



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 15, 2024

Case Number: 2024-ZON-077
Property Address: 122 North College Avenue (Approximate Address)
Location: Center Township, Council District #13
Petitioner: Cole, Inc., by David Kingen and Emily Duncan
Current Zoning: I-3 (RC) (FF) (TOD)
Request: Rezoning of 0.45-acre from the I-3 (RC) (FF) (TOD) district to the CBD-2 (RC) (FF) (TOD) district.
Current Land Use: One-story warehouse structure and a vacant religious structure
Staff Recommendations: Approval
Staff Reviewer: Jeffrey York, Principal Planner II

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

The 0.645-acre subject site is a developed with a one-story warehouse, a vacant religious structure, and a small parking lot north of the structures. The site is across the street from a local brewery, which currently uses the warehouse structure for storage.

This petition would rezone this site from the I-3 (RC) (FF) (TOD) district to the CBD-2 (RC) (FF) (TOD) district to provide for urban mixed uses. A site plan was not filed with this petition.

The I-3 district is for those heavy industrial uses which present an elevated risk to the general public and are typically characterized by factors that would be exceedingly difficult, expensive, or impossible to eliminate. These industries are therefore buffered by a sizable area to minimize and detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Location of this district should be as far from protected districts and environmentally sensitive areas as practical and never be adjacent to protected districts.

The CBD-2 district is Central Business District Two for the general downtown area of Indianapolis, surrounding the CBD-1 and CBD-3 districts. The district represents the typical urban core of Indianapolis to be developed at very high density. It is a pedestrian oriented environment with a diverse mixture of



uses such as residential, retail, restaurants, entertainment, major public facilities, major convention facilities, sports venues, hotels, and memorials.

RC is Regional Center, which is an overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Metropolitan Development Commission. No development plans were submitted with this petition.

Staff Analysis

The Urban Mixed-Use typology provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut throughs. This typology has a residential density of at least 25 to 75 units per acre.

For these reasons, Staff is supportive of the rezoning to the CBD-2 (RC) (FF) (TOD) district.

GENERAL INFORMATION

Existing Zoning	I-3 (RC) (FF) (TOD)	
Existing Land Use	A one-story warehouse and a small parking lot	
Comprehensive Plan	Urban Mixed Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-3 (RC) (FF) (TOD)	Office
South:	I-3 (RC) (FF) (TOD)	Undeveloped
East:	CBD-S (RC) (FF) (TOD)	Commercial brewery
West:	CBD-2 (RC)	Office and surface parking
Thoroughfare Plan		
College Avenue	Primary Arterial Street	78-foot existing and proposed right-of-way.
Ohio Street	Primary Arterial Street	78-foot existing and proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	Yes	
Overlay	Yes – Regional Center and Transit Oriented Development	
Wellfield Protection Area	No	
Site Plan	No	
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

- Marion County Land Use Plan Pattern Book (2019)
- Overlays
 - This site is located within the Regional Center, which is a secondary overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Metropolitan Development Commission.
 - Blue Line Transit-Oriented Development Strategic Plan (2018).

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends Urban Mixed-Use development for the subject site.
- The Urban Mixed-Use typology provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut throughs. This typology has a residential density of at least 25 to 75 units per acre.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The property falls within the Blue Line Transit-Oriented Development Strategic Plan (2018). The closest station within a ¼ mile to the southwest at the intersection of Washington Street and Park Avenue.
- This station is classified as a Central Business District Typology that would promote a high-density mixed-use and multi-family with a minimum of 25 units per acre, minimum of 10 stories at core with no front or side setbacks, with zero minimum parking requirements.

