or Madam:

REL P PENDLETON, LLC is the owner of the property located at 7201 Pendleton Pike. Upon this property is a retail strip building. The ownership has filed plans for an O'Reilly Auto Parts retail operation to open within it.

The hours operation of the store will be 7:30 am to 10:00 pm Monday through Saturday and 8:30 am to 9:00 pm on Sunday. The store will employ approximately 5 to 7 employees. The store will be 30,000 square feet. The property has overnight security.

In addition to the O'Reilly Auto Parts store, two additional spaces will be created for lease. At present we do not have tenants for these spaces, so it is unknown what use they will take, other than what is permissible by the zoning code.

Thank you,



Christian Greene.

REL P PENDLETON. LLC

**2023-SE3-001; Photographs**



Photo of the Subject Property: 7201 Pendleton Pike



Photo of the tenant space to be used.



Photo of the western property boundary looking south along Elmhurst Drive.



Photo of the southern property boundary.





Photo of the parking lot of the site looking north.



Photo of the commercial outlot north of the subject site.