

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-047
Address: 6901 Michigan Road (*Approximate Addresses*)
Location: Pike Township, Council District #7
Petitioner: DealPoint Merrill, LLC, by J. Murray Clark
Request: Rezoning of 11.737 acres from the C-4 district to the C-S district to provide for self-storage uses.

The Hearing Examiner acknowledged a timely automatic continuance that continued this petition from the June 15, 2023 hearing, to the July 13, 2023 hearing.

RECOMMENDATIONS

Staff **recommends approval** of this request, 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 final landscape plan shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit and installed prior to the opening / operation of the proposed use. Such plan shall indicate landscaping along the north and south area developed with new mini self-storage units in the existing parking lot, curbing around the parking lot landscaped islands and the installation of large (appropriately scaled) planters along the western façade of the existing building to soften the building mass.
2. 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 / receptables provided for the proper disposal of trash and other waste.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 11.737-acre site, zoned C-4, is developed with a vacant commercial building and associated parking lot. It is surrounded by commercial uses to the north and south, zoned C-4; multi-family dwellings to the east, zoned D-6II; and commercial uses and a parking lot to the west, zoned C-4.
- ◇ Petition 2023-PLT-031 approved a subdivision plat to be known as Sand-West Subdivision, dividing 18.37 acres into four lots.

(Continued)

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REZONING

- ◇ This request would rezone the site from the C-4 District to the C-S classification to provide for a self-storage facility. “The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.”
- ◇ 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.

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.

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◇ 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.

Site Plan

- ◇ The site plan, file-dated May 12, 2023, indicates that the existing building would remain with additional mini storage units constructed within the parking lot to the west. The elevations of this area provides for a split-face block enclosure and a landscape buffer.
- ◇ Access to the site would maintain existing access drives and curbed landscaped islands would be installed throughout the parking lot.

C-S Statement

- ◇ The C-S Statement, file-dated May 12, 2023, limits the use of the site to a mini-warehouse (self-storage facility).
- ◇ The storage would provide for climate-controlled storage within the existing building. Additional units would consist of mini-storage units that would be constructed and installed on a portion of the parking lot to the west of the existing building.

Planning Analysis

- ◇ As proposed, this rezoning would provide for a self-storage facility within a large vacant commercial building, along with additional mini-storage units on the existing parking lot to the west of the existing building. Landscaped islands within the parking would be installed.

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- ◇ This request would not be consistent with the Comprehensive Plan recommendation of community commercial. However, during the intervening years since the initial “big box” use vacated the building, there have been challenges related to maintaining a vibrant commercial use of this site along this heavily commercial corridor.
- ◇ All storage would be contained within the existing building and the proposed additional storage units. There would not be any outdoor storage. Furthermore, the installation of a masonry wall and landscaping around the new mini-storage units and within the existing parking lot would mitigate and minimize the negative impact of the proposed use.
- ◇ For these reasons, staff is recommending approval of this request.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-4 Commercial uses / parking lot (vacant)

SURROUNDING ZONING AND LAND USE

North -	C-4	Commercial uses
South -	C-4	Commercial uses
East -	D-6II	Multi-family dwellings
West -	C-4	Commercial uses / parking lot

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 Michigan Road is designated in the Marion County Thoroughfare Plan as a primary arterial, with an existing 100-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 May 12, 2023

ELEVATIONS File-dated May 12, 2023

C-S STATEMENT File-dated May 12, 2023

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ZONING HISTORY

2023-PLT-031; 6901 Michigan Road, requested approval of a Subdivision Plat to be known as Sand-West Subdivision, dividing 18.37 acres into four lots, **approved**.

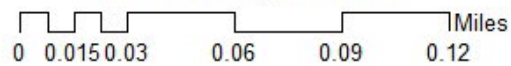
72-AP-158; 6901 Northwestern Avenue (now known Michigan Road), requested approval to delete covenant of condition of rezoning petition 72-Z-285B, specifying that there must be approval of the site plan by Crooked Creek Community Council and the director of Planning and Zoning, **approved**.

72-Z-285A; 6901 Northwestern Avenue (now known as Michigan Road), requested rezoning of 23.733 acres from the A-2 district to the C-4 classification to provide for commercial uses, **approved**.