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 describes 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

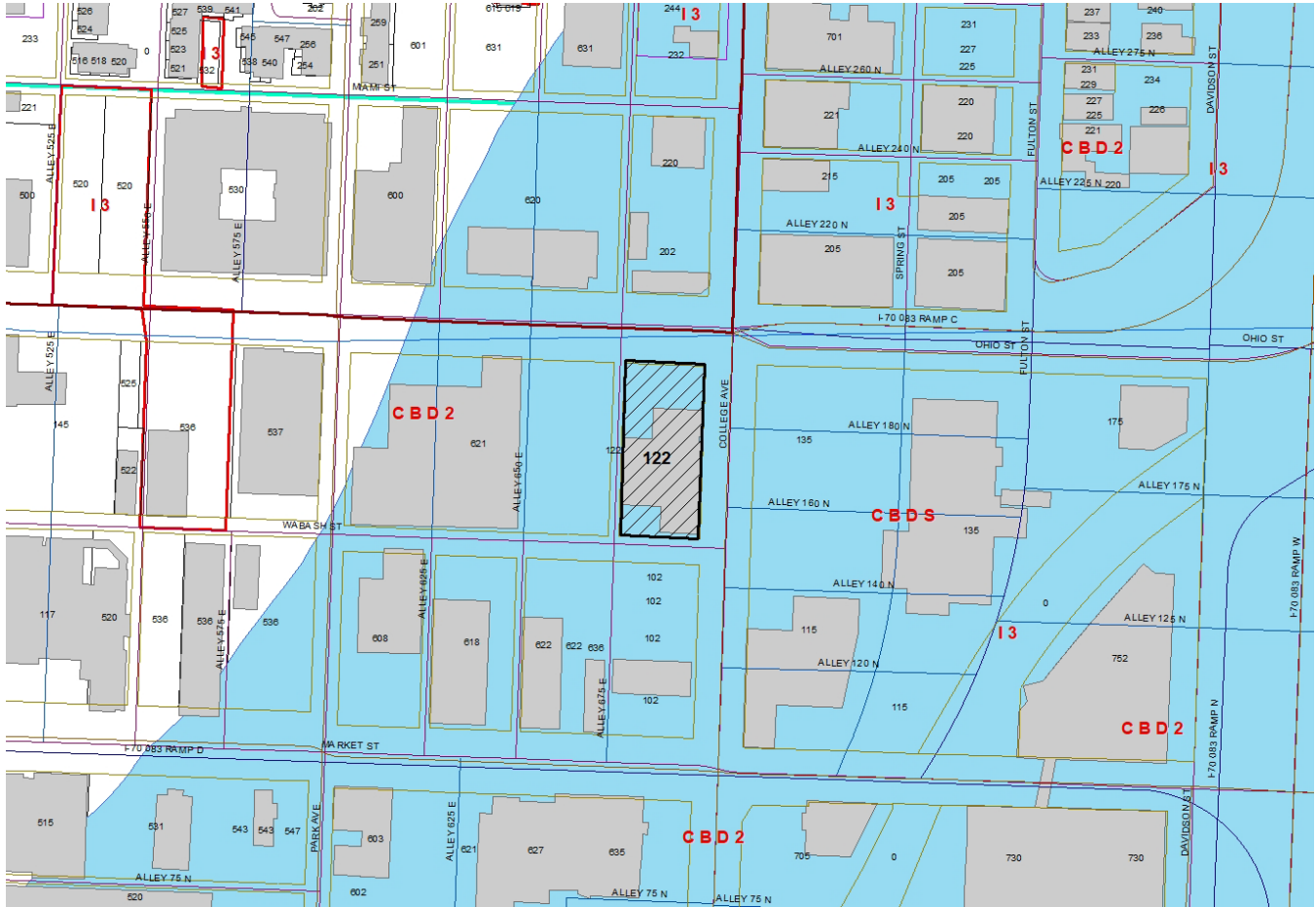
ZONING HISTORY – SITE

None.

ZONING HISTORY – VICINITY

None.

EXHIBITS





View of northern portion of the existing religious use structure along College Avenue



View of the warehouse structure along College Avenue



View of the parking lot north of the two structures