



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 10, 2024

Case Number: 2024-ZON-114
Property Address: 1751 South Lawndale Avenue
Location: Wayne Township, Council District #17
Petitioner: Indianapolis Electrical Joint Apprenticeship and Training Trust Fund, by David Kingen and Emily Duncan
Current Zoning: I-2, I-3, and SU-46
Request: Rezoning of 5.31 acres from the I-2, I-3, and SU-46 district to the I-2 district to provide for industrial uses.
Current Land Use: Industrial uses / undeveloped land
Staff Recommendations: Approval, subject to the commitments noted below:
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. A 45-foot half right-of-way shall be dedicated along the frontage of West Minnesota Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. The existing Black Walnut trees shall be preserved.
3. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 5.31-acre site, zoned I-2, I-3, and SU-46, is comprised of two parcels. The northern parcel is undeveloped, and the southern parcel is developed with industrial uses and associated parking. It is surrounded by industrial uses to the north, across West Minnesota Street, zoned I-2; industrial uses to the south, zoned I-3, industrial uses to the east, zoned I-2 and I-3; and Interstate 465 right-of-way to the west, zoned C-S.

The request would rezone both parcels to the I-2 (Light Industrial) District. “The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer. For application to the older industrial districts within the central city, standards specifically accommodate the use of shallow industrial lots.”

The Comprehensive Plan recommends light industrial typology, with an Industrial Reserve (IR) overlay. This overlay is intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.

As proposed, this request would be consistent with the Plan recommendation of light industrial. The site is surrounded by industrial uses and Interstate 465. Consequently, this rezoning would not result in any negative impact on surrounding land uses.

Staff, however, observed several Black Walnut trees on the northern half of the site and would request that those trees be preserved as future development occurs.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 45-foot half right-of-way along West Minnesota Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.



All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

GENERAL INFORMATION

Existing Zoning	I-2 / I-3 / SU-46	
Existing Land Use	Industrial uses / undeveloped	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	I-2 Industrial uses
	South:	I-3 Industrial uses
	East:	I-2 / I-3 Industrial uses
	West:	C-S Interstate 465 right-of-way
Thoroughfare Plan		
Lawndale Avenue	Local Street	Existing 40-foot right-of-way and proposed 50-foot right-of-way.
East Minnesota Street	Primary Collector	Existing 40-foot right-of-way and proposed 90-foot right-of-way.

Context Area	Metro
Floodway / Floodway Fringe	No
Overlay	Yes. Transit-Oriented Development / Industrial Reserve
Wellfield Protection Area	No
Site Plan	September 5, 2024
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request.

The Pattern Book also provides guidance related to overlays and whether an overlay adds, modifies, or removes the recommended land uses within the base typology. This site lies within the Transit-Oriented Development and Industrial Reserve overlays.

- Overlays
 - Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- *Conditions for All Land Use Types – Light Industrial Typology*
 - Industrial truck traffic should not utilize local, residential streets.
 - Streets internal to industrial development must feed onto an arterial street.
 - Removed as a recommended land use where they would be adjacent to a living or mixed-use typology
- *Modified Uses – Transit-Oriented Development Overlay*
 - Light Industrial Uses - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) Only small-scale light industrial uses are appropriate in this overlay.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The Blue Line Transit-Oriented Development Strategic Plan (2018).
- This site is also located within an overlay, specifically the Transit Oriented Development (TOD), which is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- This site is located within a ½ mile walk of a proposed transit stop located at the intersection of West Washington Street and High School Road with a Community Center typology that consists of varying types of commercial developments, from the large strip centers to shopping malls, along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.
- Characteristics of the Community Center typology are:
 - Mix of retail, entertainment, office, and residential as desired.
 - Surface parking should be consolidated and placed behind buildings, allowing a pedestrian orientation at the street, while still supporting drive-to business
 - Cluster of multi-family, single-family on fringe

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)

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

2022-ZON-083; 1751 South Lawndale Avenue, requested rezoning of 1.237 acres from the SU-46 district to the I-2 district, **dismissed**.

2006-DV2-057; 1751 South Lawndale Avenue, requested a variance of development standards to provide for a sign with a height exceeding the Ordinance, **approved**.

