

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-CZN-871 / 2022-CPL-871
Address: 4901 West 56th Street (*Approximate Addresses*)
Location: Pike Township, Council District #8
Petitioner: Dove Asset Partners, by Elizabeth Bentz Williams
Request: Rezoning of 14.53 acres from the SU-5 district to the C-S district to provide for a mini-warehouse (self-storage) facility with outdoor storage of vehicles and recreational vehicles and wireless/radio communication towers.

Approval of a Subdivision Plat to be known as AAA Development and Consulting, LLC Minor Plat, dividing 14.53 acres into two lots.

This petition was continued from the January 12, 2023 hearing to the February 9, 2023 hearing. This petition was automatically continued from the December 15, 2022 hearing, to the January 12, 2023 hearing.

February 9, 2023

RECOMMENDATIONS

Staff recommends **approval of the rezoning** petition.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated January 4, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of the Department of Public Works, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat, prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.

(Continued)

2022-CZN-871 / 2022-CPL-871 STAFF REPORT (Continued)

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted, prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance are met, prior to the recording of the final plat.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ The subject site is currently zoned SU-5 and developed with wireless/radio towers and equipment. There is a one-story block building on northern portion of the site to be removed.
- ◇ This petition would rezone this property to the C-S district and subdivide the property into two lots to provide for a mini-warehouse facility (self-storage) in addition to the existing communication facilities.

REZONING

- ◇ This petition would rezone this site from the SU-5 district to the C-S district to permit communication facilities and mini-warehouses (self-storage), including outdoor storage of vehicles and recreational vehicles. The current zoning of SU-5 would only permit radio receiving or broadcasting towers and accessory buildings. The comprehensive plan recommends suburban neighborhood uses.
- ◇ The C-S district is designed to permit, within a single zoning district, commercial and noncommercial uses. C-S districts are limited to uses specified by a rezoning petition and subject to site and development plans approved by the Metropolitan Development Commission.
- ◇ Radio towers and similar facilities are permitted in several districts as accessory uses or structures. Mini warehouses are permitted in industrial districts or heavy commercial districts. Staff believes the C-S district is appropriate as no other districts would allow both proposed uses as primary uses.
- ◇ The suburban neighborhood recommendation is a living typology; however, staff believes that the existing radio and cell towers on site limits the marketability for residential development. This site has single-family residential on the west and commercial uses on the east. The west side of the property would remain the radio and cell tower use, while the east would be developed for storage. Landscaping and retention areas are shown on the south and east property boundaries. Staff believes this pattern of development would provide an adequate buffer between uses.

(Continued)

2022-CZN-871 / 2022-CPL-871 STAFF REPORT (Continued)

- ◇ Staff recommends approval of the C-S zoning subject to the development plan and substantial compliance with the site plan.

PLAT

- ◇ The plat would subdivide the subject site into two lots. Lot One would contain the existing radio/wireless towers. Lot Two would be developed with mini-warehouses and outdoor storage for vehicles and recreational vehicles.

TRAFFIC / STREETS

- ◇ The subject site has frontage on 56th Street to the north. Each lot would have its own access from 56th Street. No new streets are proposed.

SIDEWALKS

- ◇ Sidewalks are required along the 56th Street frontage.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

SU-5	Metro	Radio/wireless towers
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SURROUNDING ZONING AND LAND USE

North	MU-1 / C-S	Commercial/ Assisted Living Residential
South	D-P	Multi-family Residential
East	C-1 / C-3	Commercial / Nursing Home
West	D-3	Single-family Residential

COMPREHENSIVE LAND USE PLAN	Suburban Neighborhood
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THOROUGHFARE PLAN	56 th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 117-foot existing and proposed right-of-way.
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SITE PLAN	File-dated January 15, 2023
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LANDSCAPE PLAN	File-dated January 15, 2023
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LIGHTING PLAN	File-dated January 15, 2023
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SURVEY/ PRELIMINARY PLAT	File-dated January 4, 2023
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DEVELOPMENT PLAN (C-S)	File-dated January 27, 2023
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ZONING HISTORY – SITE

None

ZONING HISTORY – VICINITY

2020-DV3-032A, 5766 & 5932 Lafayette Road and 6166 West 62nd Street, variance to provide for 39-foot to 47-foot-tall wood and metal poles for small cell wireless communications facilities, with associated equipment and antennas within the right-of-way, **approved**.

