



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

February 20th, 2025

Case Number: 2024-ZON-143
Property Address: 4505 South Harding Street (Approximate Address)
Location: Perry Township, Council District #22
Petitioner: Blue Beacon, Inc. by Jennifer Milliken and Timothy Ochs
Current Zoning: MU-1
Request: Rezoning of 5.22 acres from the MU-1 (FF) district to the C-7 (FF) district to provide for a heavy vehicle wash.
Current Land Use: Commercial
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This petition was automatically continued by a registered neighborhood organization from the January 9th, 2025, to the February 13th, 2025, hearing.

The February 13th, 2025, hearing date was rescheduled to February 20th, 2025.

A remonstrator has submitted a written continuance for cause request to continue this matter from the February 20, 2025 hearing to the March 13th, 2025, hearing to allow additional time to amend the request and provide new notice.

STAFF RECOMMENDATION

Staff recommends approval, with the commitments of the rezone request. 1. Substantial compliance with the site plan

PETITION OVERVIEW

LAND USE

The 5.22-acre subject site is a vacant lot located within the South Indianapolis Industrial City Subdivision situated in the North Perry Neighborhood.

The surrounding zoning designation and land use are as follows:

| | |
|-----------------------------|--|
| North: Zoned I-3 | -Industrial Uses (Truck Driving School & Auto Sales) |
| South: Zoned C-5/C-7 | -Commercial Use/ (Restaurants & Hotel or Motel) |
| East: Zoned I-4 | -Industrial Use (Truck Parking) |
| West: Zoned C-7 | -Commercial Use (Truck Wash & Truck Stop) |

REZONING REQUEST

This petition seeks to rezone this site from the MU-1 (Mixed-Use District One) to the C-7 (High-Intensity Commercial District) to district to allow for the use of Heavy Vehicle Washing Station.

Zoning District Overview:

- **MU-1 (Mixed-Use District One):** Districts are intended for the development of high-rise office uses and apartments intermixed, grouped or in the same building. MU-1 is designed for use along arterials with both high-traffic counts and positive pedestrian experience or demand, typically located in the midtown and uptown areas of the city, very near rapid transit stops, or in the midst of high intensity regional commercial complexes”.
- **C-7 (High-Intensity Commercial District):** Characterized by commercial uses which have unusually incompatible features relative to other commercial uses, such as major outdoor storage or display of sizeable merchandise and the outdoor parking and storage of trucks, materials or equipment essential to the operation of these uses.
- **FF (Floodway Fringe District):** Which is a secondary zoning district that overlays the primary zoning district. FF indicates a 1% chance for significant flooding as well as shallow flooding in any given year. FF is based upon hydrological data and is delineated on the FEMA maps.

STAFF ANALYSIS

Given the surrounding property zoning and land uses geared towards industrial use mainly the maintenance, sale and parking of trucks, staff believes rezoning the property to C-7 to allow for truck washes aligns with the neighborhood needs.

Traffic Impact Analysis:

A Traffic Impact Study, dated November 21st, 2024, was conducted and reviewed by the Department of Public Works (DPW). The findings are as follows: The conclusions of which are.

- The proposed development is projected to add 13 new trips during the A.M. peak hour (7 in / 6 out) and 17 new trips during the P.M. peak hour (9 in / 8 out).
- S. Harding Street and Proposed Site Driveway (Full Access)
- Based on the right turn guidelines in Figure 46-4A of the IDM, the volume of traffic on S. Harding Street combined with the projected right turning site traffic volumes, a right turn lane is not warranted during either peak hour in 2026.
- Based on the results of the traffic analysis, it was found that the projected traffic volumes would have a minimal impact on the area roadways.

These findings have been incorporated into the provided below in **Exhibit C**

Comprehensive Plan Considerations:

The Comprehensive Plan recommends this areas for Community Commercial Use, however, staff finds this designation inconsistent with both the existing and future land use trends in the area.

- The area is located off Highway 40 W, with the closest residential located on the other side of the highway.
- The surrounding areas are all industrial or commercial uses geared towards semi-truck industry.

White the proposed use does not align with the comprehensive plan’s recommendation; it does reflect the existing built environment. Therefore, staff is recommending approval of this rezone petition with the conditions below.

