

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-APP-015
Address: 7510 Fishback Road (approximate addresses)
Location: Pike Township, Council District #1
Zoning: PK-2 (FF)
Petitioner: Thomas A. & Jill A. Miller
Request: Park District Two Approval to provide for a 54-foot tall addition to a single-family dwelling for an observation room.

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to substantial compliance with site plan and elevations, file-dated October 24, 2022.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 24.16-acre site, zoned PK-2, is developed with a single-family dwelling and detached guest house. It is surrounded by single-family dwellings to the north, south and west, all zoned PK-2 and park land to the east, across Fishback Road, zoned PK-1.
- ◇ This site was included in petition 88-Z-206 that requested rezoning from the A-2 District to the PK-2 classification to provide for residential development.

PARK DISTRICT-TWO APPROVAL

- ◇ This request would provide for PK-2 approval to provide for a 54-foot tall addition to the existing single-family dwelling for an observation room.
- ◇ No use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.
- ◇ Land in the development plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings and structures must:
 - a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan;

(Continued)

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- b. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses;
 - c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities;
 - d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;
 - e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
 - f. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan; and
 - g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.
- ◇ The Comprehensive Plan recommends rural or estate neighborhood typology. “The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.”
- ◇ This request would provide for construction of a 13-foot by 13-foot, 54-foot-tall tower that would be attached to the north façade of the existing single-family dwelling. Exterior materials would match the dwelling and an elevator would be installed within the tower that would provide access to the second story and an observation room.
- ◇ Despite the height, staff believes the impact of the proposed tower would be mitigated and would not negatively impact surrounding land uses due to the square footage of the addition, the size of the site (approximately 24 acres), the location of tower (approximately 423 feet from Fishback Road, at the shortest distance), and visual buffering provided by the existing natural woodlands in the area.

(Continued)

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- ◇ Staff understands that this proposed tower would be for the property owner's personal use and would not be made available to the public. Use of the tower beyond that of personal use would not be supported by staff and would not be an appropriate use.
- ◇ Staff would note that commitments (Instrument Number 880104000) associated with petition 88-Z-206 require that the "State of Indiana, Archeological Department, resolve the issue whether the site is an Indian Burial Ground prior to the issuance of an Improvement Location Permit."

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

PK-2

Single-family dwelling / detached garage

SURROUNDING ZONING AND LAND USE

North - PK-2

Single-family dwelling

South - PK-2

Single-family dwelling

East - PK-1

Park

West - PK-2

Single-family dwelling

COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends rural or estate neighborhood typology.

THOROUGHFARE PLAN

This portion of Fishback Road is designated in the Marion County Thoroughfare Plan as a local street, with an existing 40-foot right-of-way and proposed 60-foot right-of-way.

CONTEXT AREA

This site is located within the metro context area.

OVERLAY

This site is located within an environmentally sensitive area (100-year floodplain of Fishback Creek and Forest Alliance Woodlands)

FINDINGS OF FACT

File-dated October 24, 2022

SITE PLAN

File-dated October 24, 2022

ELEVATIONS

File-dated October 24, 2022

FINDINGS OF FACT

File-dated October 24, 2022

(Continued)

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ZONING HISTORY

88-Z-206; 7475 Fishback Road, requested rezoning of 48.724 acres, being in the A-2 and PK-1 districts, to the PK-2 classification to provide for residential development, **approved**.

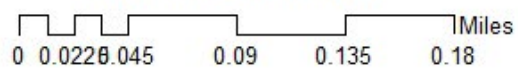
VICINITY

2000-APP-051; 9035 Wilson Road (north of site), requested Park District Two approval for the construction of a single-family dwelling on 3.296-acre lot., **approved**.

kb



7510 Fishback Road



Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL
PETITION FOR PARK DISTRICT ONE/TWO APPROVAL
PETITION FOR HOSPITAL DISTRICT ONE/TWO APPROVAL**

FINDINGS OF FACT

The Metropolitan Development Commission finds that the site and development plan file-dated _____, 20____

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

the plan does not increase the density of the neighborhood.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses because:

no trees will be removed, materials will be high quality, durable, and match the existing house.

The design is inspired by the historic Squaw Island lighthouse. The tower includes an elevator for handicap access to upper floors, accessing bedrooms, bathrooms, and observation room. The upper floors in tower will contain a safe room and an observation room with panoramic views of surrounding hillsides, woodlands and meadows.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:

the existing home provides brick sidewalks to the house and tower. The existing driveway is able to accommodate parking of over a half dozen vehicles with ample turn-around area.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads because:

the tower site is accessed from the existing drive entrance. No modification will be necessary to accommodate access to the proposed tower.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

the project contains no plumbing and therefore poses no sanitation issues. The project's footprint is 13'x13'. There should be minimal drainage alterations from existing home. Any additional drainage can be handled by the existing perimeter drains.