(Continued)

2022-CZN-871 / 2022-CPL-871 STAFF REPORT (Continued)

2020-DV3-032B, 5928 & 6003 Terrytown Road, and various addresses, variance to provide for 39-foot to 47-foot-tall wood and metal poles for small cell wireless communications facilities, with associated equipment and antennas within the right-of-way, **denied**.

2013-ZON-019, 5404 Georgetown Road, rezoning of 6.95 acres from the C-3 district to the C-1 district to provide for a nursing home, **approved**.

2006-ZON-838, 2006-VAR-838, & 2006-APP-838, 4900 West 56th Street, rezoning of 0.830 acre from the C-S district to the C-S district to provide for C-3 uses and the sale of auto-parts and accessories, and variances to provide for a 2.78-foot west side setback, for parking with a zero-foot south front setback from the right-of-way of 56th Street, for parking with a six-foot east front setback along a portion of the right-of-way of Eden Village Drive, and for parking with a zero-foot north side yard setback, **denied**.

95-Z-201, 4900 West 56th Street, rezoning of 4.292 acres from the C-S district to the C-S district to permit C-3 uses, mini warehouses, and uses permitted per 89-Z-158, **approved**.

90-P-11, **approval** of a subdivision to be known as Deer Creek Section Three.

89-Z-158, 4900 West 56th Street, rezoning of 7 acres from the SU-3 district to the C-S district to provide for multiple commercial uses, **approved**.

89-P-90, **approval** of a subdivision to be known as the Gardens at Eagle Creek North, Section Three.

88-Z-264, 5150 West 56th Street, rezoning of 39.41 acres from the A-2, D-6II and SU-43 district to the D-P district, **approved**.

88-P-09, **approval** of a subdivision to be known as Deer Creek Section Two.

87-Z-207, 5440 Georgetown Road, rezoning of 7.5 acres from the D-P district to the C-3 district, **approved**.

87-Z-173, 5101 West 56th Street, rezoning of 20 acres from the A-2 district to the D-3 district, **approved**.