1. Substantial compliance with the site plan

GENERAL INFORMATION

| | | |
|-----------------------------------|--------------------------------|---------------------------------|
| Existing Zoning | MU-1 | |
| Existing Land Use | Vacant | |
| Comprehensive Plan | Community Commercial | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | I-3 | Industrial Use |
| South: | I-4 | Industrial Use |
| East: | I-4 | Commercial Uses, Industrial Use |
| West: | C-7 | Industrial Use |
| Thoroughfare Plan | | |
| Harding Street | Primary Arterial | 102-foot proposed right-of-way |
| Context Area | Metro | |
| Floodway / Floodway Fringe | Yes | |
| Overlay | Yes- Environmentally Sensitive | |
| Wellfield Protection Area | No | |
| Site Plan | 12/09/2024 | |
| Site Plan (Amended) | 12/16/2024 | |
| 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

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends Community Commercial development for the subject site.



- The **Community Commercial**, “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.”

- “**The Environmentally Sensitive Areas** (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.”

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

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)

- Not Applicable to the Site.

Zoning History

Zoning History - Vicinity

2022ZON085; 4505 South Harding Street; (Subject Site) Rezoning of 5.22 acres from the MU-1 (FF) to the I-3 (FF) district. **Withdrawn**

2021CZN842; 4505 South Harding Street; (Subject Site) Rezoning of 5.22 acres from the MU-1 district to the I-3 district. **Withdrawn**

2012CZN813; 4580,4600 and 4800 S Harding Street (); Requested rezoning of 37.1 acres from the C-2, C-3, C-5, C-7, and I-3-S Districts to the I-4-S (FF) Classification to provide for a motor truck terminal. **Approved.**

2012CVR813; 4580,4600 and 4800 South Harding Street(); Variance of use and development standards of the Industrial Zoning Ordinance to provide for truck and truck-related sales (not permitted) and to provide for a 15-foot north side lot line, a zero-foot front yard, without landscaping, zero-foot side yards lines abutting the parcel shown as an exception (addressed as 4585 (Parcel 5028528) 4603 and 4605 South Harding Street), on the site plan submitted to the file, and a zero-foot south side lot line (30-foot setback from the proposed right-of-way or 100 feet from the centerline, whichever is greater required, 30-foot side setback required). **Granted.**

2012ZON063; 4605 South Harding Street; Rezoning of 0.75-acre from the C-3 (FF) District to the C-7 (FF) classification to provide for the parking of semi-tractors and trailers. **Approved**

2009SE1005; 4607 South Harding Street, requested special exception of the CZO to provide for an amusement arcade, **Approved.**

98-Z-249; 4504 South Harding Street (west of site), requested rezoning of 2.57 acres from C-5 to C-7, **approved.**

98-V2-14; 4584 South Harding (); requested variance of development standards of the Sign Regulations to provide for an off-premises advertising sign, **granted.**

95-Z-141; 4640 South Harding Street (southwest of site), requested rezoning of 8.64 acres from I-4-S to C-7, **approved**

88-Z-178; 4444 South Harding Street (northwest of site), requested rezoning of 17.86 acres from I-4-S and C-6 to C-7, **approved.**

88-Z-171; 4610 South Harding Street Approved, requested rezoning of C-6 and I-4-S district, to C-7 classification to provide for a Truckstop operation, **Approved.**