2001-HOV-016; 1701, 1735 & 1751 South Lawndale Avenue (south of site), requested a variance of development standards to provide for deficient front and side setbacks, **approved**.

VICINITY

2020-ZON-074; 5830, 5832, 5836, 5840 and 5842 West Minnesota Street, 1600 and 1616 Lindley Avenue and 5900 Plainfield Avenue (north of site), requested the rezoning of 3.26 acres from the D-A, D-3 and SU-46 districts to the I-3 district, **approved**.

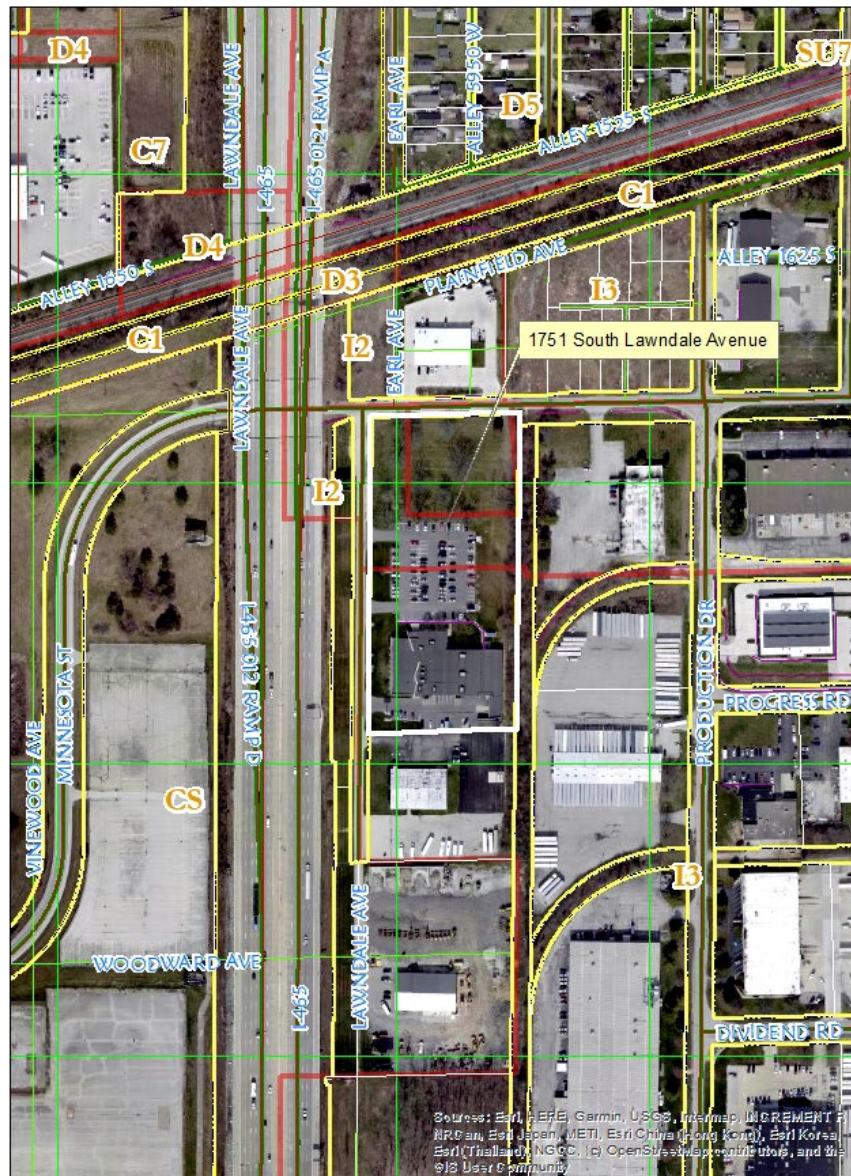
2019-UV3-001; 5900, 5946, 5959, 5954 and 6002 West Minnesota Street (north of site), requested a variance of use to provide for a fleet terminal in a I-2 district and variances of development standards to provide for deficient side and rear transitional yards and parking exceeding the amount permitted in a front yard, **approved**.

2017-ZON-011; 5900, 5946, 5959, 5954 and 6002 West Minnesota Street (north of site), requested the rezoning of 2.16 acres from the D-3 and SU-16 districts to the I-2 district, **approved**.