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6901 Michigan Road



C-S STATEMENT

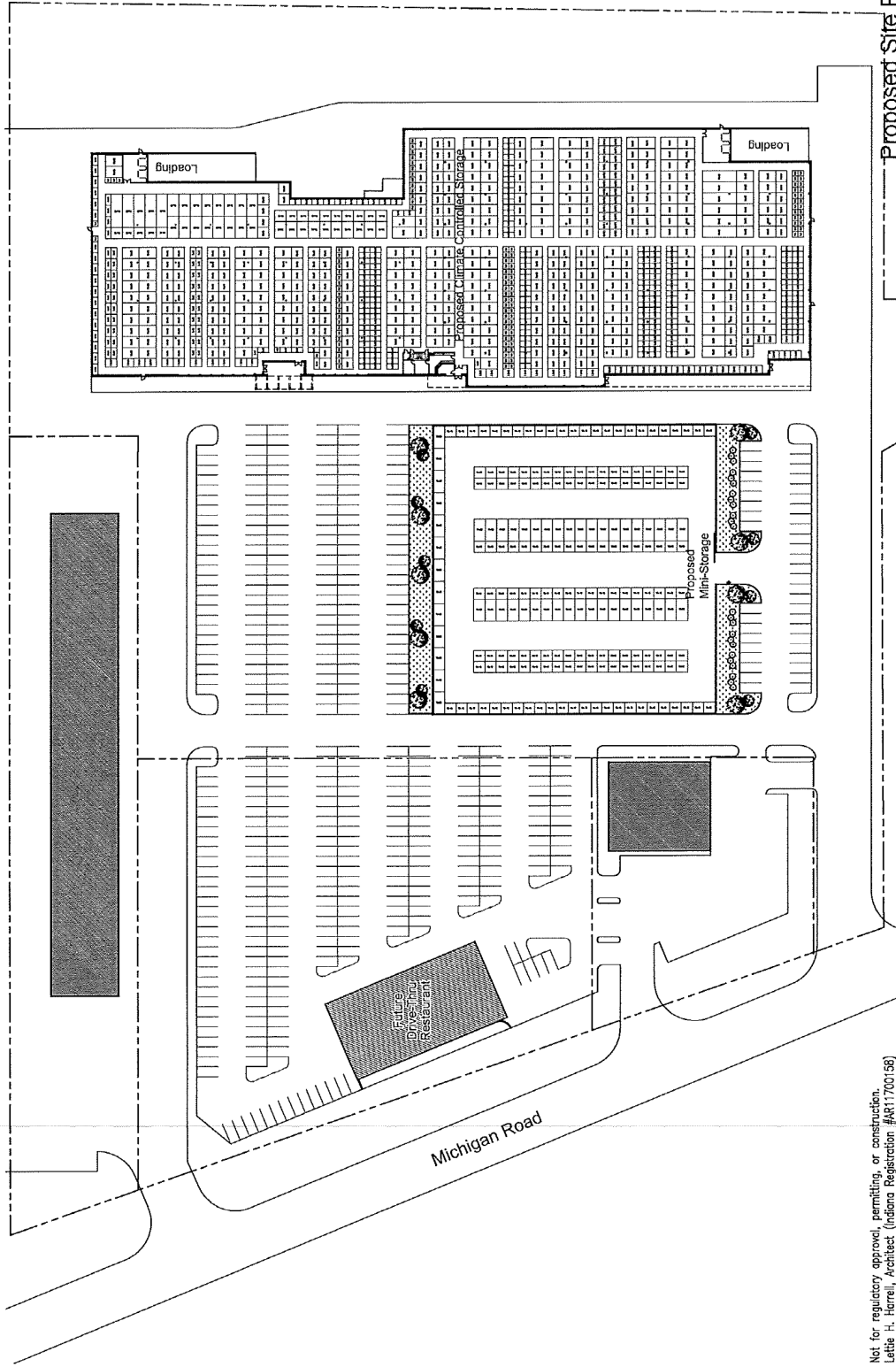
6901 Michigan Rd.
Rezoning of the Primary Classification to C-S

Detailed Description

Rezoning of 11.737 acres from the C-4 district to the C-S classification to provide for Mini-warehouses (self-storage facility).

- Sec. 743-201, Permitted uses / Table 743-1: Use Table.

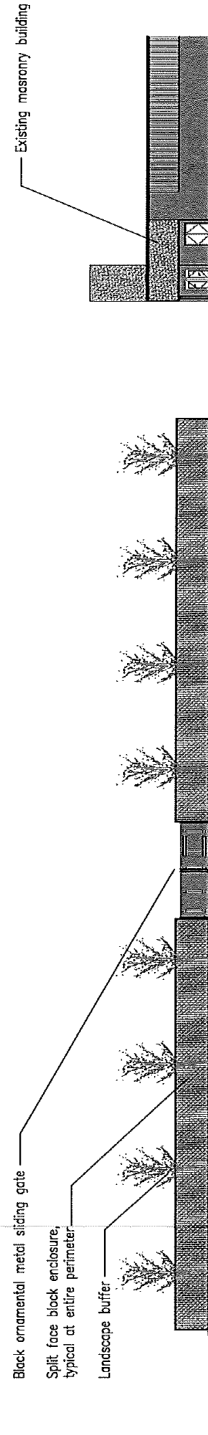
The petitioner, DealPoint Merrill, LLC, proposes to rezone the site to permit indoor climate-controlled storage, within the existing building, outdoor mini-storage, and associated surface parking, as generally identified on the attached Proposed Site Plan.