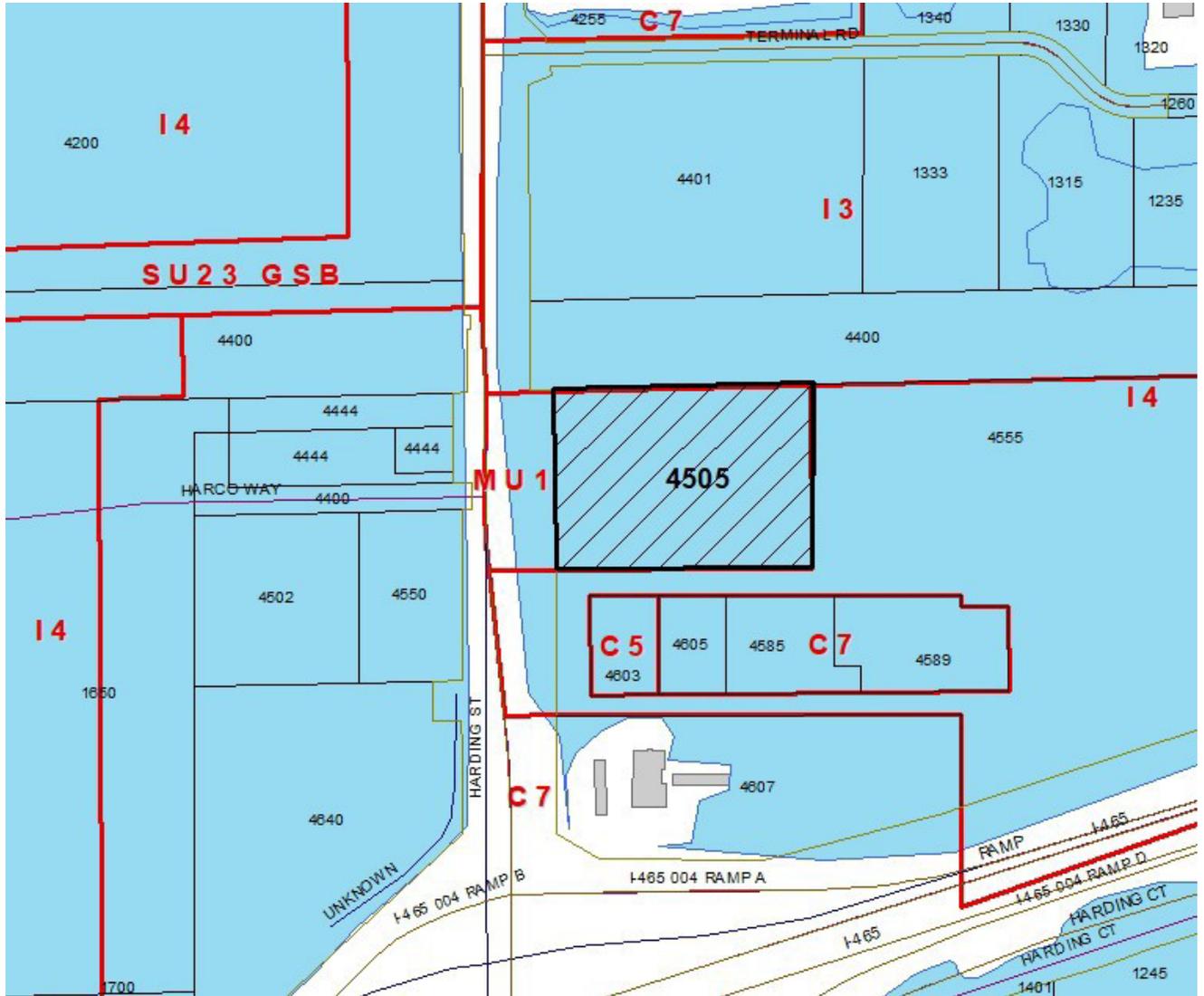