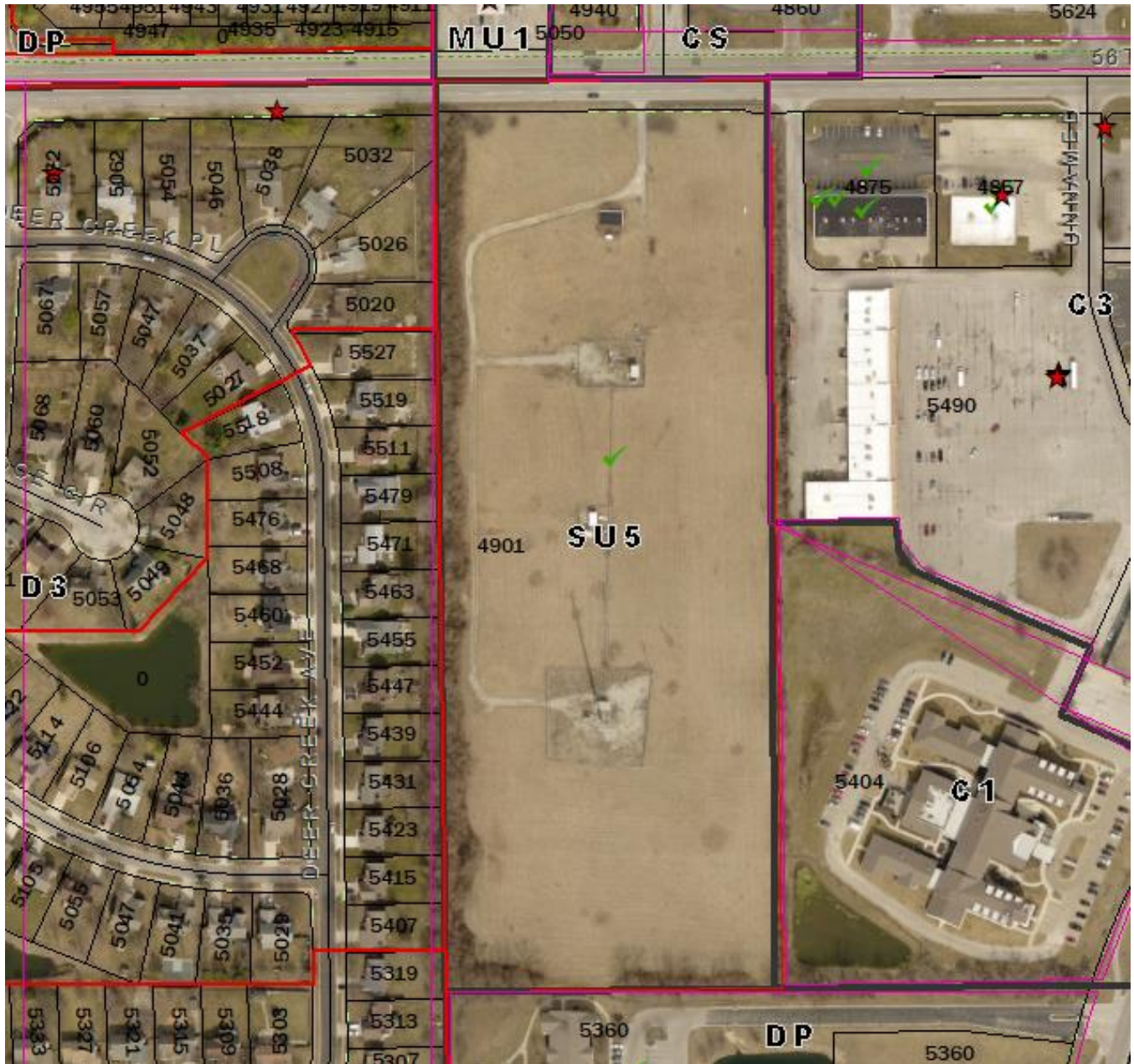
87-Z-106, 5101 West 56th Street, rezoning of 48.89 acres from the A-2 district to the D-7 district, **approved**.

87-P-131, **approval** of a subdivision to be known as Deer Creek Section One.

