

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-ZON-069 (Amended)
Address: 3737 East Washington Street (*Approximate Address*)
Location: Center Township, Council District #12
Petitioner: Madison Capital V, LLC, by Timothy K. Ryan
Request: Rezoning of 1.53 acre from the C-4 (TOD) district to the D-10 district to provide for multi-family residential development.

This petition was continued from the June 23, 2022 hearing to the January 26, 2023 hearing. This allowed time for the petitioner to amend the petition by adding area to the subject site.

RECOMMENDATION

Staff **recommends approval** of this request, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

Elevations of any building to be constructed on the site shall be submitted for Administrator's Approval prior to the issuance of an Improvement Location Permit for that building.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ The subject site is a 1.5-acre section of a larger commercial site on the southeast corner of Washington Street and Sherman Drive. The subject site appears to have been undeveloped until the late 1970s/early 1980s when it was paved for a parking lot for the then newly-developed commercial center.
- ◇ Ewing Street curves from Washington Street to Sherman Drive. The site is on the inside of that curve. Ewing Street has a history of mixed residential, commercial and industrial uses. Currently it's lined with seven single-family dwellings, a contractor's office, cell tower, vacant industrial land, a retail center, and an auto salvage facility. A row of mature street trees along the Ewing Street frontage of the subject is a major asset to the streetscape.
- ◇ The 2018 Comprehensive Land Use Plan recommends Community Commercial for the subject site. The Community Commercial typology provides for low-intensity commercial and offices uses that serve nearby neighborhoods.

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- ◇ The subject site is within a quarter mile of the proposed Sherman Drive station of the proposed Blue Line Bus Rapid Transit Line. The Blue Line Transit-Oriented-Development Strategic Plan indicates that the area should be redeveloped as a dense mixed-use neighborhood.
- ◇ The vacant industrial land adjacent across Ewing Street is a brownfield site, locally known as Black Mountain. The once thriving industrial area declined over the years. Some of the buildings fell into disrepair and were demolished. The site became a dumping ground for foundry sand. By 2005, an estimated 200,000 tons of gray iron foundry sand was piled and left. The 12.5-acre site became tax delinquent and eventually became the property of the City of Indianapolis. Approximately 95% of the foundry sand has been removed. The remainder will be removed and new soil will be brought in. Even with the removal of the foundry sand, the site remains a brownfield. There are indications of onsite soil and groundwater contamination, and soil vapor contamination.
- ◇ As part of the environmental clean-up of Black Mountain, a planning effort is underway to determine the most appropriate reuse of that site. The plan is not yet complete, but the most likely redevelopment scenarios involve some combination of mixed-use residential/commercial space, green space, and industrial flex space. Access to the site would most likely be by way of Ewing Street.

ZONING

- ◇ This petition requests a rezoning from the C-4 district to the D-10 district. The existing C-4 district is intended for major business groupings, regional shopping centers and uses that generate significant automobile traffic. The D-10 district is a residential district intended for high density, multi-family dwellings of up to 12 floors.
- ◇ The site plan and renderings submitted with the petition propose a four-story multi-family building. The first floor would house offices, common areas, bicycle parking and 11 dwelling units. Floors two through four would have 13 dwelling units each, utility space and some common area. Total number of units would be 63. The proposed building parallels Ewing Street with a wing projecting east.
- ◇ The site plan depicts 44 parking spaces for a ratio of 0.7 parking spaces per unit. The Ordinance requires 0.75 off-street parking spaces per unit, which for the proposed structure would be 47 parking spaces. However, the Ordinance permits a reduction in the number of required parking spaces if a site within one-quarter mile of a transit stop that is improved with a shelter and located Transit Emphasis Corridor. The subject site meets this criterion, so the proposed development would meet the parking requirement of the Ordinance.
- ◇ As it is shown on the site plan, the proposed development doesn't meet the development standards of the Ordinance. The front setback is too great. There is no side setback on the north side and there is no pedestrian entry facing Ewing Street. The proposed buildings don't meet the Floor-Area Ratio or Livability Space Ratio requirements. A redesign of the site plan and building or the grant of variances of development standards would be required before permits could be issued.