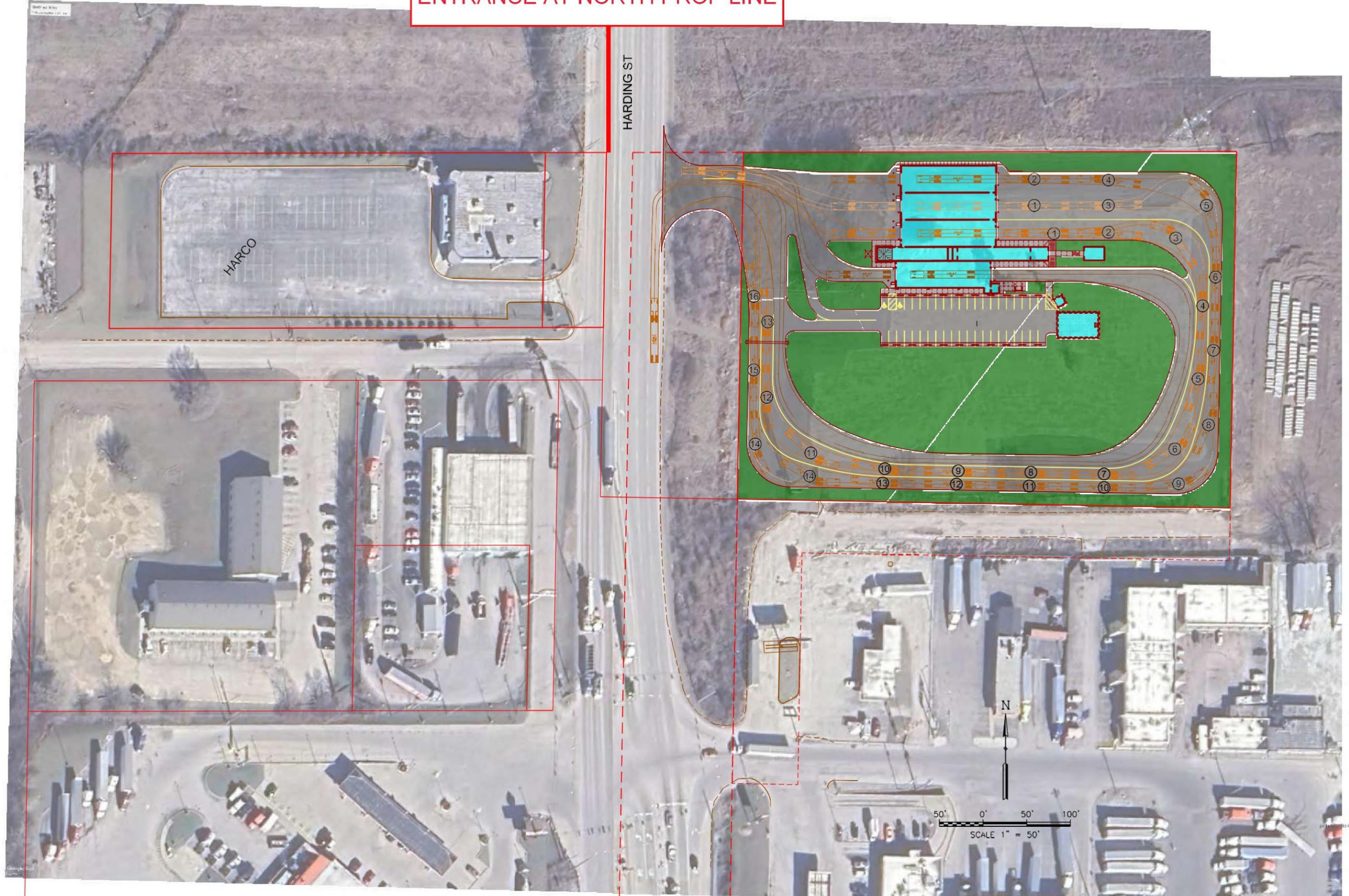