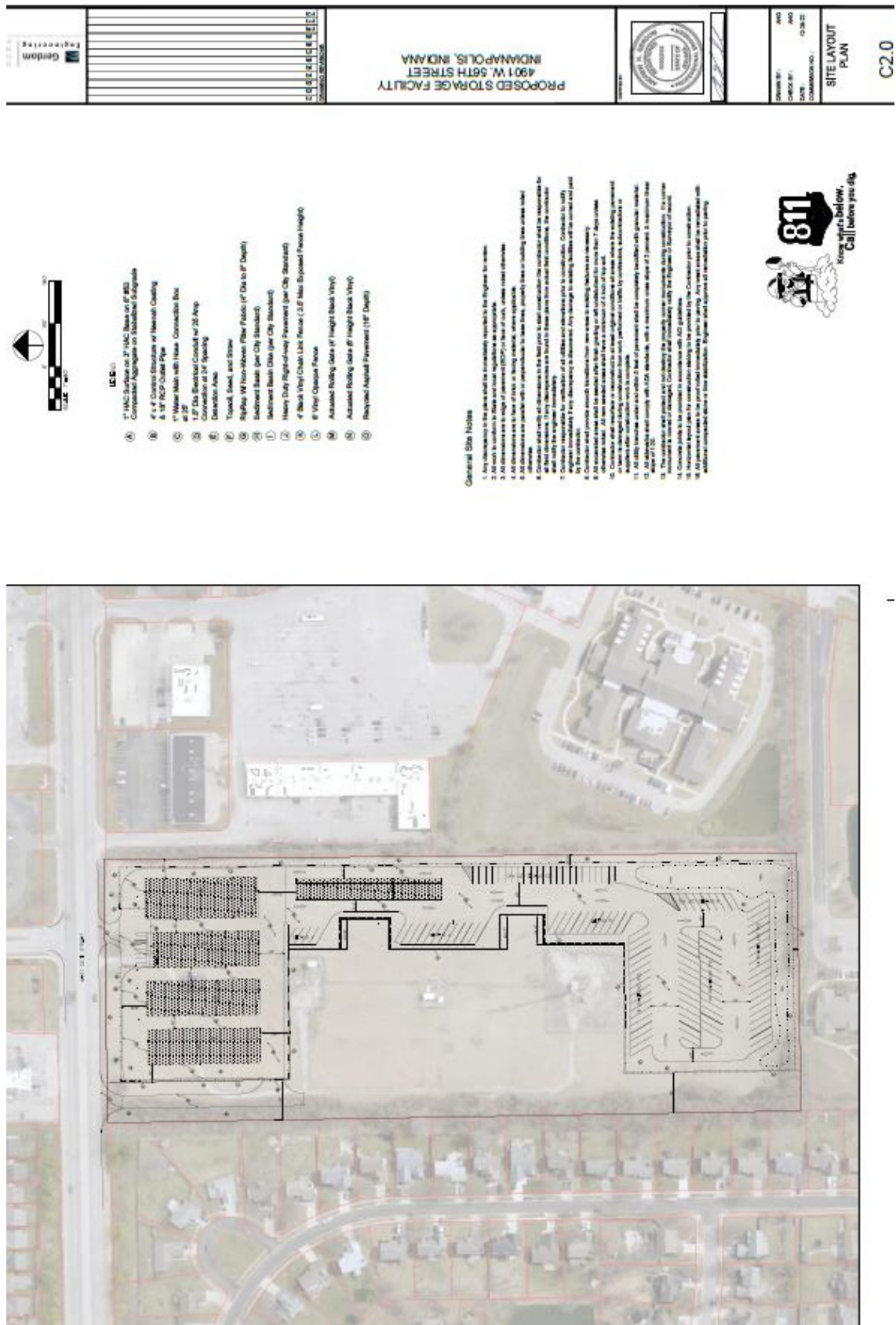
85-Z-168, 4910 West 52nd Street, rezoning of 7.88 acres from the D-P district to the D-P district to allow for additional housing units, **approved**.

83-Z-152, 4559 West 56th Street, rezoning of 15.70 acres from the D-P district to the C-3 district, **approved**.