F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

the design features are consistent with those of the existing home. The materials are to be identical to the existing home.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

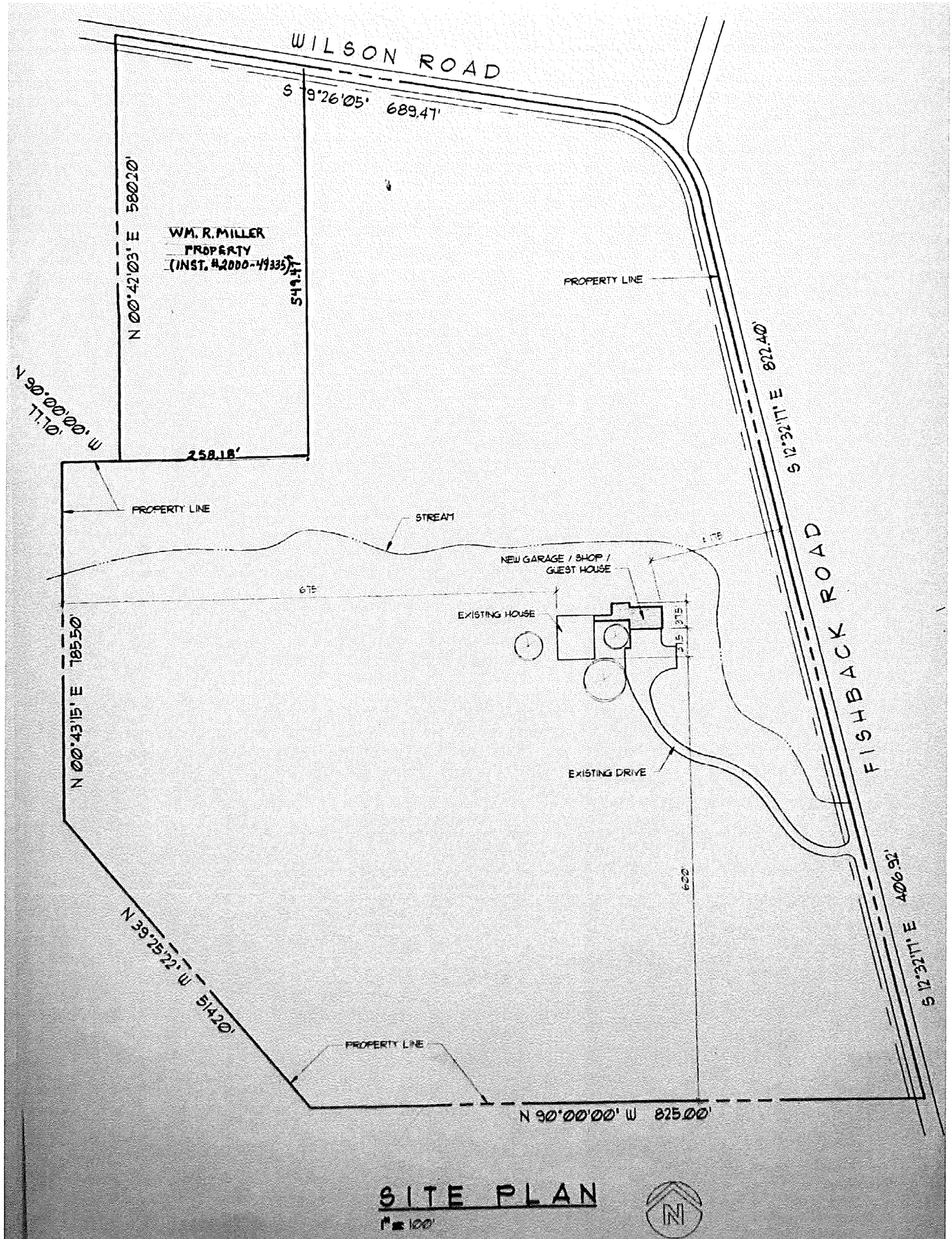
existing brick sidewalks will serve for pedestrian access to the addition.