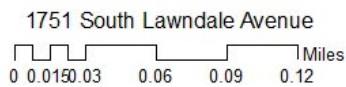
2013-UV2-012; 5811 West Minnesota Street (east of site), requested a variance of use to provide for a detention center in an industrial district, **approved**.

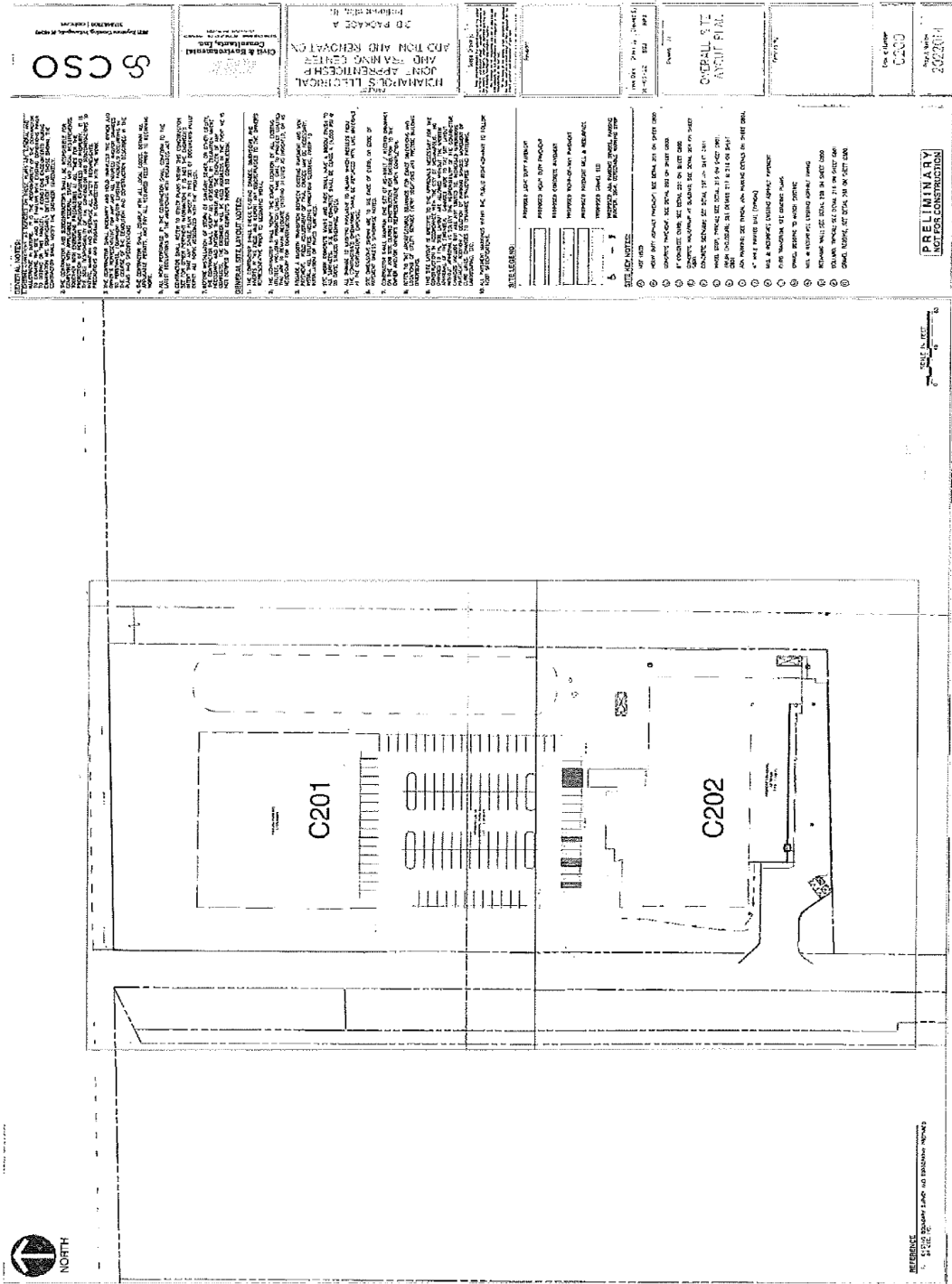
2000-ZON-861; 1820-1901 South Lawndale Avenue (west of site), requested the rezoning of 5.9 acres from the I-3-S district to the C-S district to provide for I-3-S uses, motels, hotels, and auto rental and parking, **approved**.