2022-CZN-871 / 2022-CPL-871 Aerial Map

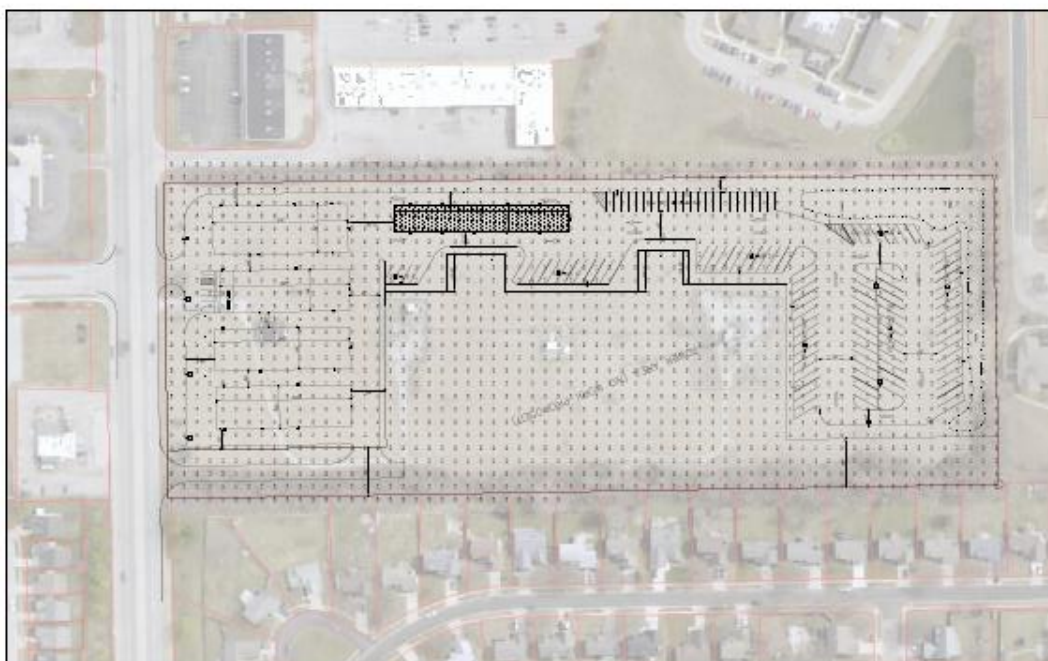


2022-CZN-871 / 2022-CPL-871 Site Plan



[illegible]

STATION NAME		STATION NO.		STATION TYPE		STATION CLASS		STATION CODE		STATION NAME		STATION NO.		STATION TYPE		STATION CLASS		STATION CODE	
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2022-CZN-871 / 2022-CPL-871 Landscape Plan

Engineering
2022-08-01
2022-08-01

Green
Engineering

ULTIMATE CANINE
LOT #9 GRISTMILL CROSSING
WESTFIELD, INDIANA

Seal of the State of Indiana

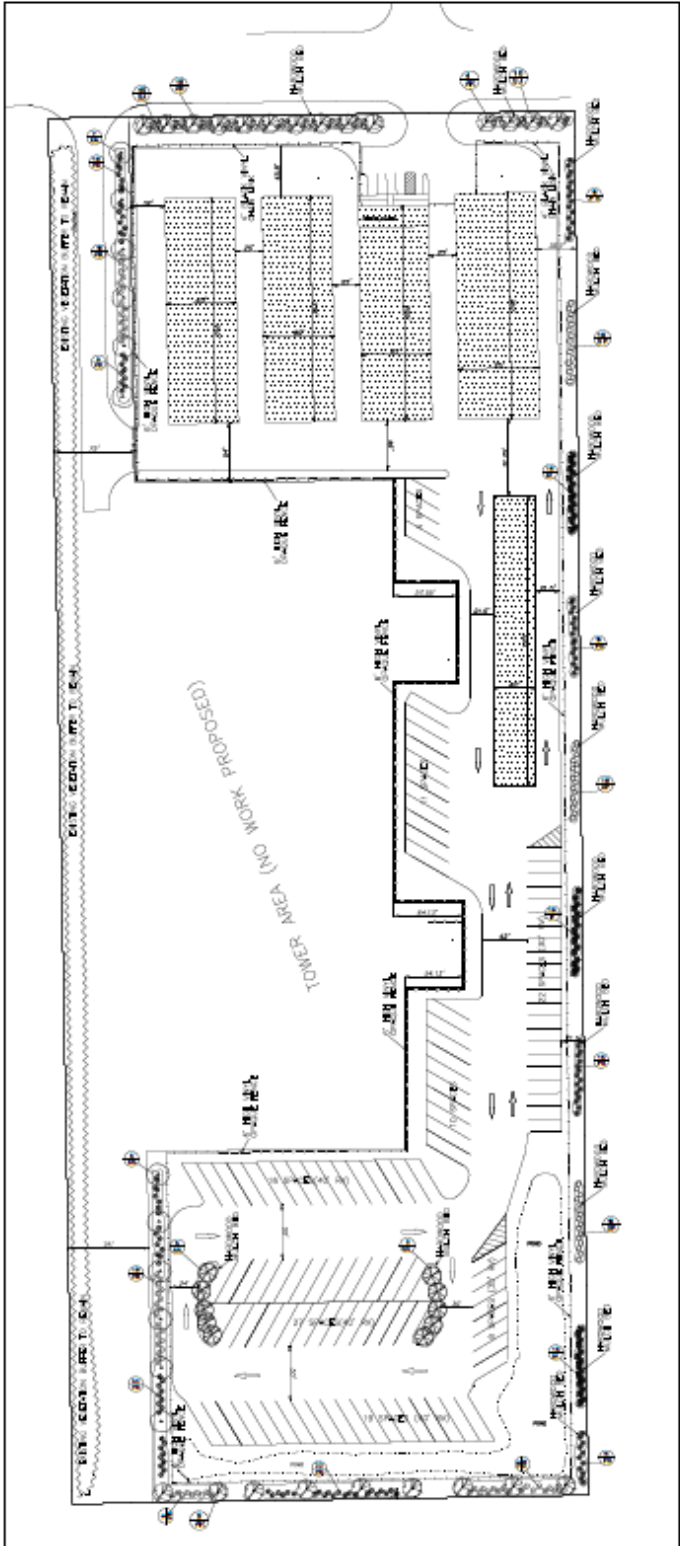
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DATE: 08/01/2022