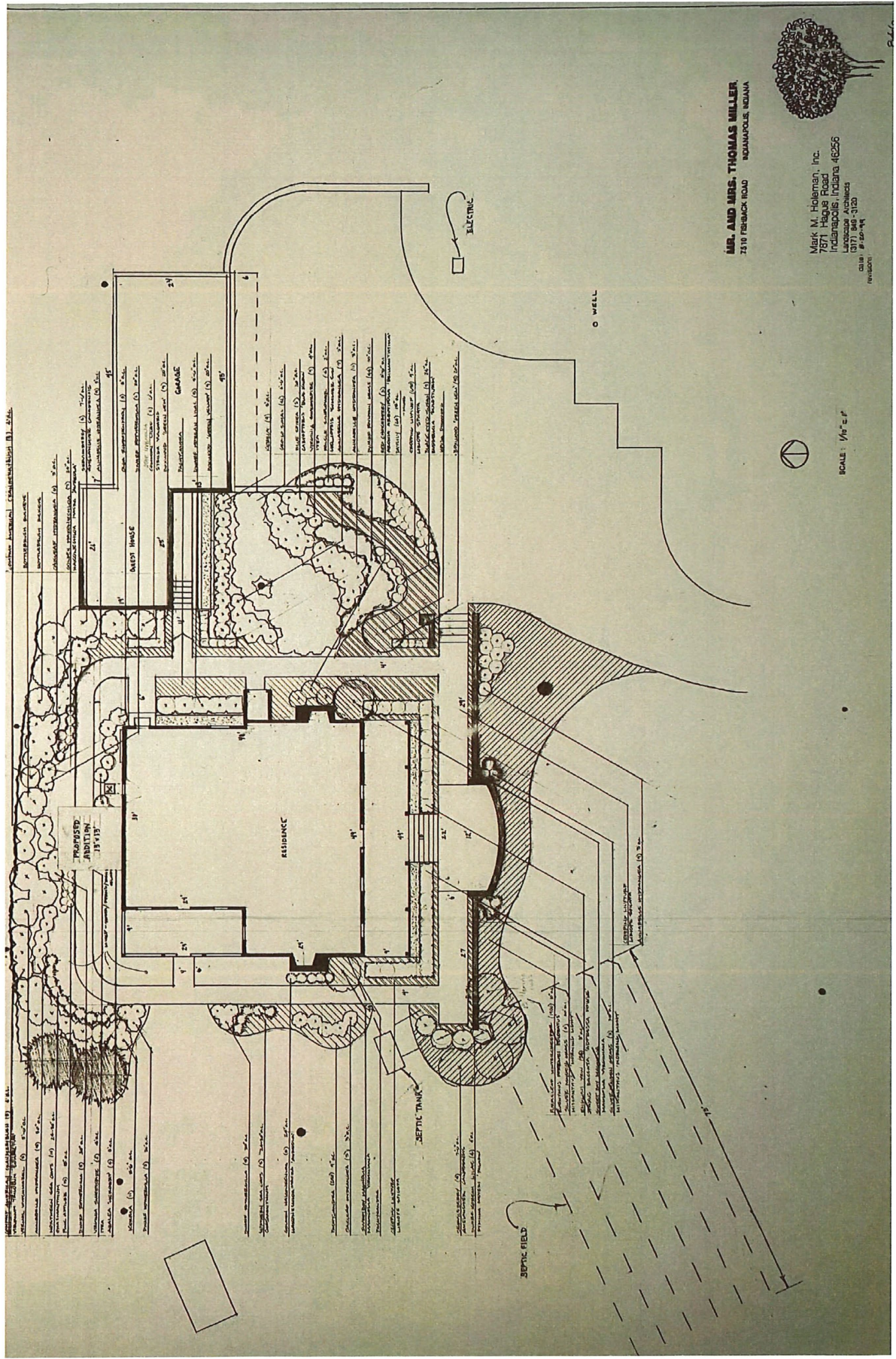
DECISION

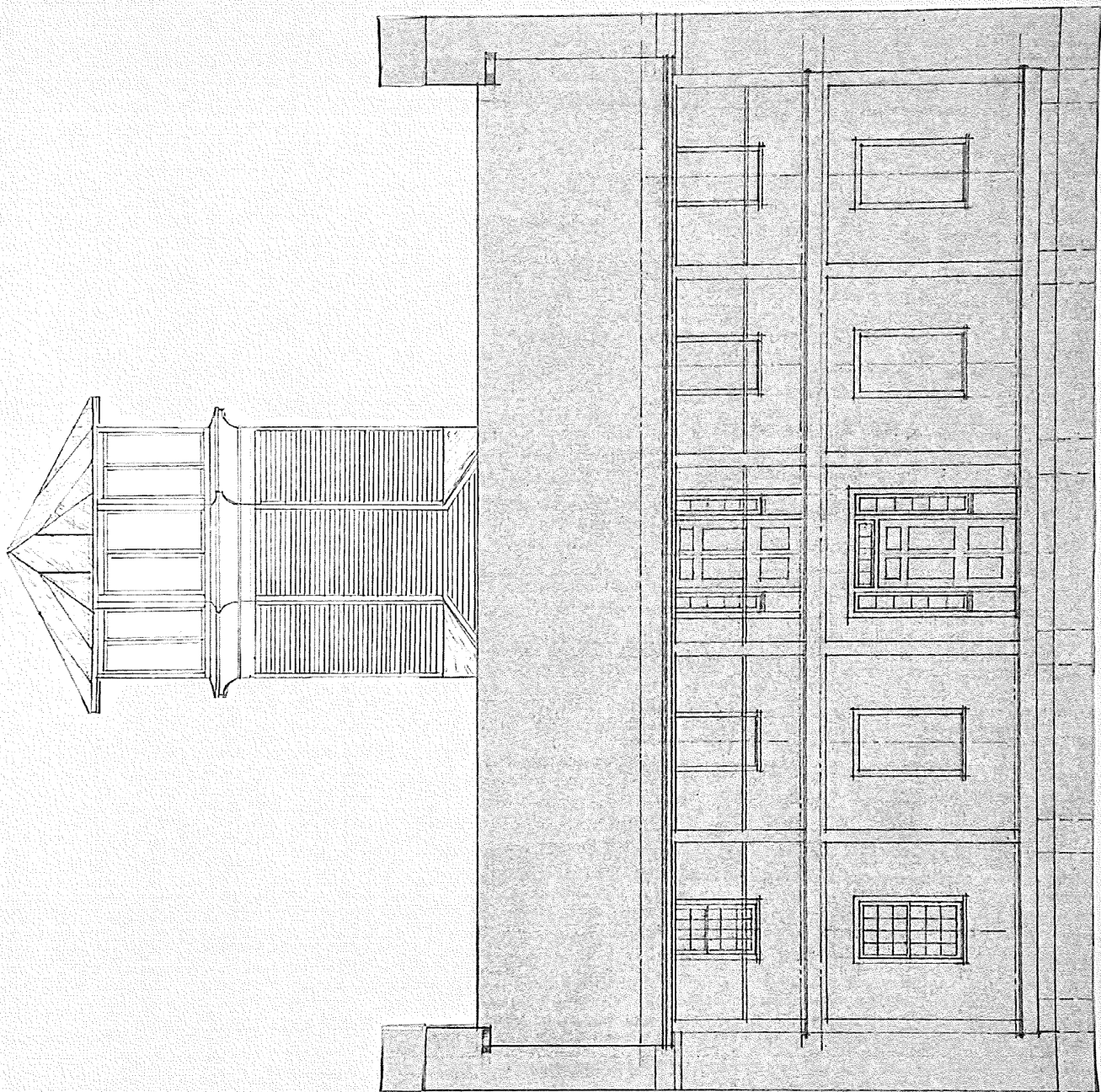
IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

