

BOARD OF ZONING APPEALS DIVISION I

March 4, 2025

Case Number: 2024-DV1-045
Property Address: 4496 Saguaro Trail (approximate address)
Location: Pike Township, Council District #6
Petitioner: Shear Saguaro LLC, by Justin W. Leverton, Esq.
Current Zoning: I-2
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition resulting in an 11-foot rear yard setback (30 feet required).
Current Land Use: Light Industrial
Staff Recommendations: Staff recommends approval for this petition
Staff Reviewer: Noah Stern, Senior Planner

PETITION HISTORY

ADDENDUM FOR MARCH 4, 2025 BZA DIVISION I HEARING

- This petition was automatically continued by the petitioner from the January 7, 2025 hearing to February 4, 2025.
- The petition was continued without notice to the March 4, 2025 hearing to allow for time to acquire new information.

STAFF RECOMMENDATION

- Staff recommends approval of this petition

PETITION OVERVIEW

- This petition would provide for a building addition resulting in a 20-foot rear yard setback (30 feet required). The original variance request on the legal notice which was for an 11-foot rear yard setback was amended to a request for a 20-foot rear yard setback, per the revised site plan.
- The subject site is zoned I-2 and is improved with light industrial uses. The proposed addition would be located to the north of the existing building and would be approximately 4,782 square feet. Staff finds the petition for a 20-foot rear yard setback to be a minor request that would have minimal effect on the surrounding area. The rear yard in question is not a transitional yard and reduced setbacks are not uncommon in the area in large part because many of the lots are smaller in area than typical I-2 properties.

- Staff had initial concerns about the potential presence of heritage trees on site. With the arborist report indicating that no heritage trees exist on site, no additional variance is required for any tree removal needed for the proposed addition. Staff also requested that the petitioner submit a landscape plan showing landscaping along the sides of the proposed addition, so as to soften the transition between the subject site and the property to the north, which has been provided in the proposed landscape plan below.
- With Staff finding the request to be reasonable in nature, the proposed development to be consistent with development patterns in the area, and with the petitioner revising the site plan to address Staff's concerns, Staff is unopposed to the request.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Light Industrial	
Comprehensive Plan	Light Industrial	
Surrounding Context	Zoning	Surrounding Context
North:	I-2	North: Light Industrial
South:	I-2	South: Light Industrial
East:	I-2	East: Light Industrial
West:	I-2	West: Light Industrial
Thoroughfare Plan		
Saguaro Trail	Local Street	55 feet of right-of-way existing and 48 feet proposed
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	11/4/24	
Site Plan (Amended)	1/28/25	
Elevations	11/4/24	
Elevations (Amended)	N/A	
Landscape Plan	1/28/25	
Findings of Fact	11/4/24	
Findings of Fact (Amended)	N/a	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan pattern Book recommends the Light Industrial working typology for this site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

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)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

