



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 10, 2024

Case Number: 2024-CZN-830 / 2024-CVR-830
Property Address: 1330 and 1350 North Emerson Avenue (approximate addresses)
Location: Center Township, Council District #13
Petitioner: Indianapolis Fire Department by, Misha Rabinowitch
Current Zoning: D-5
Rezoning of 0.85-acre from the D-5 district to the SU-9 district for the relocation of Indianapolis Fire Department Station No. 20.

Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to decrease the amount of parking to 27 spaces (minimum 29 parking spaces required), to increase driveway width to 60 feet (maximum 25 feet permitted), to increase the building height to 39' (maximum of 25' permitted).

Current Land Use: Undeveloped
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the September 12, 2024 hearing to the October 10, 2024 hearing at the request of a registered neighborhood organization.

STAFF RECOMMENDATION

Staff recommends approval of the requests.

PETITION OVERVIEW

LAND USE

The 0.85-acre subject site is comprised of two undeveloped residential lots that are deeper than the average lot depth on the block and were combined into one parcel (1072752). The site is surrounded by single-family dwellings in every direction, zoned D-5.

REZONING

This request would rezone the site from the D-5 district to the SU-9 classification for a fire station.



The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.

The SU-9 district only allows for government buildings or grounds, which would include buildings and grounds used by any department of town, city, township, county, state or federal government.

VARIANCE OF DEVELOPMENT STANDARDS

The C-1 development standards are used when reviewing a development within the SU-9 district.

This would require the fire station to have a minimum of 29 parking where 27 are proposed, would limit the driveway width to 25 feet where 60 feet are proposed, and would limit the building height to 25 feet where 39 feet are proposed.

STAFF ANALYSIS

Staff is recommending approval to the SU-9 district to allow for the fire station which would align with the traditional neighborhood recommendation of the Comprehensive Plan since it allows for a wide range of neighborhood institutions and amenities to be present.

Staff determined that the parking reduction of two spaces from the required 29 to the proposed 27 spaces would be a slight deviation of the requirement and would be supportable.

The driveway width is limited to a maximum of 25 feet but considering that the inherent use of the fire station would be to ensure the safety and well-being of the public an increased driveway width would be supportable to allow for the multiple emergency vehicles to leave the site at once.

The building height is limited to a maximum of 25 feet, but the proposed building height would be 39 feet due to the height clearance needed for the fire truck garage doorways and the addition of a second story.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Residential (Single-family dwelling)
South:	D-5	Residential (Single-family dwelling)
East:	D-5	Residential (Single-family dwellings)
West:	D-5	Residential (Single-family dwellings)
Thoroughfare Plan		

Emerson Avenue	Primary Arterial Street	78-foot proposed right-of-way and 90-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 11, 2024	
Site Plan (Amended)	N/A	
Elevations	August 11, 2024	
Elevations (Amended)	September 17, 2024	
Landscape Plan	N/A	
Findings of Fact	August 11, 2024	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- The Near Eastside Quality of Life Plan (2020)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends traditional neighborhood development for the subject site.
- The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.
- **Conditions for All Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.

- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- **Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly**
 - Should be located along an arterial or collector street. Large-Scale schools should only be located along arterial streets.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
 - Schools should not be within 1000 feet of a highway, freeway, or expressway.
 - Should be located within one-half mile of a bus or rapid transit stop.
 - In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
 - Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The site falls within The Near Eastside Quality of Life Plan (2020).
- Within the Economic & Workforce Development Goal, Priority #2 is to support businesses in maintaining and expanding their business on the Near Eastside.
- Within the Safety Goal, Priority #3 is to educate and empower neighbors on how to best address safety concerns in the community.
- These priorities can be met with the relocation of the fire station as proposed.

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

None.

EXHIBITS

Enter any photographs or site plans



SITE PLAN

STUDIO AXIS

07/31/2024



PRELIMINARY BUILDING ELEVATION

 STUDIO **A X I S**

08/02/2024



STREET VIEW

 STUDIO **A X I S**

09/05/2024



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METROPOLITAN BOARD OF ZONING APPEALS, Division []
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

(Driveway Width)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The wide curb cut would provide direct access to Emerson Avenue for these emergency vehicles, which benefits the community.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The wide curb cut would provide direct access to Emerson Avenue for these emergency vehicles, which benefits the community.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Fire trucks require greater area for maneuvering than passenger vehicles, which establishes practical difficulty if the ordinance is strictly applied.



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PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

(Parking)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

With 27 parking spaces provided, there is more than sufficient on-site parking for the fire station use and will provide sufficient maneuvering area for the fire trucks and emergency vehicles which benefits the community.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

With 27 parking spaces provided, there is more than sufficient on-site parking for the fire station use and will provide sufficient maneuvering area for the fire trucks and emergency vehicles which benefits the community.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The ordinance standard is for "government buildings" without regard to the actual use. There is a significant difference between the proposed fire station parking need and, as an example, a government office building. 29 required parking spaces is more than necessary to meet the fire station's parking needs.



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PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

(Building Height)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the additional height to permit a two story structure is not out of character with the surrounding properties and will permit the fire station to operate at this location which benefits the community.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

the additional height to permit a two story structure is not out of character with the surrounding properties and will permit the fire station to operate at this location which benefits the community.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Limiting height to 25' does not permit appropriate development of the site, given Indianapolis Fire Department requirements regarding roof slope, sleeping quarters, and the height of the apparatus.



Photo of 1330 North Emerson Avenue.



Photo of 1330 North Emerson Avenue.



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Photo of 1330 North Emerson Avenue.



Street frontage of the subject site looking north.



Photo of the single-family dwellings east of the subject site.