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- ◇ Due to the clean-up of Black Mountain, construction of the Blue Line, and recent real estate investment in the area the proposed development may be the start of a major redevelopment of the vicinity. As this site is likely to set a standard for that future development, it's important that the architecture of the building be of a high standard. As such, staff requests that the elevations be subject to Administrator's Approval.
- ◇ The requested district is not responsive to the Community Commercial recommendation of the current Comprehensive Land Use Plan. Although the site makes sense as a commercial site when combined with the abutting retail centers, its lack of direct access to an arterial or collector street makes its viability as a stand-alone commercial site questionable. The proposal would be responsive to the Blue Line Transit-Oriented-Development Strategic Plan. As such, staff recommends approval of the petition.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

C-4	Compact	Parking lot for a retail center
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SURROUNDING ZONING AND LAND USE

North	C-4	Retail center
East	C-4	Retail center
Southwest	I-4	Single-family dwellings, wireless communications facility, contractor's office, vacant industrial land

COMPREHENSIVE LAND USE PLAN	The Center Township Comprehensive Plan (2018) recommends Community Commercial.
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THOROUGHFARE PLAN	Ewing Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 95-foot existing right-of-way and a 48-foot proposed right-of-way.
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FLOODWAY / FLOODWAY FRINGE	This site is not located within a floodway or floodway fringe.
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WELLFIELD PROTECTION DISTRICT	This site is not located within a wellfield protection district.
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ZONING HISTORY – SITE

None.

ZONING HISTORY – VICINITY

2021-ZON-020 / 2021-VAR-004; 3710 & 3714 East Washington Street (north of site), requested the rezoning of 0.28 acre from the C-1 district to the D-8 district and a variance of development standards to provide for deficient setbacks, **approved.**

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2017-UV2-016; 17, 21, 25, 29, & 33 South Ewing Street (north of site), requested a variance of use to provide for auto repair and a variance of development standards to provide for walls in a clear sight triangle, and deficient setbacks and landscaping, **dismissed**.

2015-UV2-024; 52 South Ewing Street (west of site), requested a variance of use to provide for primary and accessory residential structures in an industrial district and a variance of development standards to provide for deficient site setbacks, **approved**.

2012-ZON-065; 3525 & 3547 East Washington Street (west of site), requested the rezoning of 4.5 acres from the I-4-U district to the D-8 district, **approved**.

2008-UV2-016; 3714 East Washington Street (north of site), requested a variance of use to legally establish a two-family dwelling in a commercial district, **approved**.

96-UV1-14; 3605 East Washington Street (north of site), requested a variance of use to provide for a five-unit dwelling in an industrial district and a variance of development standards to provide for unpaved parking lot, **approved**.

91-UV2-81; 4 Ewing Street (north of site), requested a variance of use to provide for a residential pool in a C-7 district, **approved**.

91-UV3-53; 3525 East Washington Street (northwest of site), requested a variance of use to provide for auto restoration and sales, **approved**.

88-Z-39; 3709 East Washington Street (north of site), requested the rezoning of 0.15 acre from the I-2-U district to the C-4 district, **approved**.

86-V1-89; 3115 East Washington Street (north of site), requested a variance of development standards to provide for an additional pole sign, **denied**.