N/A

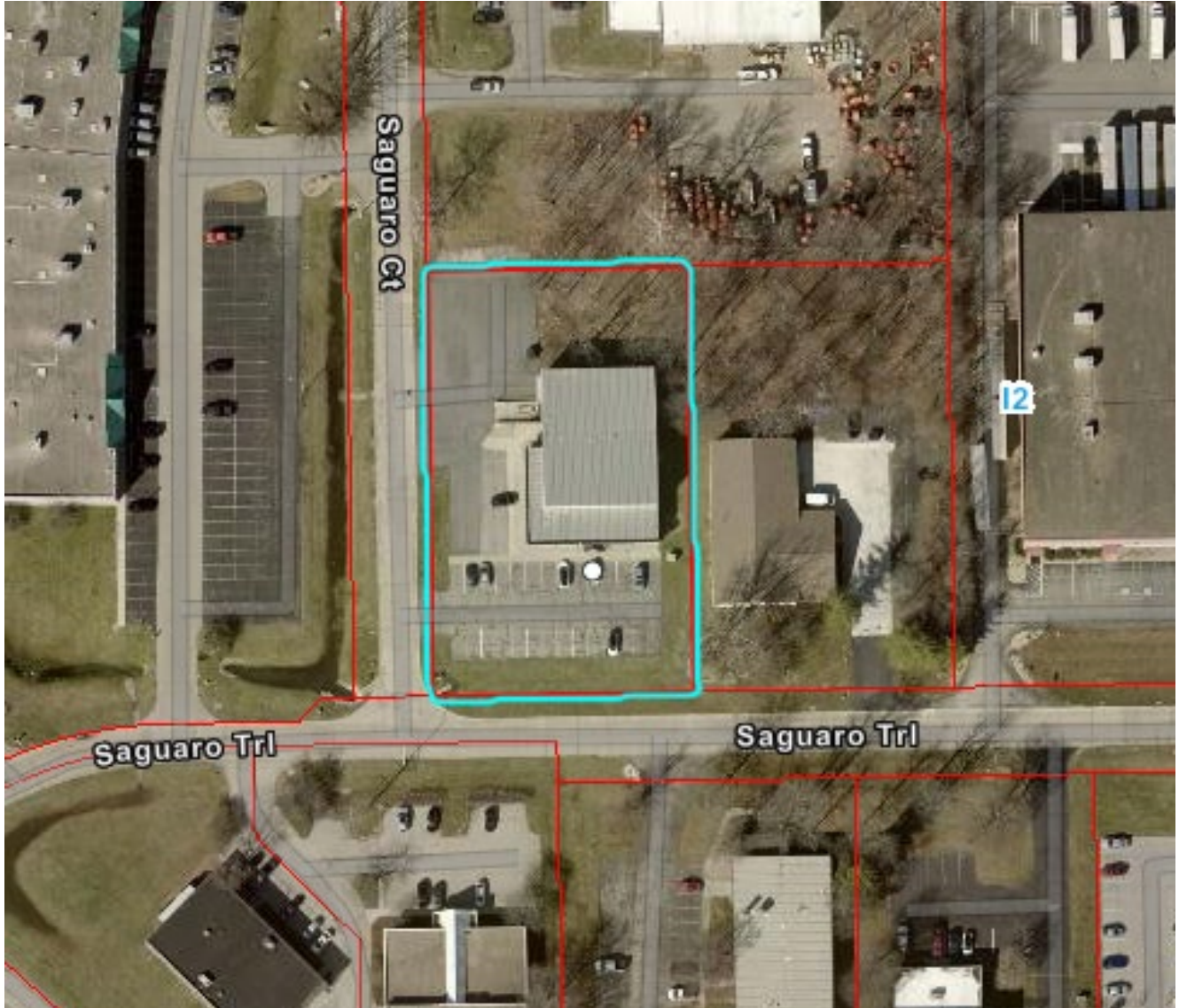
ZONING HISTORY – VICINITY

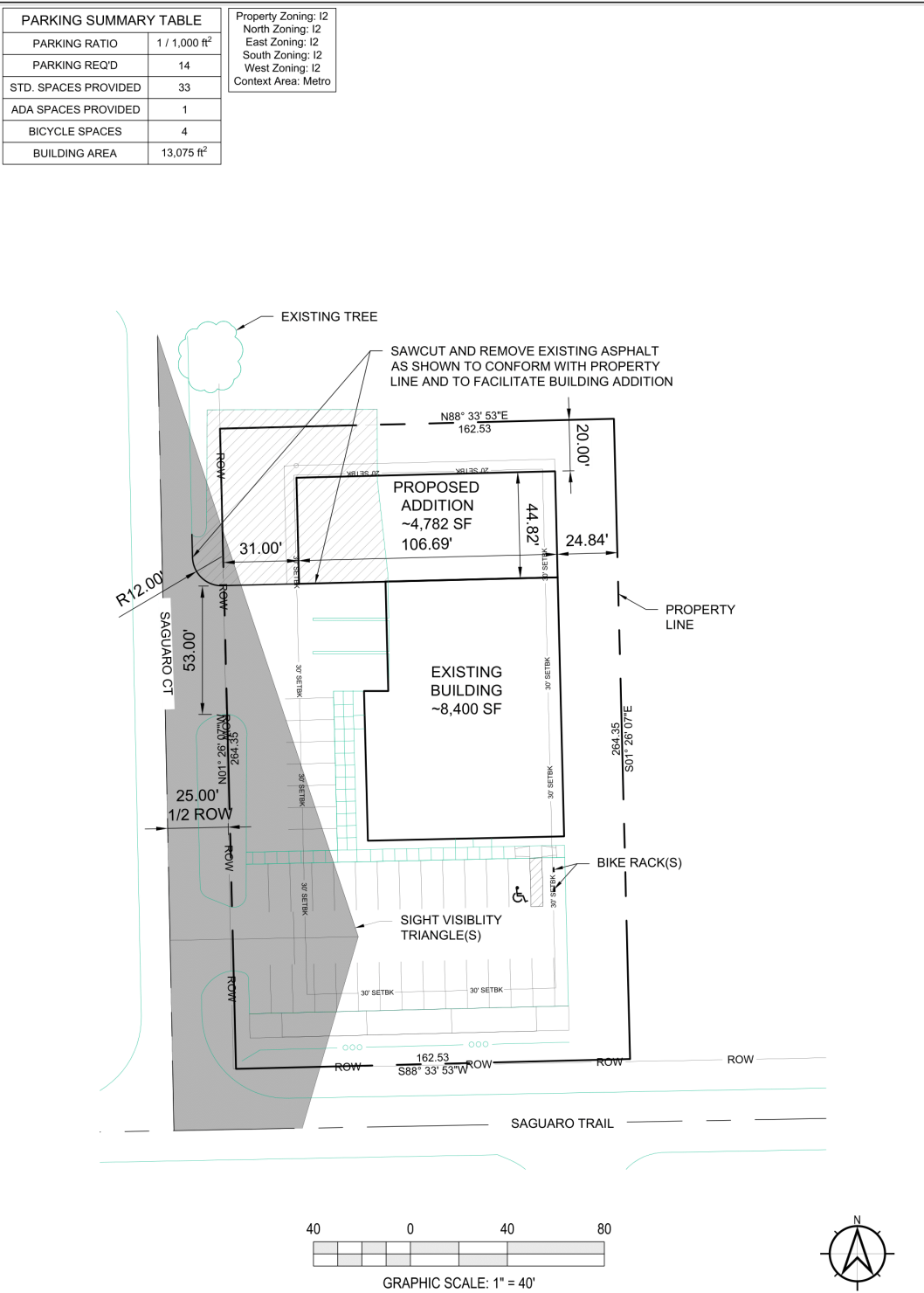
2007DV2007; 6355 Morenci Trail (south of site), VARIANCE OF DEVELOPMENT STANDARDS of the Industrial Zoning Ordinance to provide for the construction of a 125-foot tall wind energy conversion system (WECS) (maximum 50-foot structure height permitted), **approved**.