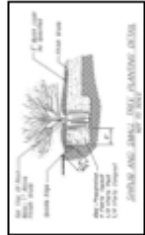
PROJECT: 2022-CZN-871 / 2022-CPL-871

COMMISSIONER: 10-03

LANDSCAPE
PLAN



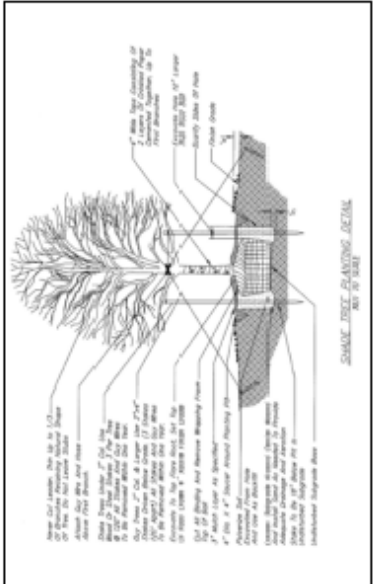
SYMBOL	SYMBOL NAME	PLANT LIST	QUANTITY	DATE	NOTES
1	Tree	Redwood	10	08/01/2022	
2	Shrub	Redwood	10	08/01/2022	
3	Grass	Redwood	10	08/01/2022	
4	Flower	Redwood	10	08/01/2022	
5	Tree	Redwood	10	08/01/2022	
6	Shrub	Redwood	10	08/01/2022	
7	Grass	Redwood	10	08/01/2022	
8	Flower	Redwood	10	08/01/2022	
9	Tree	Redwood	10	08/01/2022	
10	Shrub	Redwood	10	08/01/2022	
11	Grass	Redwood	10	08/01/2022	
12	Flower	Redwood	10	08/01/2022	
13	Tree	Redwood	10	08/01/2022	
14	Shrub	Redwood	10	08/01/2022	
15	Grass	Redwood	10	08/01/2022	
16	Flower	Redwood	10	08/01/2022	
17	Tree	Redwood	10	08/01/2022	
18	Shrub	Redwood	10	08/01/2022	
19	Grass	Redwood	10	08/01/2022	
20	Flower	Redwood	10	08/01/2022	



LANDSCAPING NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:

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- 1.2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 1.3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
- 1.4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
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- 1.10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:



2022-CZN-871 / 2022-CPL-871 Development Plan

Development Plan – January 27, 2023
4901 W. 56th Street, Indianapolis, IN



USE:

The site is currently being used to house 2 cell towers and an AM radio station tower. The site will be modified to also include single-story self-storage along the north and eastern ends of the property, and long-term boat/RV parking on the eastern and southern ends of the property.