EXHIBITS



Source: Esri, DeLorme, Garmin, USGS, Mapbox, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the
 ©18 User Community





GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
3. ALL UTILITIES SHALL BE DEPTH TESTED PRIOR TO CONSTRUCTION.
4. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
5. ALL EXISTING UTILITIES SHALL BE RELOCATED AS SHOWN ON THE PLAN.
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18. ALL EXISTING UTILITIES SHALL BE DEPTH TESTED PRIOR TO CONSTRUCTION.
19. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED UNLESS OTHERWISE NOTED.
20. ALL EXISTING UTILITIES SHALL BE RELOCATED AS SHOWN ON THE PLAN.

LEGEND:

- 1. EXISTING LOT FOOTPRINT
- 2. EXISTING CONCRETE FOOTPRINT
- 3. EXISTING CONCRETE FOOTPRINT
- 4. EXISTING CONCRETE FOOTPRINT
- 5. EXISTING CONCRETE FOOTPRINT
- 6. EXISTING CONCRETE FOOTPRINT
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- 17. EXISTING CONCRETE FOOTPRINT
- 18. EXISTING CONCRETE FOOTPRINT
- 19. EXISTING CONCRETE FOOTPRINT
- 20. EXISTING CONCRETE FOOTPRINT

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/15/12	ISSUE FOR PERMIT
2	01/15/12	ISSUE FOR PERMIT
3	01/15/12	ISSUE FOR PERMIT
4	01/15/12	ISSUE FOR PERMIT
5	01/15/12	ISSUE FOR PERMIT
6	01/15/12	ISSUE FOR PERMIT
7	01/15/12	ISSUE FOR PERMIT
8	01/15/12	ISSUE FOR PERMIT
9	01/15/12	ISSUE FOR PERMIT
10	01/15/12	ISSUE FOR PERMIT
11	01/15/12	ISSUE FOR PERMIT
12	01/15/12	ISSUE FOR PERMIT
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17	01/15/12	ISSUE FOR PERMIT
18	01/15/12	ISSUE FOR PERMIT
19	01/15/12	ISSUE FOR PERMIT
20	01/15/12	ISSUE FOR PERMIT