2000DV3030;4220 Saguaro Trail (east of site), variance of development standards of the Industrial Zoning Ordinance to provide for the construction of a 97,013 square foot addition to an existing warehouse/office building, with a 6,996 square foot portion of the addition having a 20-foot front setback along Saguaro Trail (minimum 5-foot setback along local streets required), **withdrawn**.

83-UV3-104; 6418 Saguaro Court (north of site), variance of use of the Industrial Zoning Ordinance to allow the existing building to be used as a machine shop, **approved, subject to conditions**.

EXHIBITS





THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH MOENCH ENGINEERING, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF MOENCH ENGINEERING, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

AMERIFLO INC.
 4496 Saguaro Trail
 Indianapolis, Indiana 46268
 Marion County, Wayne Township

SITE PLAN

Drawn By:
jells

Checked By:
BEM





Project No.
24336

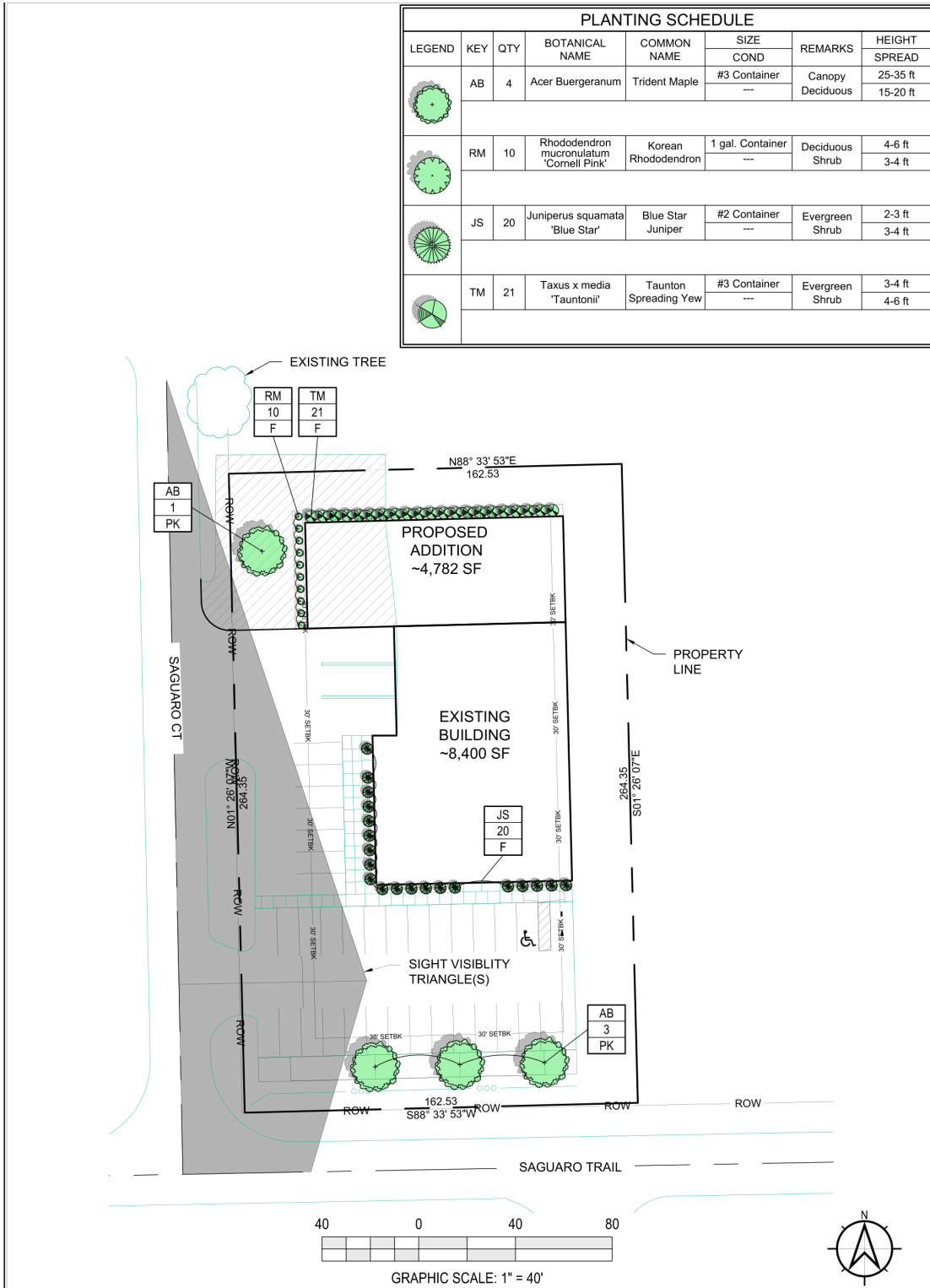
Date:
8/27/24



4000 Clarks Creek Road
 Plainfield, Indiana 46168
 Phone (317) 837-2767

Sheet Number:
EX-1

PLANTING SCHEDULE							
LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT
					COND		SPREAD
	AB	4	Acer Buergeranum	Trident Maple	#3 Container	Canopy Deciduous	25-35 ft 15-20 ft
	RM	10	Rhododendron mucronulatum 'Cornell Pink'	Korean Rhododendron	1 gal. Container	Deciduous Shrub	4-6 ft 3-4 ft
	JS	20	Juniperus squamata 'Blue Star'	Blue Star Juniper	#2 Container	Evergreen Shrub	2-3 ft 3-4 ft
	TM	21	Taxus x media 'Tauntonii'	Taunton Spreading Yew	#3 Container	Evergreen Shrub	3-4 ft 4-6 ft



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AMERIFLO INC.
 4496 Saguario Trail
 Indianapolis, Indiana 46268
 Marion County, Wayne Township

LANDSCAPE PLAN

Drawn By:
 Jells
 Checked By:
 BEM
 Project No.
 24336
 Date:
 8/2724



4000 Clarks Creek Road
 Plainfield, Indiana 46168
 Phone (317) 837-2767

Sheet Number:

EX-2

Artistic Touch Tree Service
On Site Tree Evaluation

4496 Saguaro Trail
Indianapolis, IN 46268

Approximately 30-35 trees on property, depending on exact property line. All trees in the affected area are 12 inch trees and smaller. No Heritage trees on site.

Concerns:

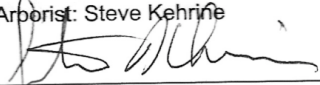
1 large Red Oak at 42 dbh right on neighbors property line 30% of top is already completely dead.

1 large Sycamore at 38 dbh structural integrity issues at base of tree.

These two trees are not on said property, they are on neighboring properties.

This information is only being stated for potential hazards to new building, could create extreme damage if trees were to fail.

Arborist: Steve Kehring


Signature

IN-3629A
Arborist #





