

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-UV2-003
Address: 5060 East 62nd Street (approximate address)
Location: Washington Township, Council District #3
Zoning: C-3
Petitioner: GSR Ventures II LLC, by Darah S. Farrar
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for indoor entertainment and recreation, including wreck-it rooms and axe throwing games (not permitted).

RECOMMENDATIONS

Staff **recommends approval** of the wreck-it rooms and axe throwing games subject to the following commitments:

1. Indoor entertainment and recreation shall be limited the wreck-it rooms and axe throwing games per the Plan of Operation.
2. The variance is limited to the tenant bay as noted on the submitted site plan.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING AND LAND USE

C-3	Metro	Commercial Strip Mall
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SURROUNDING ZONING AND LAND USE

North	D-3/C-S	Single-family dwellings / Commercial Contractors
South	C-4	Fitness Club
East	C-4/MU-1	Fitness Club / Office Complex
West	C-3	Retail Strip mall / Multi-family dwellings

COMPREHENSIVE PLAN	The Comprehensive Plan recommends community commercial development.
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- ◇ The subject site is zoned C-3 and is developed with a commercial strip mall and associated parking area. The site is surrounded to the west by another commercial strip mall and multi-family dwellings, to the east by a fitness center and office complex, and to the north by commercial contractors.

(Continued)

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VARIANCE OF USE

- ◇ The grant of the request would allow for an indoor entertainment and recreation use, specifically wreck-it rooms and axe throwing games, as a primary use which is not permitted.
- ◇ Indoor recreation and entertainment uses are permitted in the C-4 district and are generally considered a high-intensity regional commercial use due to the amount of parking they require. The site is currently zoned C-3, or neighborhood commercial, which tends to typically serve the surrounding neighborhoods. The use would be allowed within the C-3 district as an accessory use but not as a primary use.
- ◇ In Staff's opinion, the proposed use would be limited in size and would not negatively impact the surrounding area considering the fitness facility in the commercial strip mall west of the site is a similar use.
- ◇ The Plan of Operation notes that five axe throwing lanes would be proposed with up to five people per lane and two wreck it rooms would allow four people per room. This would be a total of 33 customers.
- ◇ The proposed business would be closed Monday and Tuesday and would be open Wednesday and Thursday from 4pm to 10pm, Friday and Saturday from 2pm to 11pm, and Sunday from 12pm to 10pm. The proposed hours of operation would be after regular business hours, which would allow for the parking on site to be sufficient.
- ◇ Staff is recommending approval of the request with the commitment that the use be limited to the tenant space as noted on the site plan and the proposed Plan of Operation.

GENERAL INFORMATION

THOROUGHFARE PLAN	Binford Boulevard is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial street, with a 173-foot existing right-of-way and a 102-foot proposed right-of-way.
SITE PLAN	File-dated March 14, 2023.
FLOOR PLAN	File-dated March 8, 2023.
PLAN OF OPERATION	File-dated March 8, 2023.
FINDINGS OF FACT	File-dated March 8, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

(Continued)

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PREVIOUS CASES

2021-UV2-019; 5060 East 62nd Street (subject site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for indoor recreation & entertainment uses, and an indoor spectator venue (not permitted), **withdrawn**.

2015-UV2-010; 5060 East 62nd Street (subject site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a daycare center (not permitted), with an outdoor play area (outdoor uses not permitted), **granted**.

91-V3-7; 5060 East 62nd Street (subject site), Variance of use of the Commercial Zoning Ordinance to permit the assembly of pre-manufactured awnings for retail sale and a variance of development standards of the Sign Regulations of Marion County Zoning Ordinance to permit the placement of two illuminated awnings, **granted**.

88-UV1-11; 5060 East 62nd Street (subject site), Variance of use of the Commercial Zoning Ordinance to provide for a car dealership for limited production and restored automobiles, **granted**.

71-Z-47; 5060 East 62nd Street (subject site), Rezoning of 15.3 acres, being in the D-3 District, to the C-3 classification to provide for commercial development, **approved**.