Storage is typically rented by residents and business owners inside a radius of 5 miles.

RV and boat parking renters can come from a radius up to 20 miles.

HOURS OF OPERATION

Normal business hours will be Monday – Friday from 9:00 am to 5:00 pm. Renters can also use a drive-up kiosk, which will be connected to a call center for questions after normal operating hours. Property access is restricted to renters only via two keypad code security gates. The gates are locked 24 hours per day and entry is only provided via the gate keypad. Tenants will have access to the property 24 hours a day via the keypad gates.

EMPLOYEES

The facility will have an administrative/maintenance staff on site each weekday to interact with renters and to perform routine maintenance and clean up.

SITE PLAN

As shown in Exhibit A, the property will support the existing towers plus the self-storage units and boat/RV parking. There will be no changes to the existing towers themselves. Access to the towers is currently provided by a curb cut near the center of the property, which then angles westward to meet up with the access road on the west side of the property near the first cell tower. There is a recorded easement along the west side of the property for access to the towers. The access easement runs north to south along the western property line to the southernmost tower. We will install a curb cut on the west side of the property to allow access to that easement. It will be set back approximately 30 feet from the western boundary line.

There will be a second curb cut along 56th street to allow access to the storage facility. The curb cut will be aligned with Eden Village Drive to the north. Two curb cuts will be necessary because tower maintenance vehicles will not have access to the storage facility.

The front portion of the property extending from the access easement eastward to the property line and south from W. 56th street to the first cell tower will contain no more than 4 single-story climate-controlled buildings totaling not more than 52,000 sq ft of storage and not more than 405 units. The western-most building will be set back approximately 100' from the western property line. Units along the perimeter of the buildings will have drive-up access (exterior doors) with additional fully enclosed interior units accessible via interior hallways. A site plan change which reduces the number of buildings to less than 4 shall be eligible for review and approval of the administrator so long as the setbacks are not decreased.

The eastern edge of the property will contain 1 single-story self-storage building totaling not more than 13,500 sq ft with not more than 91 units, plus 47 open boat/trailer parking spaces. The building and parking will be located approximately 200 feet from the western property boundary and approximately 30 feet from the eastern boundary.

The southern section of the property will contain 72 RV parking spaces. It will extend from the southernmost cell tower to the southern property line and from the eastern property line to the western property line. Parking will be set back approximately 70 feet from the western property line and approximately 50 feet from the southern property line.

Landscaping

We will make use of and augment the existing perimeter landscaping. Currently, there are trees along the western and southern property lines that are up to 40 feet in height. In addition, there are bushes extending 30 to 50 feet from the property lines that will be retained.

Additional trees and landscaping will be placed along the exterior of the property in substantial conformance with the landscape plan. Additional trees/bushes will be planted along the perimeter fence to obscure the RV parking from the southern and western neighbors as shown on the landscaping plan.

Lighting

Lighting between the storage buildings will be directed eastward and southward towards the center of the property. RV parking lighting will be shielded, down lit and faced away from adjacent residential zoning. Lighting shall be designed to minimize overflow light into the night sky, shield the light filaments from any right-of-way or protected district, prohibit hazardous glare perceptible from any point beyond the lot lines, and provide adequate light for safety. All lighting will be in compliance with Table 744-604-1: Light Level Standards.

Trash

No trash dumpster will be available for use of renters.