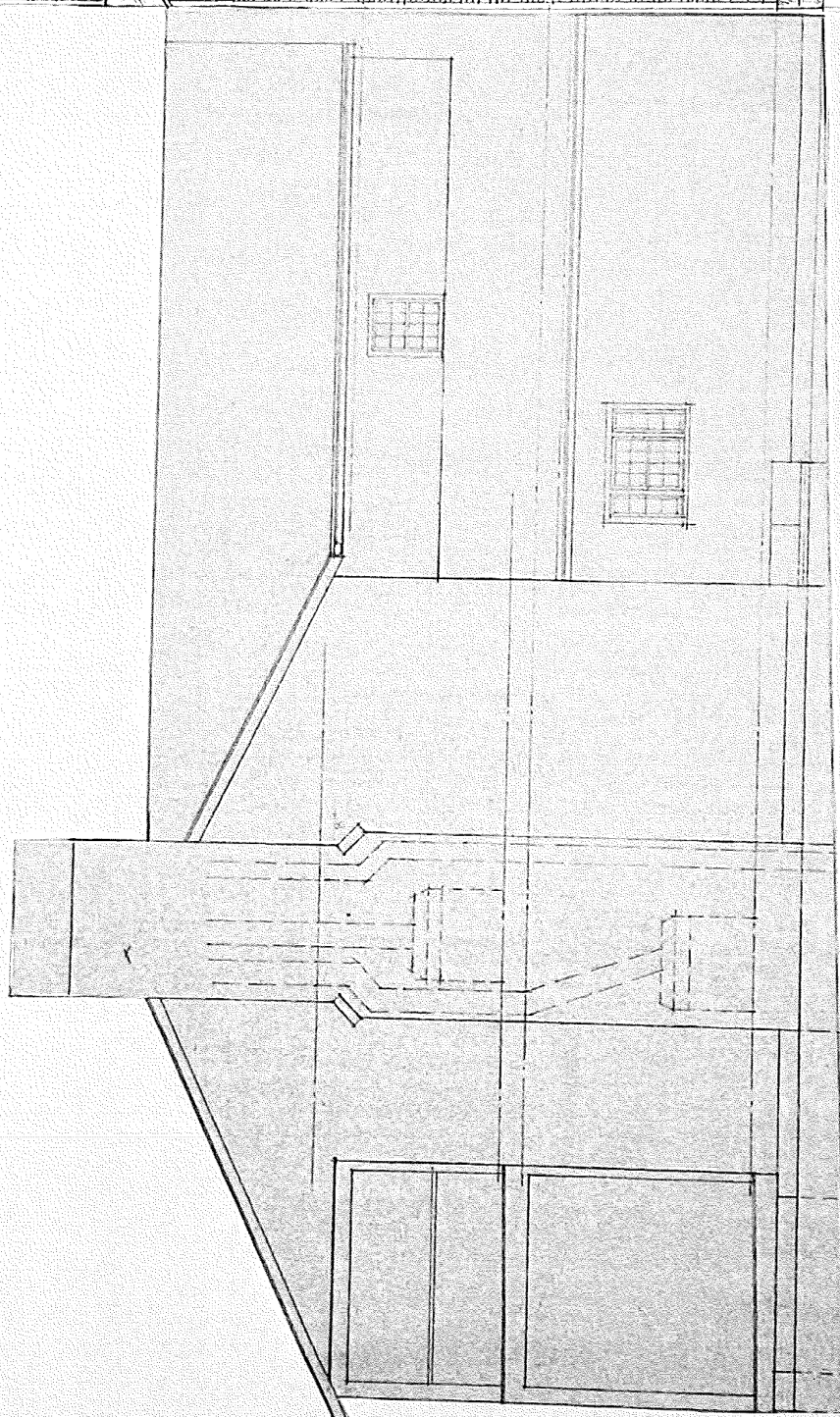
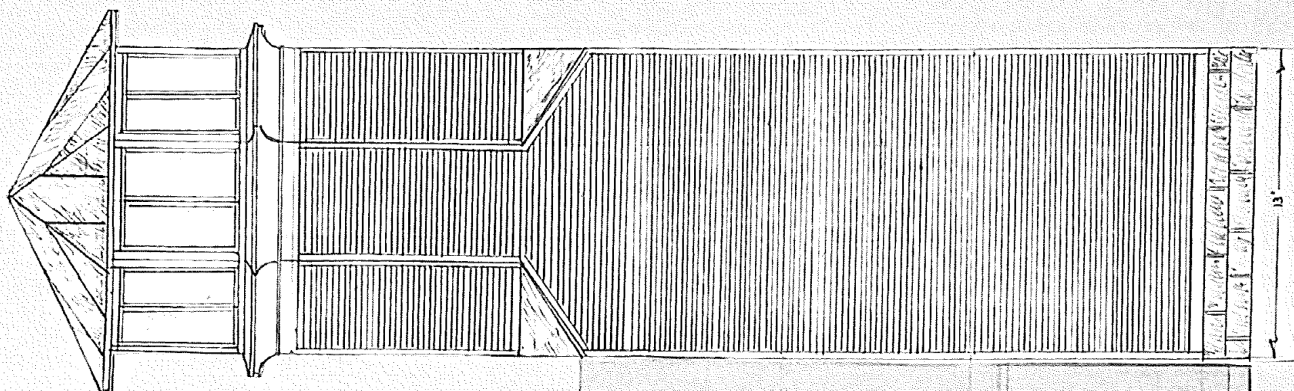
Adopted this _____ day of _____, 20____

