

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-MOD-019
Address: 5320 & 5340 East Southport Road (*Approximate Address*)
Location: Franklin Township, Council District #25
Zoning: C-S
Petitioner: Greenwood IH Hotel, by Russell L. Brown
Request: Modification of commitments related to 2001-ZON-070, to modify Commitment #19, to provide for a 38-foot tall hotel (current commitment limits the building height to 35 feet).

ADDENDUM FOR DECEMBER 20, 2023, METROPOLITAN DEVELOPMENT COMMISSION

This petition was heard by the Hearing Examiner on NOVEMBER 16, 2023. After a full hearing, the Hearing Examiner recommended approval of the modification. Subsequently, the remonstrator's representative filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

November 16, 2023

RECOMMENDATIONS

Staff **recommends approval** of this modification request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 3.18-acre site, zoned C-S, is comprised of two undeveloped parcels. It is surrounded by multi-family dwellings to the north, commercial uses to the south, undeveloped land to the east and west, all zoned C-S.
- ◇ Petition 2001-ZON-070 rezoned the site from a D-A district to the C-S classification to provide for multi-family dwellings and a commercial / retail center with C-1, C-2, C-3 and C-4 uses.

MODIFICATION

- ◇ This request would modify Commitment #19 related to 2002-ZON-070 to provide for a 38-foot-tall hotel when the commitments limited building height to 35 feet.

(Continued)

STAFF REPORT 2023-MOD-019 (Continued)

- ◇ The Comprehensive Plan recommends community commercial typology. “The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.”
- ◇ The Pattern Book lays out a land use classification system that guides the orderly development of the county, protects the character of neighborhoods and serves as a policy guide for development or redevelopment of a site.
- ◇ The following elements of the Pattern Book apply to this site:

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.

Large-Scale Offices, Retailing, and Personal or Professional Services (defined as commercial uses with minimal outdoor operations, storage, or display on lots of more than 1.5 acres and a height of more than 35 feet.)

- Should be located along an arterial street.
- Outdoor display of merchandise should be limited.
- If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
- 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.
- Should be no larger than 25 acres with 125,000 square feet of floor space and no more than three out lots.

Planning Analysis

- ◇ The request would be consistent with the Comprehensive Plan recommendation of community commercial typology as a large-scale commercial development.
- ◇ The development would provide for a 38-foot tall, 121-room hotel with 124 parking spaces. Site access would be from a private street that is located north of and parallel to East Southport Road that intersects Valley Ridge Road to the west of the site.
- ◇ The Pattern Book defines large-scale development with building heights that exceed 35 feet. The proposed 38-foot-tall building would be a three-foot increase from the permitted height allowed in the 2001 commitments but would be consistent with the Pattern Book recommendations.
- ◇ Staff supports this request for a taller building because it would be a small height increase and compatible with the surrounding land uses with minimal impact on those uses.

(Continued)

STAFF REPORT 2023-MOD-019 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-S Undeveloped land

SURROUNDING ZONING AND LAND USE

North -	C-S	Multi-family dwelling
South -	C-S	Commercial uses
East -	C-S	Undeveloped land
West -	C-S	Undeveloped land

COMPREHENSIVE PLAN The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends community commercial typology.
Marion County Land Use Pattern Book (2019).

THOROUGHFARE PLAN This portion of East Southport Road is designated in the Marion County Thoroughfare Plan as a primary arterial with an existing 142-foot right-of-way and a proposed 102-foot right-of-way.

CONTEXT AREA This site is located within the metro context area.

OVERLAY There is no overlay for this site.

SITE PLAN File-dated October 10, 2023

ELEVATIONS File-dated October 10, 2023

ZONING HISTORY

2021-MOD-007; 5310 East Southport Road, requested modification of commitments related to 2001-ZON-070, as modified by 2011-MOD-003, to provide for light general retail uses including a retail paint store on Lot Five in the BG Valley Ridge Commercial Subdivision, recorded as Instrument # A202100063572 (limited to C-1 buffer uses in the eastern 125 feet of the commercial area), **approved**.

2021-PLT-007; 5310 East Southport Road, requested Approval of a Subdivision Plat to be known as BG Valley Ridge Commercial Subdivision, dividing 6.277 acres into 5 lots, **approved**.