Signage

Signage will be limited to one ground sign for the self-storage use and wall signs per ordinance. An incidental entry sign for the cell tower parcel shall be allowed.

SITE MAINTENANCE & SECURITY

Maintenance will be performed by maintenance employees or outsourced to local service providers. An administrative/maintenance person will walk the property every day noting any maintenance items that need to be corrected.

The site will be secured by perimeter fencing surrounding the facility. The fencing along W56th Street will be no more than 4' high. Fencing along the west side of the storage facility will be 6' high. Fencing along the east side will be 6' chain link fencing replacing the existing chain link fence. No barbed wire/razor wire will be used on the fencing. Access is controlled by ingress/egress gates, and it restricted to renters with keypad codes. Each renter will have a unique keypad code allowing us to know who entered the premises and when.

The main gate will be on the northeast corner of the property across from Eden Village Drive. It will be set back approximately 120' from W56th street. We expect most storage tenants and all parking tenants to use this gate for ingress & egress due to the limited number of turns. An exit only gate will be located adjacent to the main gate, allowing for exiting the site through the main entry.

There will be a second ingress/egress gate on the west side of the property just north of the first cell tower. This gate connects with the tower easement and is expected to be used primarily for egress by the storage tenants in the western 2 buildings.

The site will have external security cameras monitoring the entry/exit points to the property and the parking areas. Interior security cameras will monitor all interior hallways with interior access restricted to renters with keypad codes. There will be prominent signs noting the presence of the cameras.

The security cameras and individual keypad codes will allow us to document any lease or security violations so that effective corrective action can be taken.

FUTURE

All of the above are typical and customary for the storage industry. There are no future plans for modifying the property beyond its proposed use.

9247 N. Meridian Street | Suite 204
Indianapolis, IN 46260
www.doveassetpartners.com

2022-CZN-871 / 2022-CPL-871 Site Photos



Subject site 56th Street frontage, looking north



Subject site looking west



Subject site looking south, existing building shown right



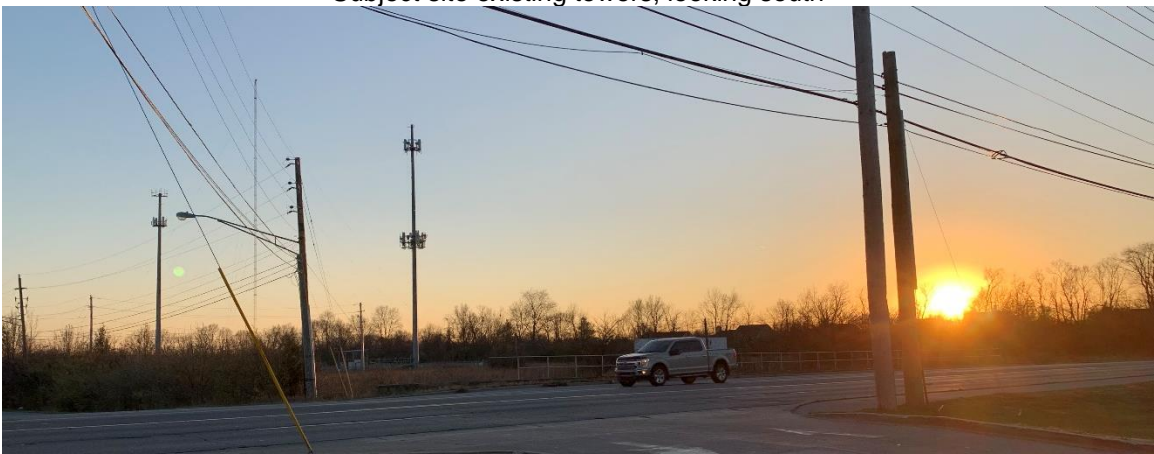
Subject site, looking southeast



Subject site existing tower, looking southeast



Subject site existing towers, looking south



Site viewed from 56th Street, looking south



Site viewed from property to the north, facing south