ZONING HISTORY – VICINITY

2019-DV1-019; 5208 East 62nd Street (southeast of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to increase the nonconforming width of an existing lot, by transferring the eastern 11 feet to 5210 East 62nd Street (Parcel #8007652) creating a width of 59 feet (80-foot width required), **granted**.

2015-UV2-004; 5030 East 62nd Street (southwest of site), Variance of use and development standards of the Commercial Zoning Ordinance and the Sign Regulations to provide for a restaurant, with micro-brewery (not permitted), an outdoor bar (not permitted), outdoor seating and dining (not permitted), live entertainment (not permitted), urban garden and outdoor recreational area (not permitted), with carryout food service within approximately 45 feet of the nearest protected district (100-foot separation required), a fitness facility (not permitted), office and storage for a pool cleaning and maintenance service (not permitted), to legally establish a zero-foot west side transitional yard (20-foot side transitional yard require), to legally establish an integrated center sign, with a 10-foot front setback from Binford Boulevard (15-foot setback required), and to provide for a freestanding sign along 62nd Street within 270 feet of an existing freestanding sign (300-foot separation required), **granted**.

2001-DV2-043; 5102 East 62nd Street (south of site), Variance of development standards of the Commercial Zoning Ordinance to legally establish a gas station with reduced setbacks and reduced aisle width, **granted**.

(Continued)

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2000-ZON-845 / 2000-VAR-845; 5235 East 64th Street (northeast of site), Rezoning of 0.23 acre, from C-S to C-S, to provide for an automobile oil change shop or lubrication shop, Variance of development standards of the Commercial Zoning Ordinance to provide for the construction of a 1,353.45-square foot automobile oil change shop or lubrication shop, with a six-foot front setback along Sommer Awning Boulevard, with five parking spaces; four spaces being nonstandard, off-street parking spaces, a 20-foot-tall freestanding sign, and a trash container, located within the right-of-way of State Road 37, **denied**.

2000-ZON-857 / 2000-VAR-857; 6345 Sommer Awning Boulevard (north of site), requested the rezoning of 0.9 acre, being in the C-S District, to the C-S classification to provide for an automotive, telecommunications, and computer leasing company and a variance of development standards of the Commercial Zoning Ordinance to provide for reduced parking spaces, **approved and granted**.

98-UV2-3; 5154 East 62nd Street (south of site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for a parking lot associated with an adjacent fitness center, **granted**.

97-UV2-25; 6298 Rucker Road (northeast of site), Variance of use of the Commercial Zoning Ordinance to provide for a retail dry cleaning operation, with an office, **withdrawn**.

94-V3-83; 5030 East 62nd Street (southwest of site), Variance of the development standards of the Sign Regulations to provide for the replacement of an integrated commercial center sign with a 532 square foot sign (maximum 500 square feet permitted), with pole covers resulting in a ground clearance of eight feet, **granted**.