EXHIBIT B

BBI INDIANAPOLIS OPTION 2A ENTRANCE AT NORTH PROP LINE



PRELIMINARY

PLANS PREPARED BY: **BLUE BEACON, INC.**

SHEET TITLE: **PRELIMINARY SITE PLAN - OPTION 2a**
BLUE BEACON OF SALINA
 2303 N. NINTH ST., SALINA, KS 67401

SUBMITTAL: **PRELIMINARY PLANS**
 DATE: 8/8/2024

JOB NO.: TRUCK WASH #1
 FILE NAME: 03-Misc-Prelim-SitePlan-C1.0.dwg
 PLOT DATE: 8/8/2024
 REVISIONS DATE:

SHEET **C1.0** OF

EXHIBIT C

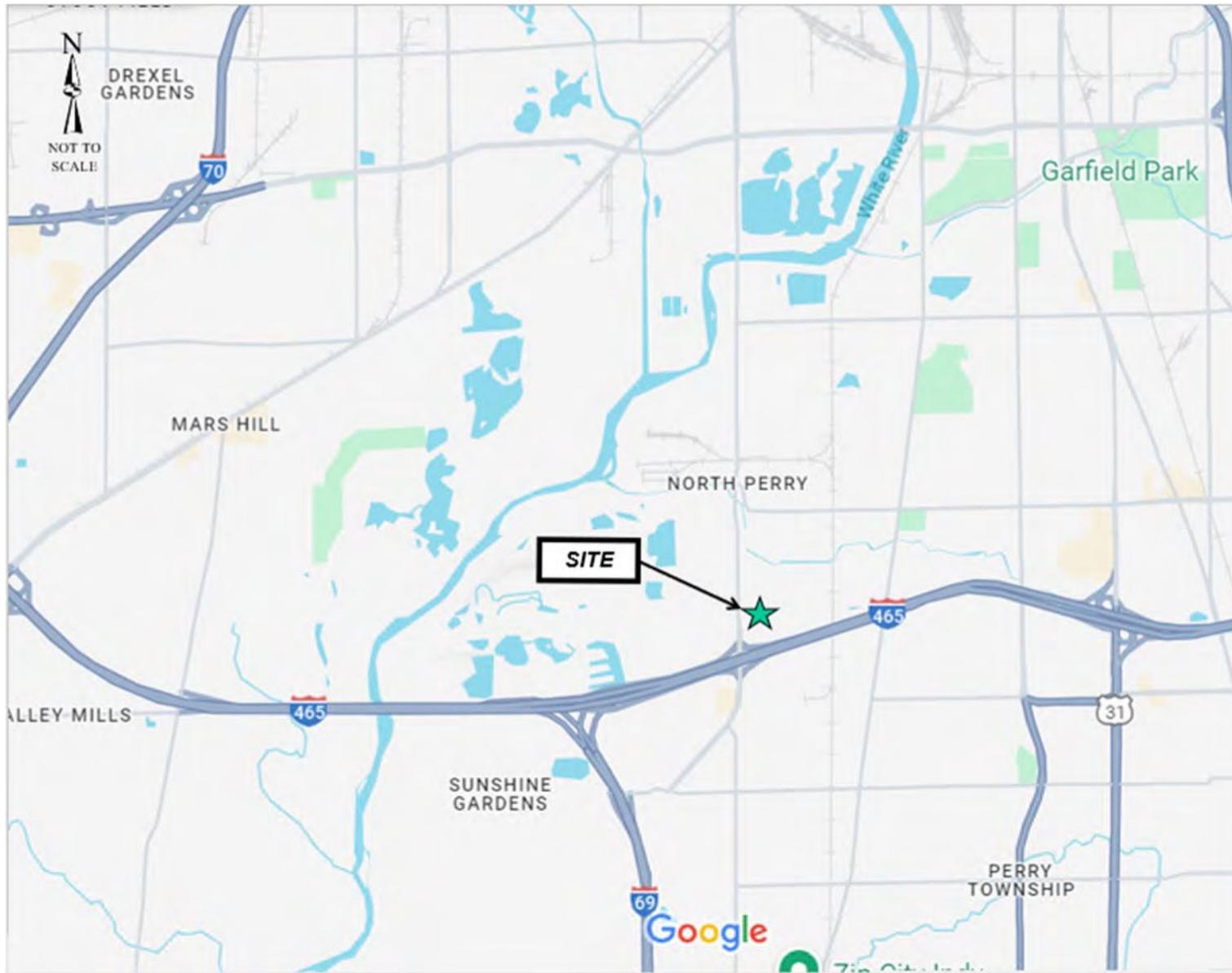


1. Conclusions

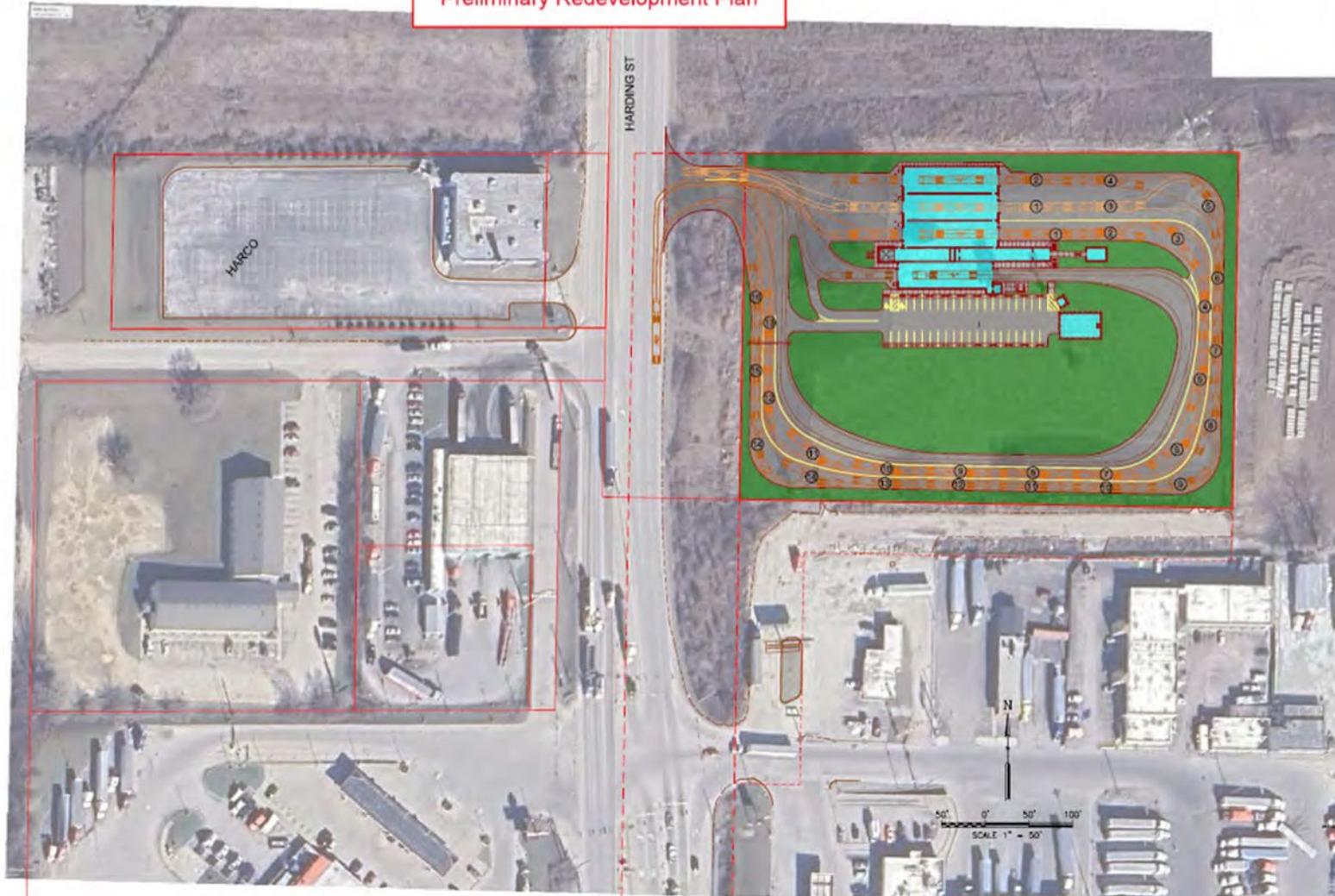
Based on the results of the study, the conclusions are as follows:

- In 2026, the proposed development is projected to add 13 new trips during the A.M. peak hour (7 in / 6 out) and 17 new trips during the P.M. peak hour (9 in / 8 out).
- S. Harding Street and Proposed Site Driveway (Full Access)
 - Based on the right turn guidelines in Figure 46-4A of the IDM, the volume of traffic on S. Harding Street combined with the projected right turning site traffic volumes, a right turn lane is not warranted during either peak hour in 2026.

Figure 1: Site Location



Blue Beacon Truck Wash
 INDIANAPOLIS
 Preliminary Redevelopment Plan



PRELIMINARY


BLUE BEACON, INC.
 PRELIMINARY SITE PLAN - OPTION 2a
 BLUE BEACON OF SALINA
 2001 N. NORTH ST., SALINA, MO 65151
 PRELIMINARY PLANS
 DATE: 08/20/2014
 SCALE: 1" = 50'
 SHEET: C1.0