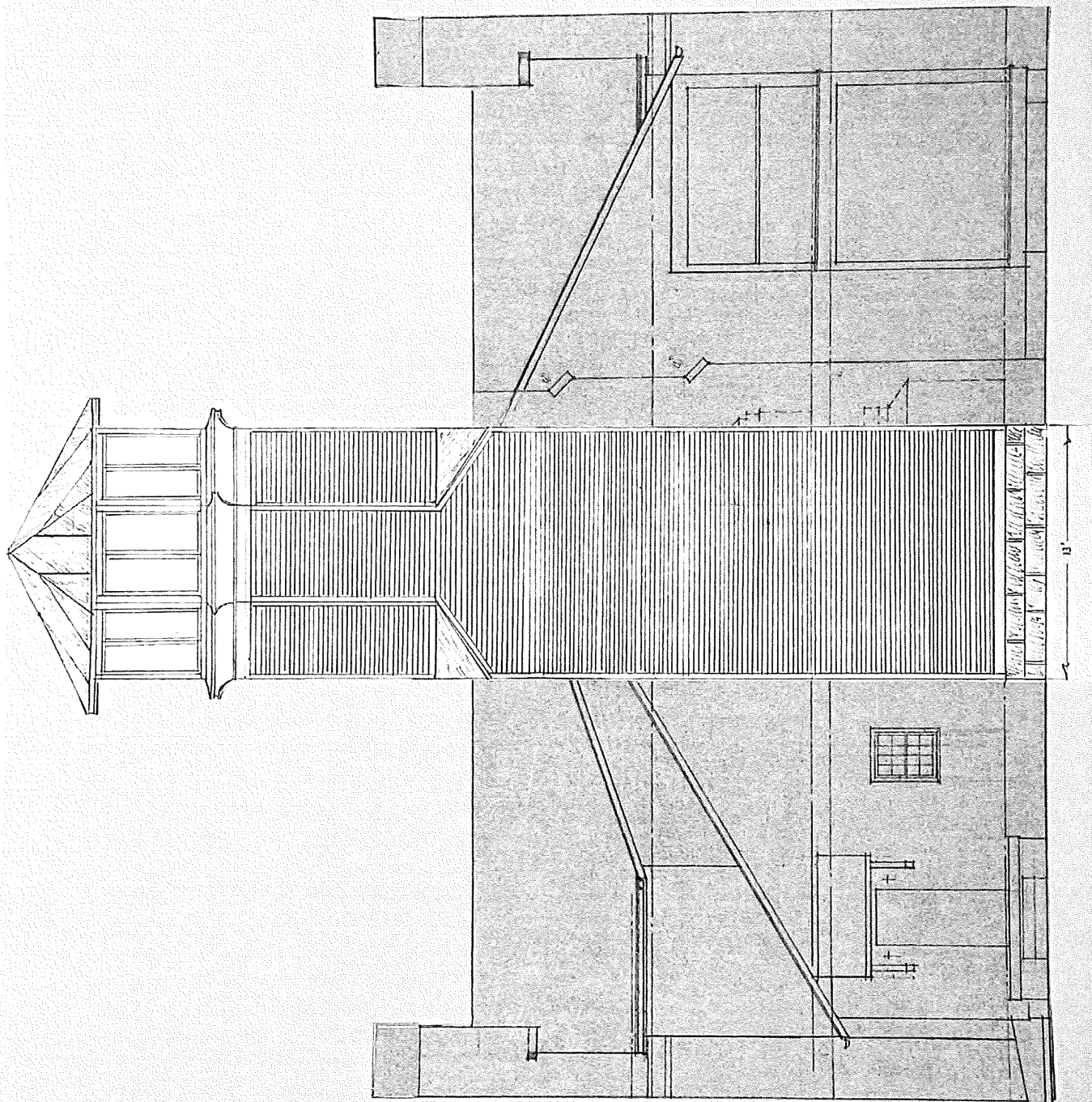
Commission President/ Secretary

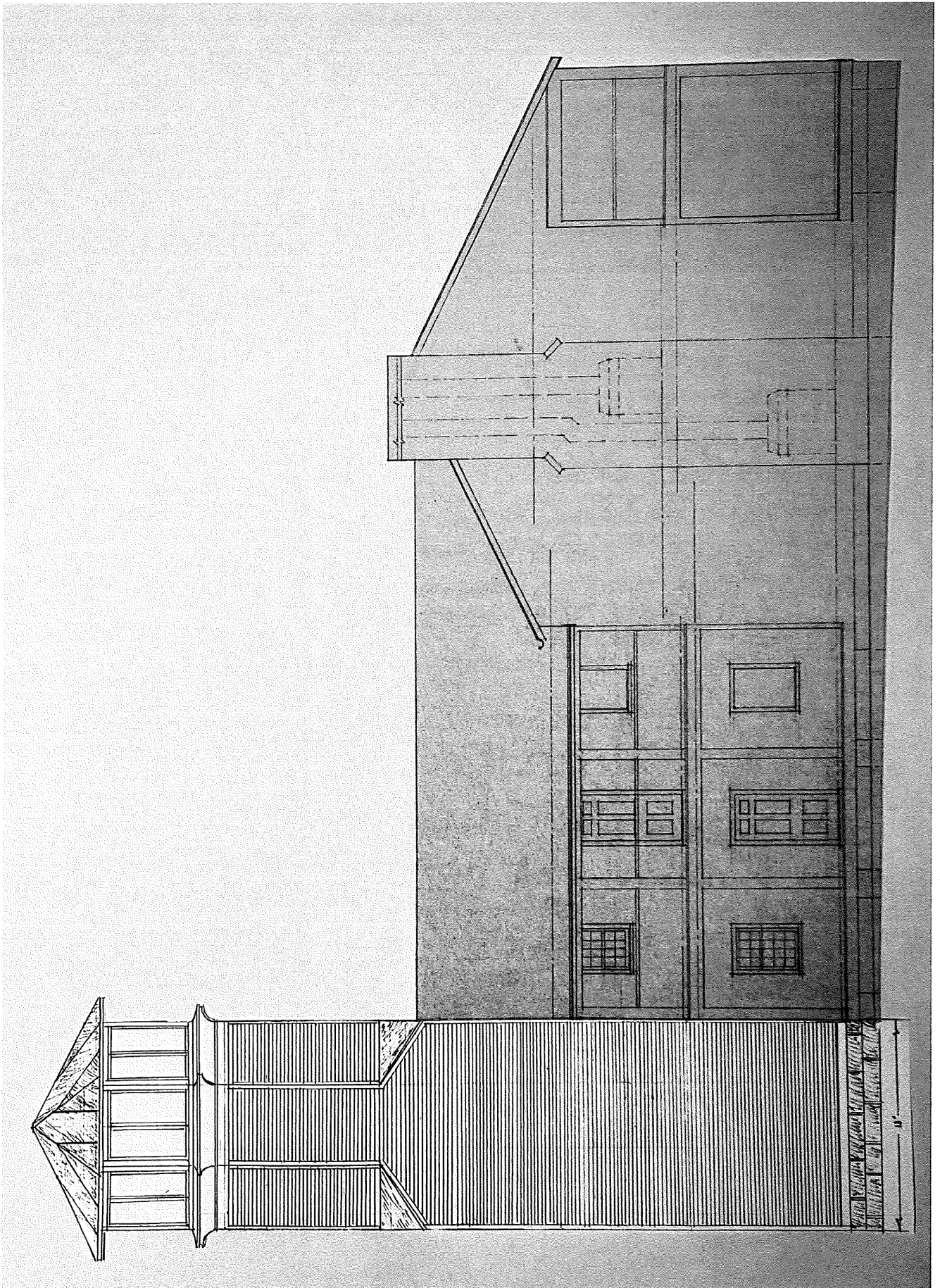


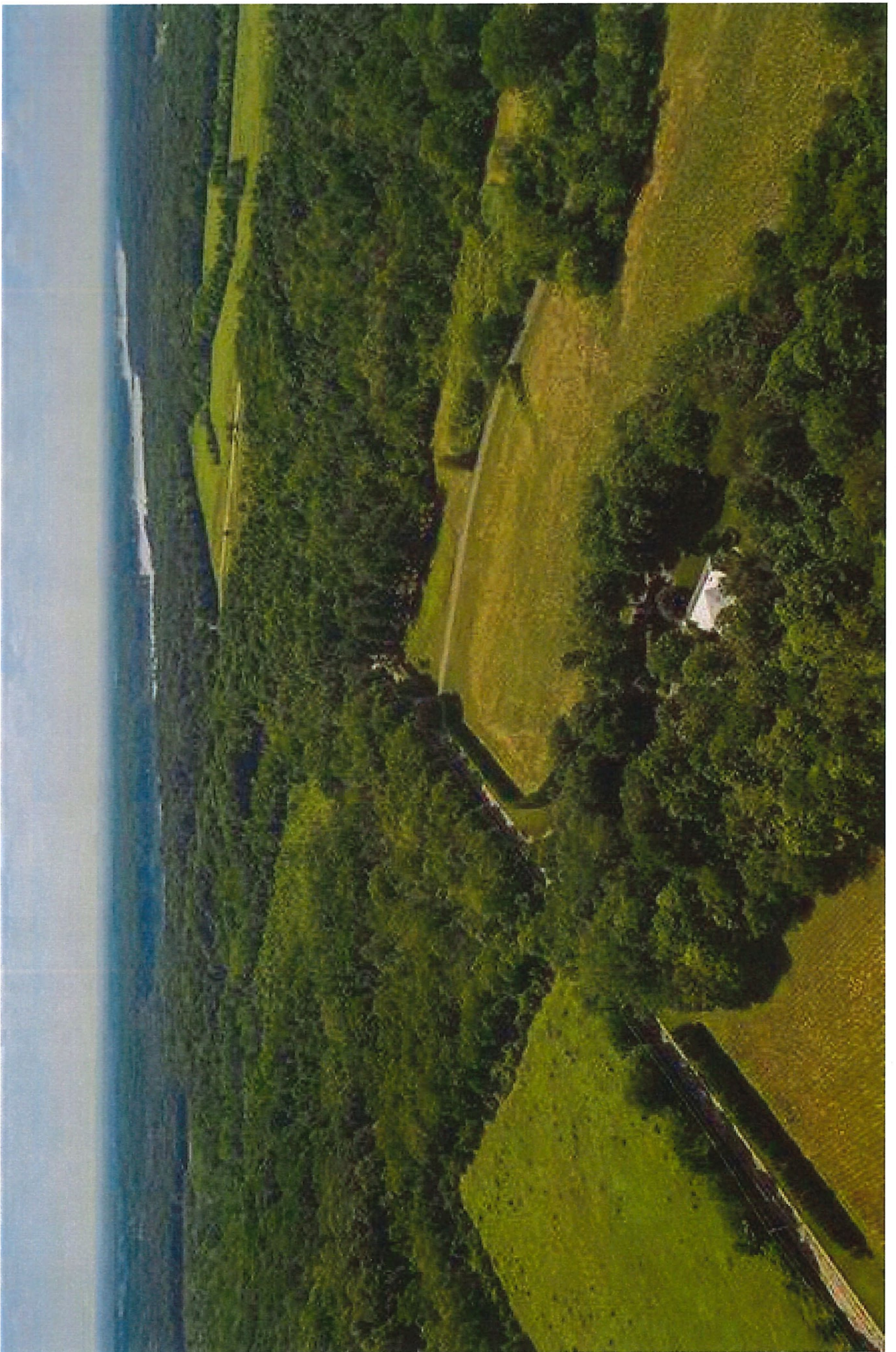