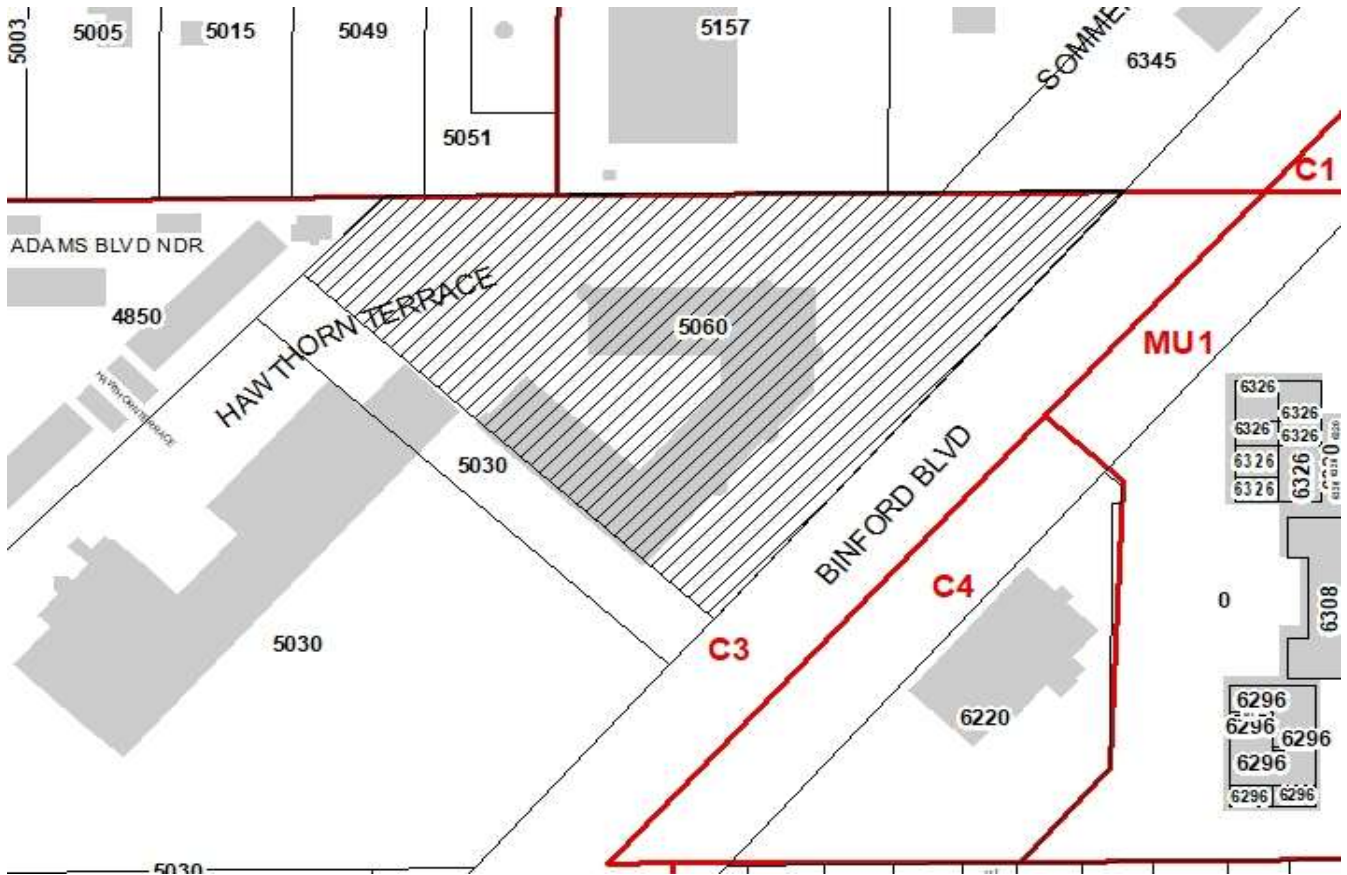
90-HOV-7; 5020 East 62nd Street (southwest of site), Variance of development standards of the Sign Regulations to provide for a service station canopy with a 66-foot setback from the centerline of 62nd Street, **granted**.

90-V1-54; 5020 East 62nd Street (southwest of site), Variance of development standards of the Sign Regulations to provide for a pole sign, with a zero-foot front setback, **granted**.