2011-MOD-003; 6810 Valley Ridge Drive, requested modification of commitments related to Petition 2001-ZON-070 to modify: a. Commitment Twelve, to provide for certain C-3 uses in the C-1 Buffer area (the easternmost 125 of this site located south of the multifamily section), including personal services uses, rental or leasing uses, retail uses, accessory uses and temporary structures, to provide for drive-through lanes on the east side of any building, between the building and the landscape yard, and to require that any buildings substantially conform to elevations submitted with this petition (C-3 uses not permitted in the C-1 buffer area, no parking or maneuvering area permitted east of the C-1 buildings), and b. Commitment Five, to allow for direct access from the parcel abutting to the east (direct access from the east-abutting parcel prohibited), **approved**.

(Continued)

STAFF REPORT 2023-MOD-019 (Continued)

2001-ZON-070; 5330 East Southport Road, requested rezoning of 45 acres from D-A (FF)(FW) to C-S (FF)(FW) to provide for a mixed-use development with multifamily residential, commercial and industrial uses, **approved**.

VICINITY

2019-ZON-042; 5325 East Southport Road (south of site), requested rezoning of 0.81 acre from the C-S district to the C-S classification to provide for a stand-alone outdoor freezer, **approved**. -

2018-ZON-084; 5219 East Southport Road (south of site), requested rezoning of 1.74 acres from the C-S district to the C-S classification to provide for an automotive service business in addition to the previously permitted uses, **approved**.

2010-CZN-820, 2010-CAP-820 and 2010-CVR-820; 5325 East Southport Road (south of site), requested rezoning of 0.811 acre from the C-S District to the C-S classification to provide for C-3 and C-1 uses; a variance of development standards to provide for an outdoor seating area and to provide for two drive-through lanes, with both lanes having only one stacking space at the exit of the drive-through, and with one drive-through lane having seven stacking spaces before the drive-through unit; and a modification of the Commitments and Site Plan related to 91-Z-41 to provide for the site plan submitted with this file and to terminate Commitment Seven, which prohibited additional out lots, **approved and granted**.

2004-ZON / APP-824; 5325 East Southport Road (south of site), requested rezoning of 1.17 acres from C-S to C-S to provide for a 16,000-square foot commercial building with C-3 uses, **approved**, and modification of commitments related to 91-Z-41 to terminate Commitment Seven to provide for an out lot, **approved**.

91-Z-41; 5301 East Southport Road (south of site), requested rezoning of 34 acres from I-2-S to C-S to provide for commercial development, **approved**.

91-Z-41, 5301 East Southport Road (south of site), requested rezoning of 36.99 acres to provide for retail commercial development, **approved**.



5320 and 5340 East Southport Road



0 0.0125 0.025 0.05 0.075 0.1 Miles

MEMORANDUM OF EXAMINER'S DECISION

2023-MOD-019

5320, 5340 E. Southport Road

The petition requests a modification of commitments for 2001-ZON-070 to allow for a 38-foot-tall hotel (current commitment limits building height to 35 feet).

Your Hearing Examiner visited the undeveloped site prior to the hearing and noted the multi-family development north of it and commercial uses south of it. The commercially zoned sites east and west of the subject site are undeveloped.

The petitioner's representative explained that the majority of the proposed hotel would not exceed 35 feet in height, with only parapets and cornices extending an additional three feet. The proposed parapets would screen rooftop equipment. In an attempt to appease a property owner to the east, a commitment was offered to prohibit illuminated signs on the north and east facades of the building.