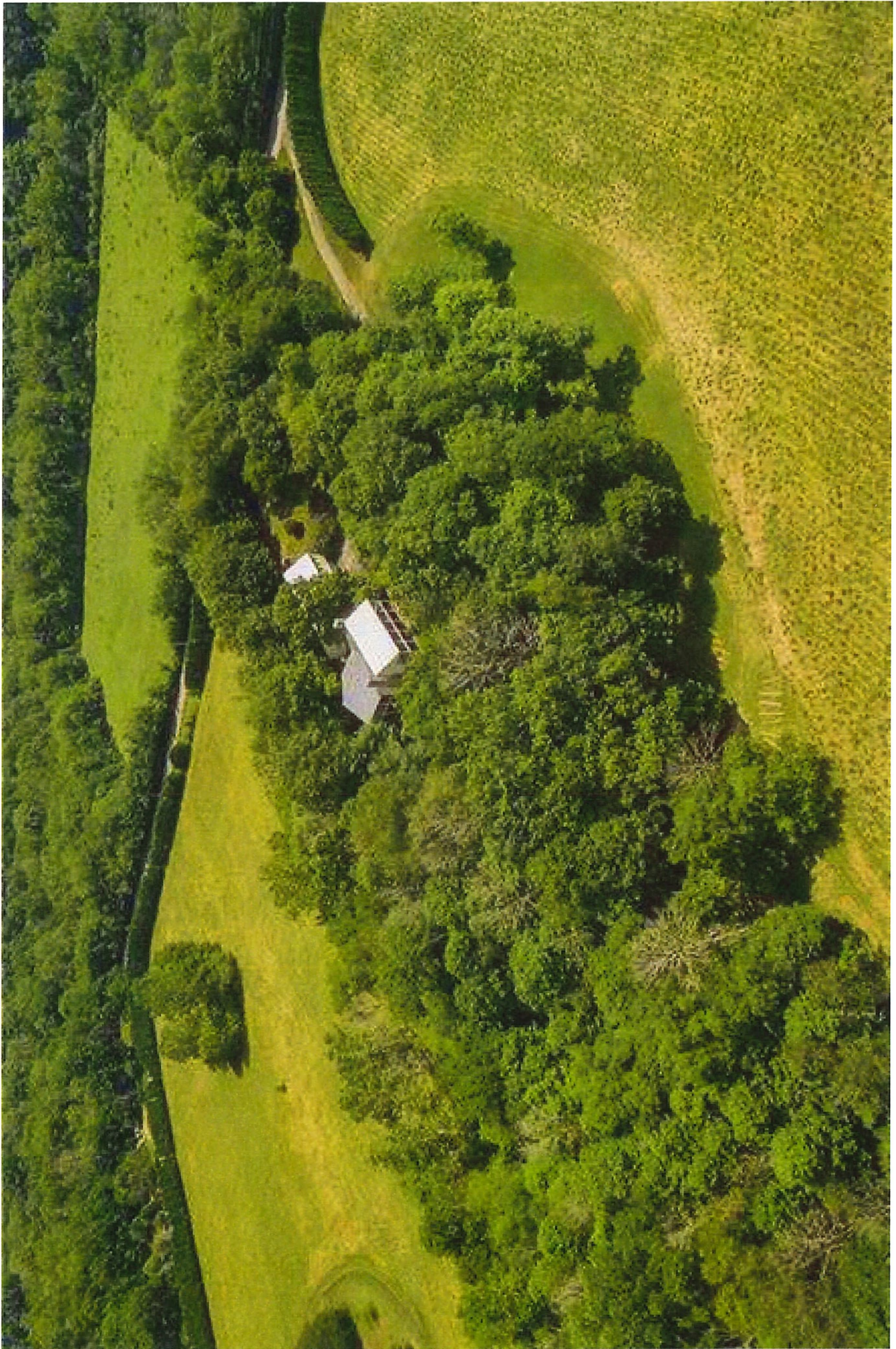














View of site looking west across Fishback Road (from south to north)



View of site looking west across Fishback Road (from south to north)



View of site looking west across Fishback Road (from south to north)



View of site looking west across Fishback Road (from south to north)