Not for regulatory approval, permitting, or construction.
 Lettie H. Harrell, Architect (Indiana Registration #AR11700156)

LH2 Architecture, LLC
 April 9, 2023

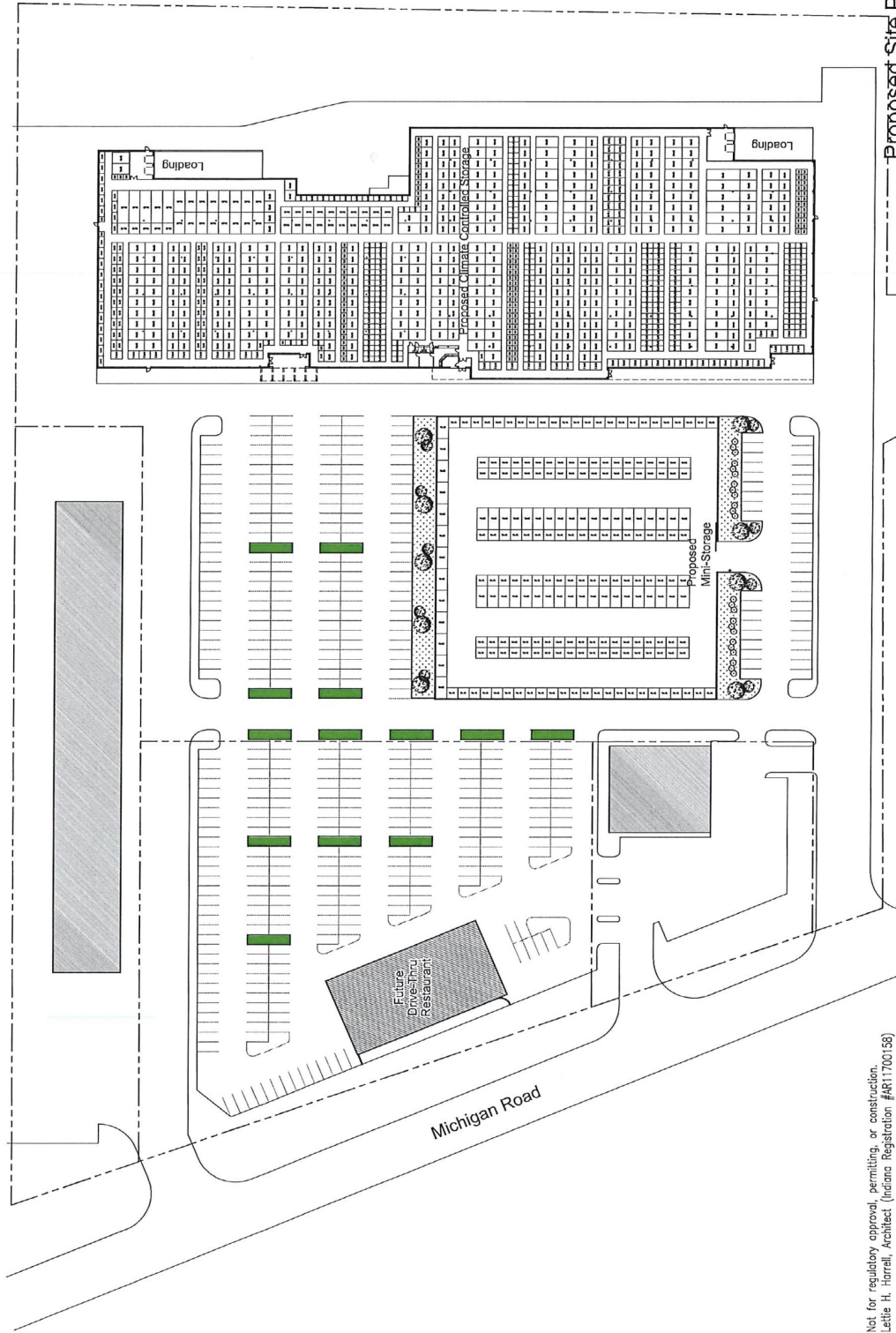
Proposed Site Plan
 6901 Michigan Road, Indianapolis, Indiana
 SCALE 1"=80'



Not for regulatory approval, permitting, or construction.
 Lettie H. Harrell, Architect (Indiana Registration #AR1700158)

Proposed Elevation at Mini-Storage
 6901 Michigan Road, Indianapolis, Indiana
 SCALE: 1"=30'

LH2 Architecture, LLC
 April 9, 2023



Not for regulatory approval, permitting, or construction.
Lette H. Harrell, Architect (Indiana Registration #4811700158)

LH2 Architecture, LLC
April 9, 2023

Proposed Site Plan
6901 Michigan Road, Indianapolis, Indiana
SCALE: 1"=80'



View looking south along Michigan Road



View from site looking north



View from site looking northeast at commercial strip center to the north



View from site of adjacent commercial strip center to the north of site



View of site looking east across the parking lot



View from site looking east along southern boundary



View from site looking east into adjacent multi-family dwellings



View from site at adjacent property to the south



View from site looking south at adjacent commercial uses along the southern boundary



View of site looking west along southern boundary



View from site looking southwest along southern boundary



View from site looking northwest at commercial uses at the southwest corner of the site



View of site looking north (proposed location of additional storage units)



View from site looking west



View from site looking west towards Michigan Road



View from site looking northwest