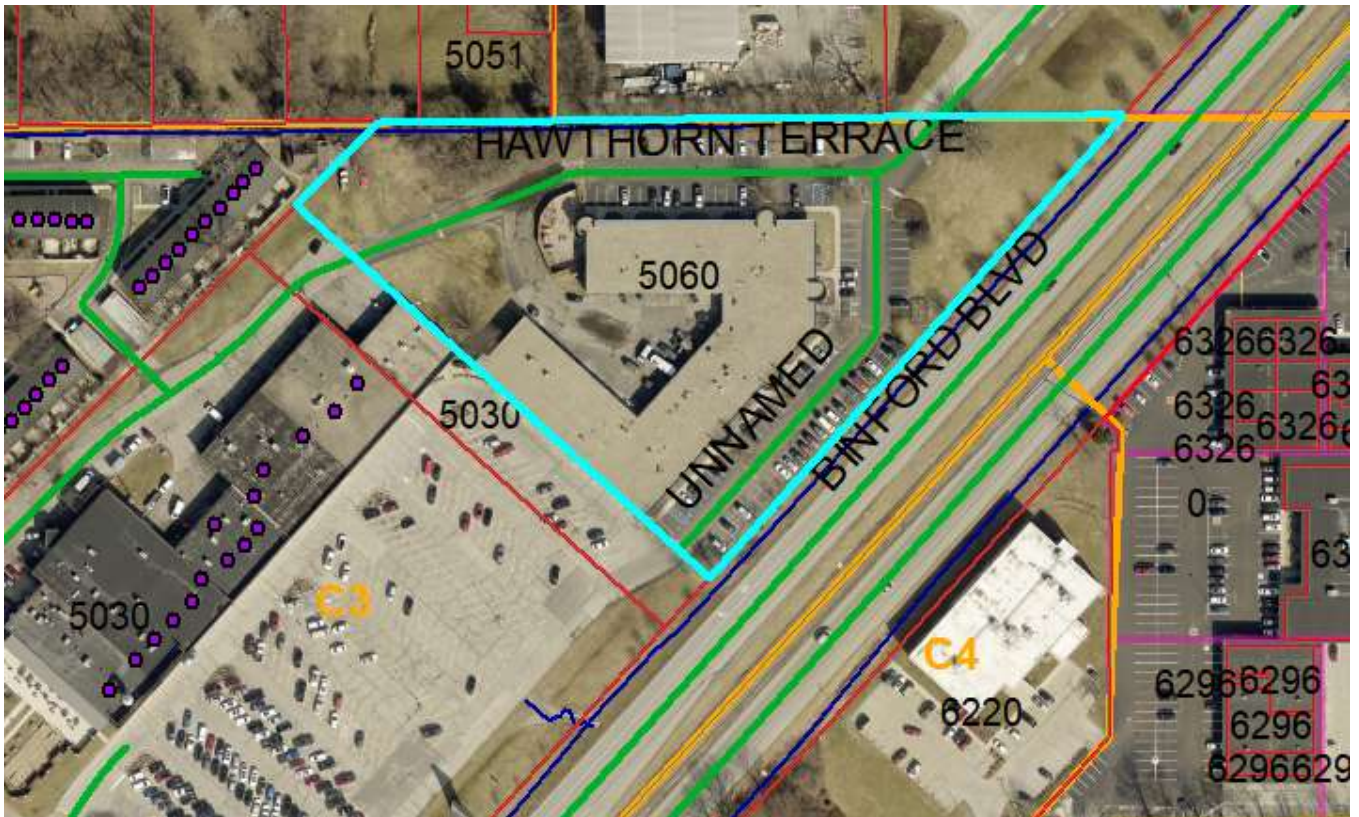
90-V1-99; 5020 East 62nd Street (southwest of site), Variance of development standards of the Sign Regulations to provide the placement of a canopy sign located 66 feet from the centerline of 62nd Street and to provide pump island signs exceeding 12 square feet, **granted**.