EXHIBIT D SITE PHOTOS

Plot Date/Time: 12/16/2024 10:52:22 AM



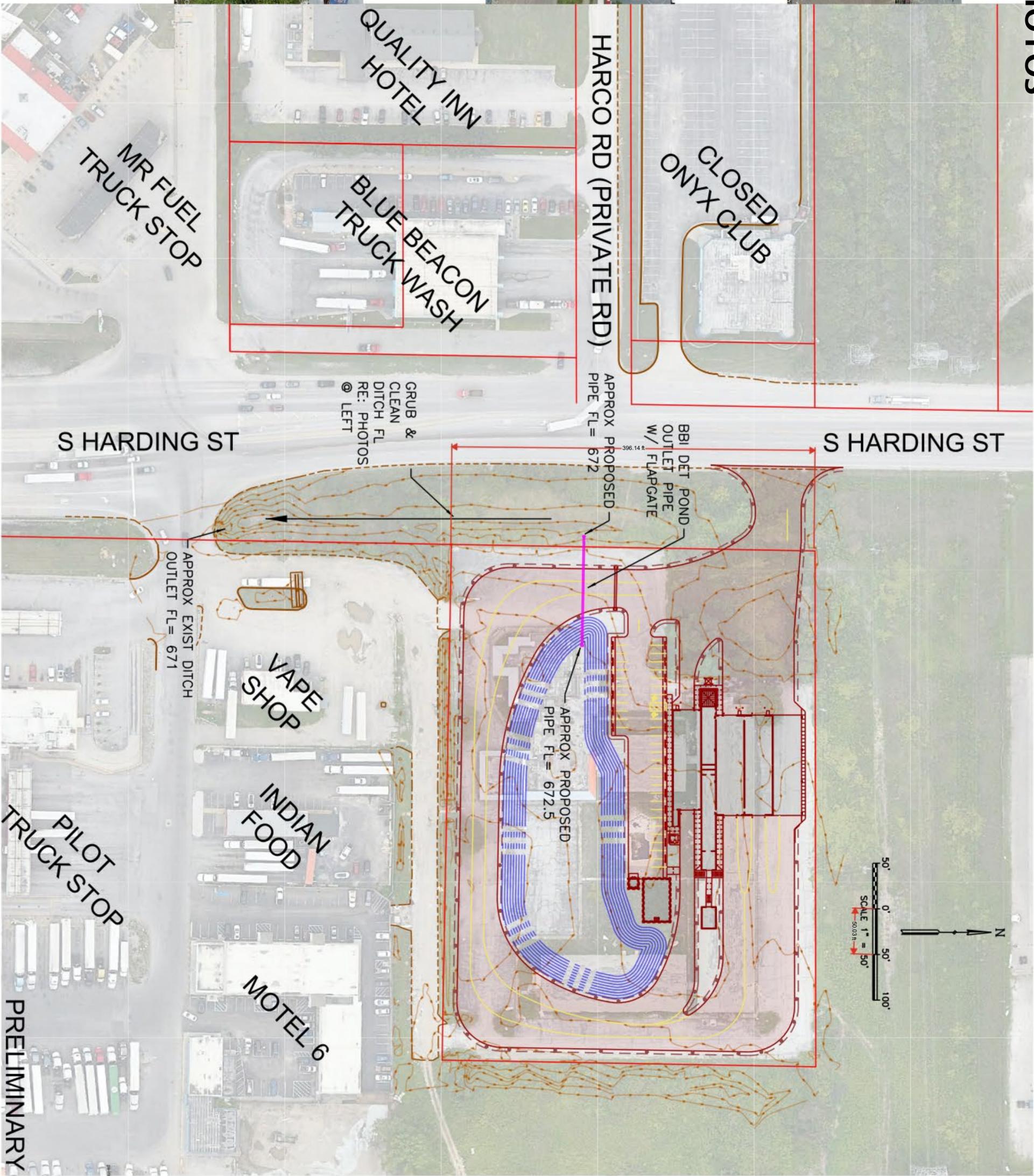
2012 GOOGLE EARTH



2018 GOOGLE EARTH



2022 GOOGLE EARTH



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|-----------------------------|--|--|------------------------|----------------------------------|
| SHEET PD1.0 OF | SUBMITTAL: PRELIMINARY PLANS DATE: 12/16/2024 | SHEET TITLE: PRELIMINARY DRAINAGE SITE PLAN BLUE BEACON OF SALINA 2303 N. NINTH ST., SALINA, KS 67401 | PLANS PREPARED BY: | FOR: BLUE BEACON, INC. |
| | JOB NO.: TRUCK WASH #1 | FILE NAME: PL01.DWG | DATE: 12/16/2024 | DRAWN BY: JH |