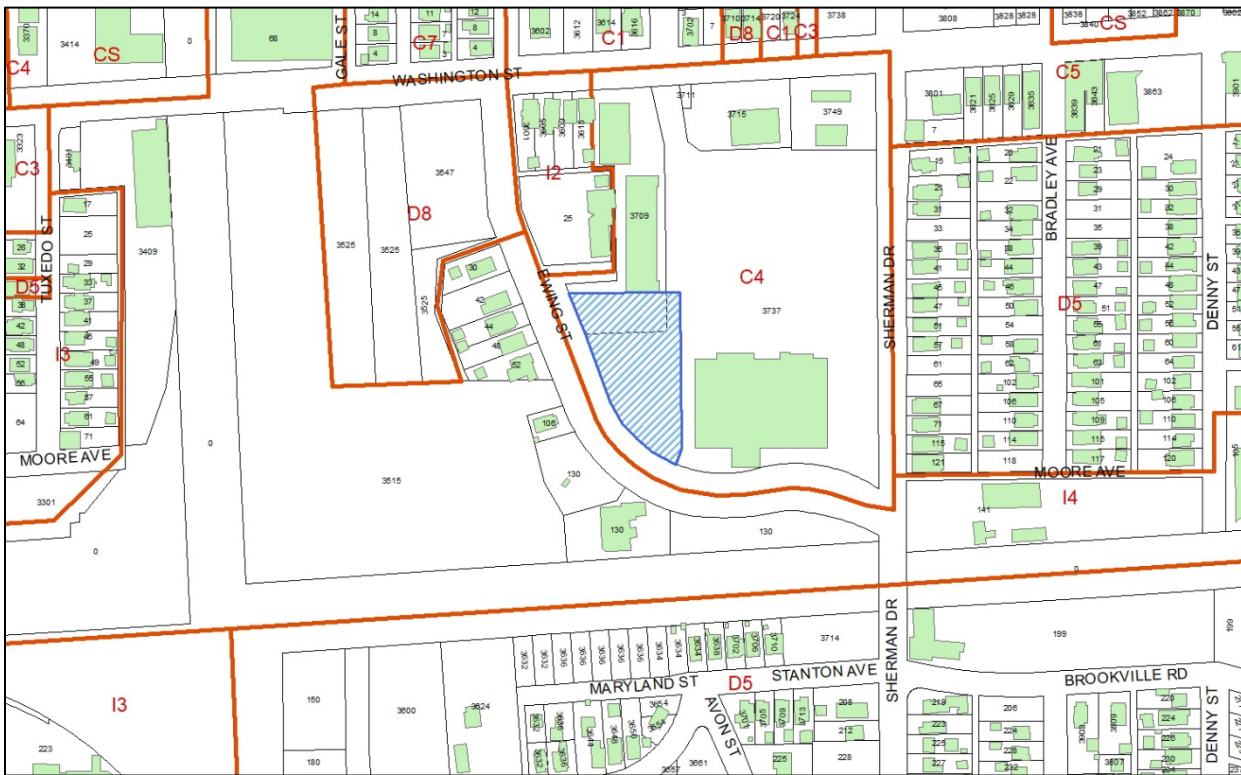
84-Z-68; 3739 East Washington Street (northeast of site), requested the rezoning of 0.94 acre from the I-2-U district to the C-4 district, **approved**.

83-V2-52; 3737 East Washington Street (north of site), requested a variance of development standards to provide for an electronic message center, **approved**.

83-V3-21; 3732 East Washington Street (northeast of site), requested a variance of development standards to provide for a pricing panel on an existing sign, **approved**.