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2023-UV2-003; Location Map

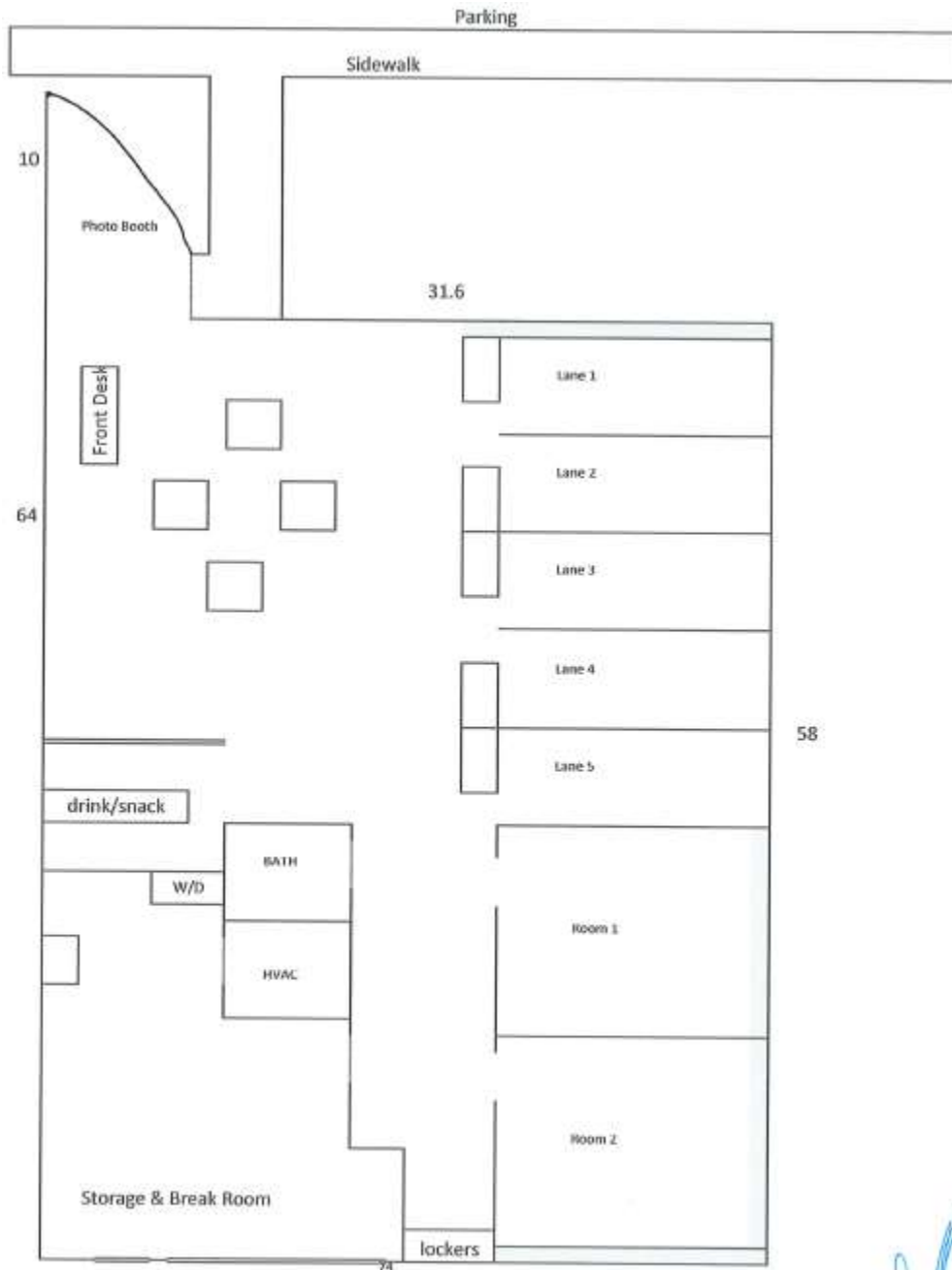


2023-UV2-003; Aerial Map



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2023-UV2-003; Floor Plan



VP
2-25-23

Plan of Operation for Demolition Den

General:

We plan to open a small Axe Throwing/Wreck it room venue in Indianapolis. There will be 5 axe throwing lanes and two wreck it rooms. Each wreck it room can be booked for up to four people at a time. The participants take turns inside the room to ensure there is only one person in at a time while the others can watch through a fenced plexiglass window. Each Axe Lane can be booked for up to 5 people who take turns. There are projectors that offer multiple axe throwing games and score as you do in bowling. There are stools at each lane with a table that divides the lanes from the spectator area.