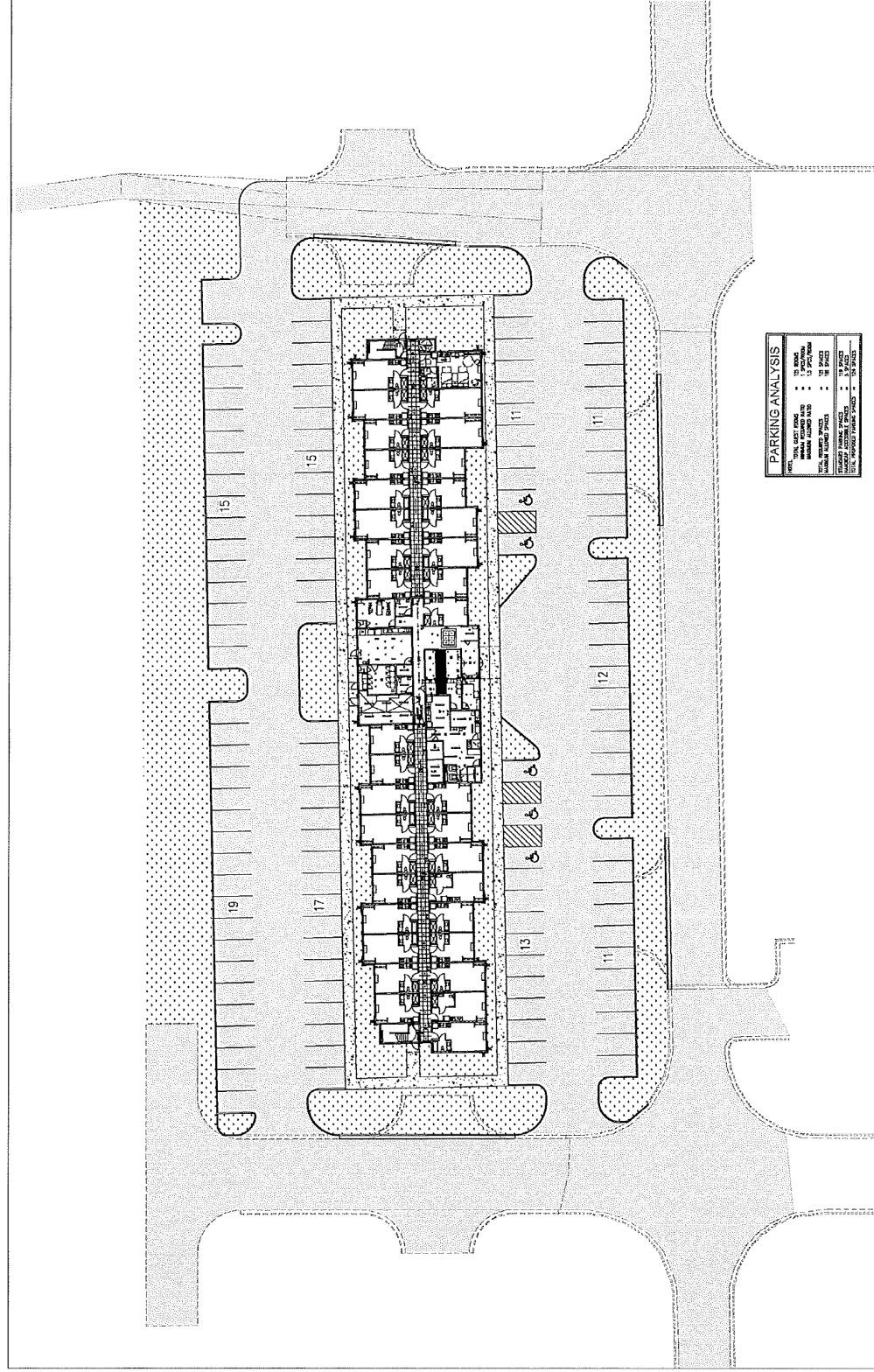
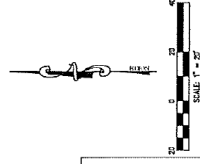
The representative of a property owner to the east opined that the proposed hotel is a multi-family dwelling, which is prohibited by the commitments. It was stated that no other buildings in the area exceed 35 feet in height, additional sign limitations were requested, and it was suggested that modifying the commitment would lead to the entire building being 38 feet in height.

Staff stated that the proposed development was consistent with the Comprehensive Plan and the Pattern Book and found that the proposed increase in height would have minimal impact on surrounding uses.

In your Hearing Examiner's opinion, the sole issue of this petition is allowing an additional three feet of height on specific portions of the building. Because the site is zoned C-S, it must be developed in substantial compliance with the site plan and elevations filed. Approval of this petition was recommended.