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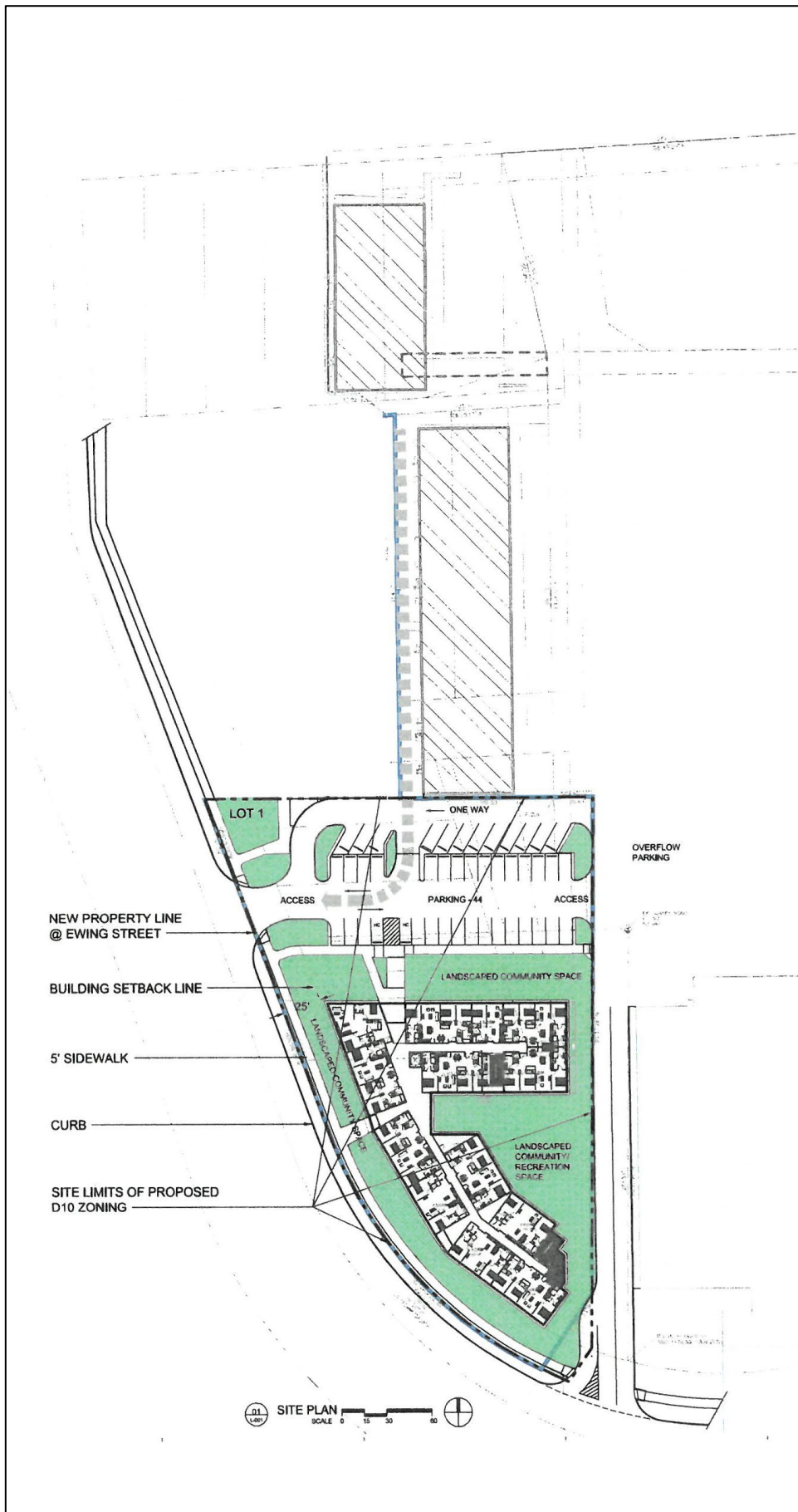
STAFF REPORT 2022-ZON-069, Location



STAFF REPORT 2022-ZON-069, Aerial photograph (2022)



STAFF REPORT 2022-ZON-069, Site Plan



NEW PROPERTY LINE
@ EWING STREET

BUILDING SETBACK LINE

5' SIDEWALK

CURB

SITE LIMITS OF PROPOSED
D10 ZONING

LOT 1

ONE WAY

ACCESS

PARKING - 44

ACCESS

OVERFLOW
PARKING

LANDSCAPED COMMUNITY SPACE

25'