CSO

City & Governmental

20 PACKAGE A

PRELIMINARY

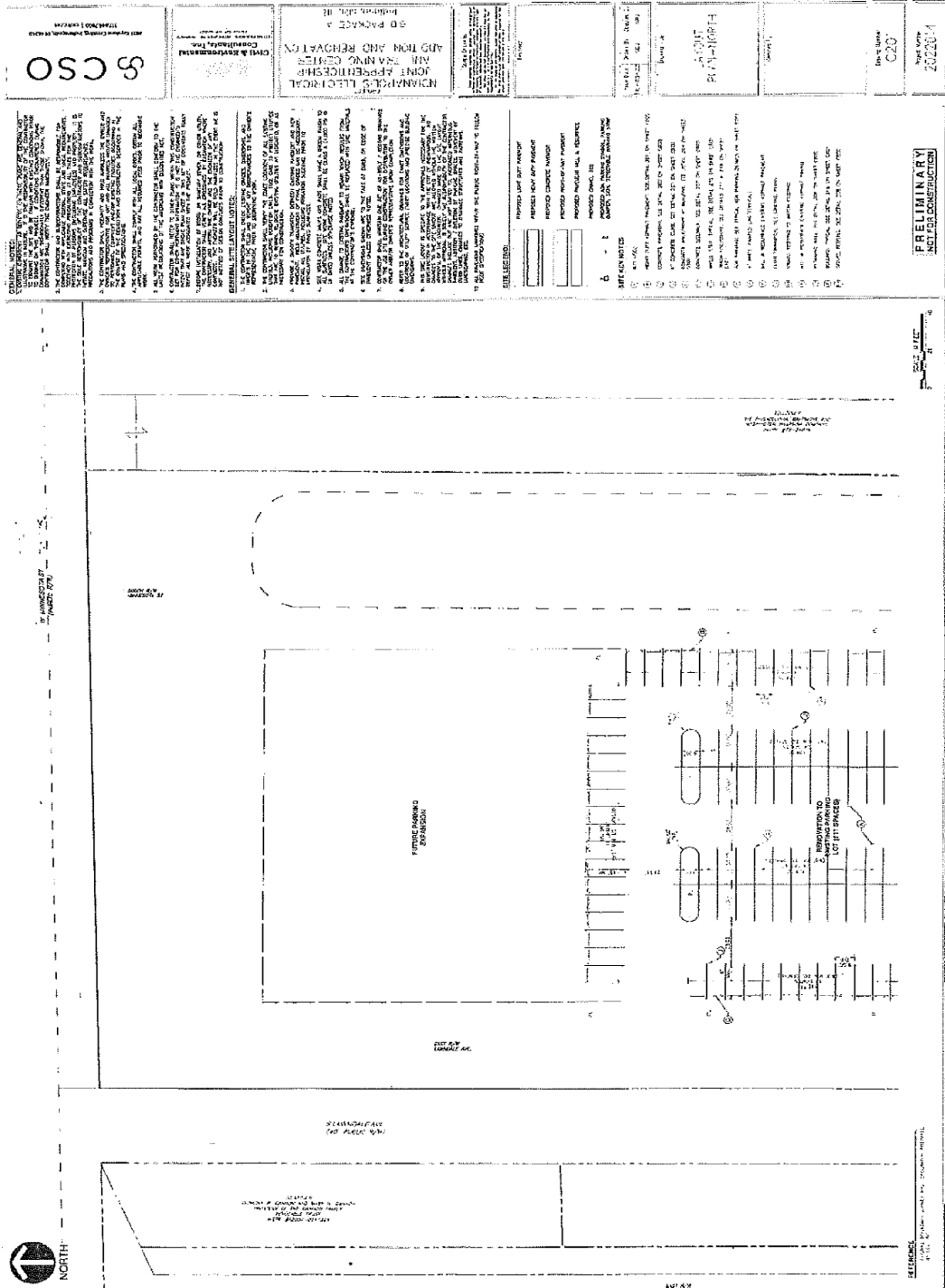
OVERALL SITE AVAILABILITY

Scale: 1" = 100'