For Metropolitan Development Commission Hearing on December 20, 2023

PRELIMINARY SITE LAYOUT BG VALLEY LOTS 2 & 3 EXTENDED STAY AMERICA: INDIANAPOLIS



PARKING ANALYSIS	
PERMIT	15 SPACES
MINIMUM REQUIRED SPACES	15 SPACES
MINIMUM REQUIRED SPACES	15 SPACES
TOTAL REQUIRED SPACES	15 SPACES
MINIMUM REQUIRED SPACES	15 SPACES
MINIMUM REQUIRED SPACES	15 SPACES
TOTAL REQUIRED SPACES	15 SPACES

PREPARED BY:



Development Consultants
and Engineers, Inc.
OCTOBER 3, 2023

COLOR / MATERIAL LEGEND

	EIFS: PPG 1021-6 "CURLW"
	EIFS: PPG 1025-1 "COMMERCIAL WHITE"
	EIFS: PPG 1025-3 "WHISKERS"
	EIFS: PPG 1025-4 "SHARKSKIN"
	EXTERIOR TRIM: CP410 "BRONZETONE"
	KINGSIZE DOVE GRAY BRICK BY ACME BRICK



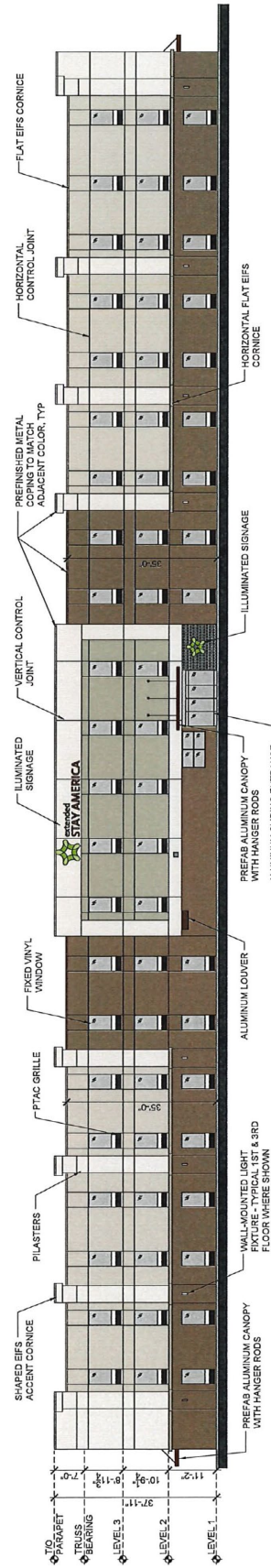
KEYPLAN



2 SIDE ELEVATION

Scale: 3/32" = 1'-0"

35'-0" = 33%
37'-11" = 67%



1 FRONT ELEVATION

Scale: 3/32" = 1'-0"

35'-0" = 62%
37'-11" = 38%

BASK
DEVELOPMENT & MANAGEMENT

INDIANAPOLIS
EXTENDED STAY AMERICA

Alameda
ARCHITECTURE
October 16, 2023

COLOR / MATERIAL LEGEND

- EIFS: PPG 1021-8 "CURLLEW"
- EIFS: PPG 1025-1 "COMMERCIAL WHITE"
- EIFS: PPG 1025-3 "WHISKERS"
- EIFS: PPG 1025-4 "SHARKSKIN"
- EXTERIOR TRIM: CP410 "BRONZETONE"
- KINGSIZE DOVE GRAY BRICK BY ACME BRICK



4 SIDE ELEVATION

Scale: 3/32" = 1'-0"

35'-0" = 42%
37'-11" = 58%



3 REAR ELEVATION

Scale: 3/32" = 1'-0"

35'-0" = 79%
37'-11" = 21%

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INDIANAPOLIS
EXTENDED STAY AMERICA

Alameda
ARCHITECTURE
October 16, 2023



View looking east along private east / west street - site on left



View looking west along private east / west street – site on right



View of site looking north across private street



View of site looking north across private street



View of site looking north



View looking north at street connection to the north (along the eastern boundary)



View looking northwest of commercial to the west of site.



View looking north across road ad undeveloped land to the west of site