18' CT

LANDSCAPED
COMMUNITY/
RECREATION
SPACE



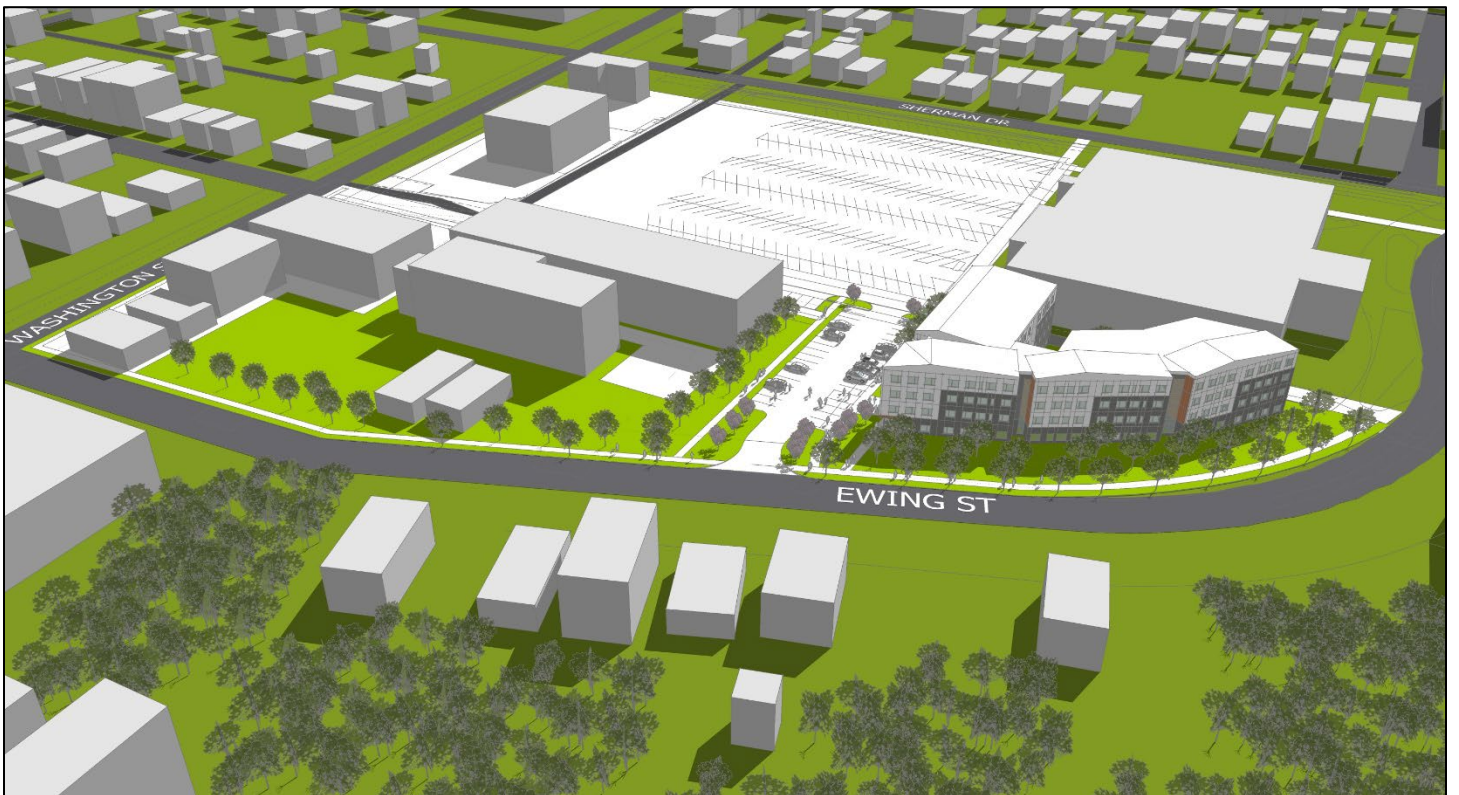
SITE PLAN

SCALE 0 15 30 60



STAFF REPORT 2022-ZON-069, Renderings





STAFF REPORT 2022-ZON-069, Photographs



Looking northwest across the subject site from the south access to Ewing Street.



Looking north from Ewing Street. The site is on the right side of the photo.



Looking northwest from the site.



Looking southeast at the neighbors to the east.



Looking west across the site to the Ewing Street access point and the neighbors to the west.



Looking south along Ewing Street. The subject site is to the left.



Looking north along Ewing Street from the site's access point.