Project No: 2002004

Sheet No: 2002004

**PRELIMINARY
 NOT FOR CONSTRUCTION**



PRELIMINARY
NOT FOR CONSTRUCTION

630
 West Side
 202204

5 CSO
 and Various Other Facilities
 10/12/2021

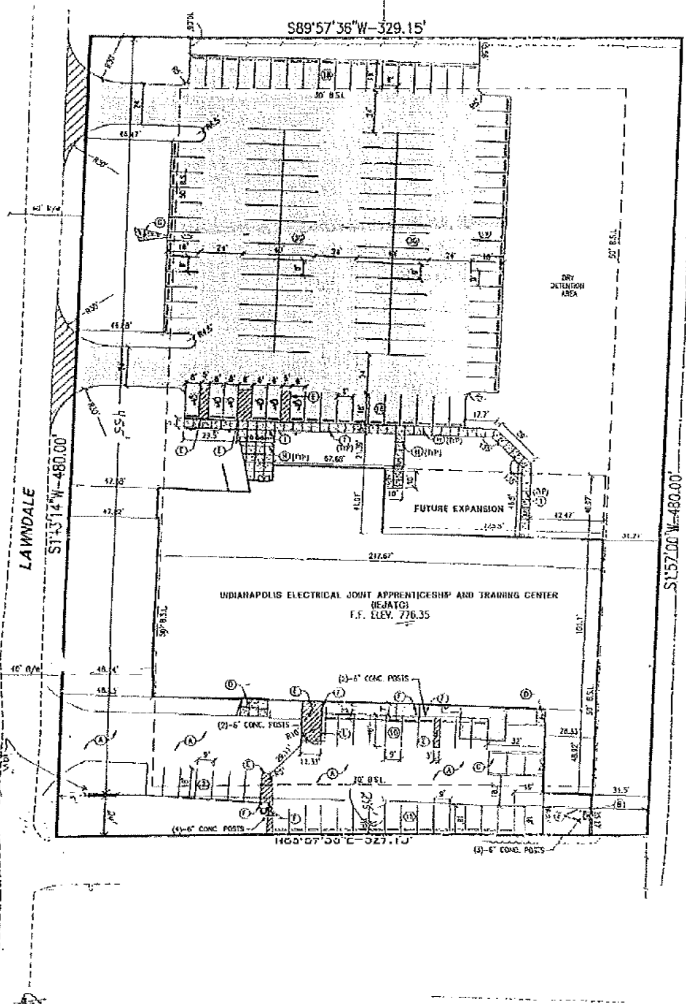
NON-PROFIT ELECTRICAL
APPROVAL CENTER
 APPROVAL CENTER

PREPARED FOR: [illegible]
 PREPARED BY: [illegible]
 DATE: [illegible]

NOT FOR CONSTRUCTION

LEGEND
 [illegible]

NOTES:
 1. THE PLAN IS BASED ON THE RECORD SURVEY MAP OF THE [illegible] TRACT, [illegible] COUNTY, [illegible] STATE, AS FILED IN [illegible] OF THE [illegible] COUNTY CLERK'S OFFICE, [illegible] STATE, ON [illegible] DAY OF [illegible], [illegible].
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SITE LAYOUT NOTES:

1. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LOCATIONS OF THE EXISTING UTILITIES TO BE MAINTAINED OR CHANGED AND SHALL REPORT TO THE ENGINEER THE RESULTS OF SUCH VERIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN OR TO BE CHANGED. THE CONTRACTOR SHALL MAINTAIN THE LOCATION OF ALL UTILITIES TO REMAIN.
2. IN THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES TO BE MAINTAINED OR CHANGED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN OR TO BE CHANGED.
3. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON THE EXISTING UTILITIES PLAN. ANY CHANGES SHALL BE REPORTED TO THE ENGINEER IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN OR TO BE CHANGED.
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PLAN LEGEND:

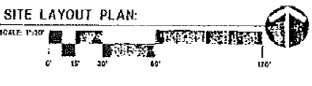
- STANDARD DIMENSIONS PER DETAIL 01/21/02
- EXISTING DIMENSIONS PER DETAIL 01/21/02
- CONCRETE DIMENSIONS PER DETAIL 01/21/02
- INDUSTRY FINISH DIMENSIONS PER DETAIL 01/21/02
- PARKING DIMENSIONS PER DETAIL 01/21/02
- EXISTING DIMENSIONS PER DETAIL 01/21/02
- EXISTING DIMENSIONS PER DETAIL 01/21/02

PLAN KEY NOTES:

1. SEE PLAN FOR DIMENSIONS.
2. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN ON THE EXISTING UTILITIES PLAN.
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SITE DATA:

NO. SHEETS: 12
SHEET: 12 OF 12



CSO
Architecture
Engineering
Interiors
Landscape Architecture
Land Surveying
Corporate Offices
220 East 18th Street
Indianapolis, Indiana 46202
317.325.1111

Owner/Consultant/Contractor
Charles C. Brent Construction Co.
100 West Washington Blvd
Indianapolis, IN 46204
317.325.1111
317.325.1112

Project:
Indianapolis Electrical Joint Apprenticeship and Training Center Addition & Renovation

Drawing Title:
SITE LAYOUT PLAN

Revised:

Date: 08/12/02
Checked by: RMO
Drawn by: DRB

Project No.: 102
No. 102
No. 102
No. 102

Sheet No.: C102

Sheet No.: 20497



View looking south along Lawndale Avenue



View looking north along Lawndale Avenue



View looking east along West Minnesota Street



View looking northwest across intersection of Lawndale Avenue and West Minnesota Street



View looking northeast across intersection of Lawndale Avenue and West Minnesota Street



View of site looking east across Lawndale Avenue



View of site looking east across Lawndale Avenue



View of site looking east across Lawndale Avenue



View of site looking southeast across Lawndale Avenue



View of site looking east across Lawndale Avenue



View of site looking northeast across Lawndale Avenue