In the lobby area there is a front desk where an attendant will verify ID's and validate signed waivers. All patrons will watch a safety and instructional video online and sign a waiver prior to entry. Rules for both axe throwing and wreck it rooms will be posted behind the front desk as well as on the website. There will be four high top tables and stools at each. There is a drink and snack station that will serve water, soda, and snacks.

In the rear of the facility is a large storage room with shelves for the breakables used in the wreck rooms as well as all required safety gear (gloves, full coveralls, masks, and helmets). There will be a washer and dryer in the storage area for cleaning the coveralls and disinfectant spray for the masks and helmets.

Workforce:

We plan to hire three full time employees and one part time. Our hours of operation are limited to 42 hours per week (M-T closed, W-Th 4-10pm, F-Sa 2-11pm, Su 12pm-10pm). All employees will be first aid certified before their first day of employment. Each employee will be trained on all stations and will work different stations depending on their shift. There will be a minimum of three people working at all times. The stations are as follows:

Front Desk/Drink and Snack Station: charged with greeting customers, verifying ID and ensuring ID matches on file signed waiver. Serving beverages and snacks as needed. Selling Demolition Den Retail (shirts, hats, stickers, glasses).

Axe Attendant: Relaying the rules and proper safe throwing techniques, setting up the projectors for the particular party, answering questions throughout the session and monitoring the patrons to ensure everyone is having fun in a safe way.

Wreck-it room attendant: Relaying the rules and safety policies. Outfitting patrons with all safety gear. Filling the room prior to participants session, cleaning the room after each session. Monitoring the session to ensure everyone is having fun in a safe way.

Hours of operation:

Because we will operate in Off Peak hours, there will be minimum disruption to our neighbors. We have spoken with the tenants inside of our building and have had no objections to our use. We will take great effort to mute the noise as well by adding a six inch sound proof insulation buffer between the shared walls. Because this use would be prescheduled at certain times for a max capacity of 33 people during off peak hours, the amount of adjacent parking is sufficient for our use.

2023-UV2-003; Plan of Operation (Continued)

Security:

We will have cameras throughout the facility connected to a DVR that will back up for 30 days. Cameras will be over each wreck-it room and covering the axe throwing lanes as well as on the rear of the facility near the door, the front of the facility focused on the windows, and the front desk and lobby area. All activities will be conducted inside the establishment.

Materials Used:

For the axe throwing lanes we will offer axes, throwing knives, throwing cards, and throwing stars. Participants will throw at a wood end grain target that will be wet hourly. The floor below the target will be turf to prevent bounce. The sides of the lanes will be roughly 11 feet high of fencing.

For the Wreck-it rooms we will offer baseball bats, pipes, golf clubs, and like items for smashing objects in a safe environment. The items to be smashed will be provided by Demolition Den or patrons can bring in their own items as long as they are pre-approved by management. Breakable items will include TV's, computer screens, printers, fax machines, beer bottles, cups, etc. There will be no batteries, explosives or hazardous materials of any kind permitted in our establishment.

Waste:

All waste will be disposed of in a dumpster located behind the unit. There is a large roll up door in the storage area that leads to the back.

Shipping and receiving:

Breakable items will be delivered 2-3 times per week depending on demand in the rear of the property and will be brought in through the roll up door in our storage area.

Clients and Customers:

Demolition Den's target demographic will vary based on the activity. For the axe lanes anyone 12 and older with a parent or guardian may participate. For the wreck it room anyone 16 or older may participate with a parent or guardian. We believe this will be a fun venue for a date night, a family outing, a group of friends or colleagues to participate in a safe environment doing something that might be outside of anything they have done before. We believe that will attract a wide variety of patrons for fun to be had by all different demographics.

2023-UV2-003; Photographs



Photo of the Subject Property: 5060 East 62nd Street



Photo of the tenant space west of the proposed tenant use.



Photo of a community center along the southwest building façade.



Photo of an existing fitness gym.



Photo of a micro-brewery, outdoor bar and outdoor seating previously permitted.