

BOARD OF ZONING APPEALS DIVISION I

November 18, 2025

Case Number: 2025-DV1-051
Property Address: 5345 West 81st Street (approximate address)
Location: Pike Township, Council District #1
Petitioner: KR 100 LLP, by Joseph D. Calderon
Current Zoning: I-3
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a parking and building expansion resulting in two double-loaded rows of parking in front of a building (only one double-loaded row of parking permitted in industrial districts) and a non-compliant green factor score (compliance required).
Current Land Use: Industrial
Staff Recommendations: Staff recommends **approval** of the parking request and **denial** of the landscape request.
Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This petition was continued and transferred from the November 4, 2025 hearing date of Division I of the BZA by the petitioner to allow them time to correspond with a Registered Neighborhood Organization about the request.

STAFF RECOMMENDATION

Staff recommends **approval** of the parking request and **denial** of the landscape request.

PETITION OVERVIEW

- 5345 West 81st street is an industrial parcel located within the Park 100 area that is currently improved with a building for the wholesale distribution and warehousing of electrical products and supplies, with a limited retail counter to serve customers. Surrounding land uses are also industrial in nature, with warehousing and distribution operations to the north and east and truck parking/outdoor storage uses to the west and south. The building is currently serviced by accessory parking and loading areas to the east and west. The variance petition 2022-DV2-004 was approved in 2022 to allow for an expansion of vehicle areas within the front yard of the subject site, but it does not appear that this work was ever completed. However, many trees were cleared from the front yard area around this point in time (see 2023 aerial photograph and Photos 11-12 within the Exhibits for the previous amount of tree coverage).

- The property owners are seeking to expand operations at the subject site in two (2) phases. The first would solely involve the addition of a temporary parking area at the northeastern edge of the existing building and a permanent parking addition to the north along the existing rows to the west of the structure. The second phase would involve a building addition with a size of around 54,400 square feet as well as the placement of new parking areas to the north of the expanded structure.
- Two Variances of Development Standards are being sought in conjunction with this variance application. The first would be to allow for the two (2) separate double-loaded rows of front yard parking proposed within Phase 1 (the western stalls parallel to the 81st Street frontage and the smaller temporary area to the northeast of the current building). The second variance would be to allow for a landscaping plan with a deficient Green Factor score: the minimum requirement for redevelopment is 0.22, and submitted plans indicate a score of 0.1490.
- The subject site is zoned I-3 (Medium Industrial District) to allow for industries that present moderate risks to the public and therefore should be separated from protected districts and buffered by intervening lighter industrial districts when practical. The Comprehensive Plan Pattern Book recommends it to the Light Industrial typology to allow for industrial production, distribution, and repair uses that are often within industrial parks and are conducted within enclosed structures unlikely to create emissions of light, odor, noise, or vibrations. The Pattern Book also places it within an Industrial Reserve overlay intended for areas that are prime for industrial development.
- The Zoning Ordinance places limitations on the number of rows of parking within front yards for commercial and industrial areas to avoid the appearance of large and expansive parking areas between buildings and roadways. The two (2) proposed double-loaded rows of parking shown on Phase I of plans aren't adjoining or contiguous in nature, but would be separated by 310 feet and would not create the appearance of two (2) consecutive double-loaded rows of parking. Additionally, the southeastern portion of the parking shown would only be temporary in nature. Therefore, staff finds the request to be minor and would recommend approval of this variance.
- Findings of Fact provided by the applicant in support of the Green Factor variance indicate that the future addition would limit the ability to place landscaping on the front half of the lot, and that most neighbors have minimal landscaping in place compared to their proposal. Staff would note that (a) the site had previously contained a large number of trees that were recently removed which would constitute a substantial *reduction* in site landscaping compared to the new proposal and (b) the size of the building addition is fully within the applicant's control, and a smaller addition might allow for a Green Factor score that more closely approximates the Ordinance standard.
- Staff would note that the proposed clustering of trees shown along the northern property line would likely result in conditions that would be suboptimal for those trees to survive and grow, and that trees spaced in a healthier fashion would likely result in a Green Factor score less than the 0.1490 shown within Exhibits. Additionally, the required score of 0.22 is already an allowance written into the Ordinance given that new development would be required to provide a score of at least 0.30 (a score of 0.22 would be permissible for instances of redevelopment or building additions).

- The proposed deficiency of the Green Factor is directly correlated with the size and scale of the proposed building addition, which is factor fully within the applicant's control. Given these reasons, the level of deviation from the standard, and the lack of identifiable site-specific practical difficulty, staff recommends denial of the Green Factor variance.

GENERAL INFORMATION

Existing Zoning	I-3		
Existing Land Use	Industrial		
Comprehensive Plan	Light Industrial		
Surrounding Context	<u>Zoning</u>	Surrounding Context	
	North:	I-3	North: Industrial
	South:	I-3	South: Industrial
	East:	I-3	East: Industrial
	West:	I-3	West: Industrial
Thoroughfare Plan			
81 st Street	Private Street	72-foot right-of-way	
Context Area	Metro		
Floodway / Floodway Fringe	No		
Overlay	Yes		
Wellfield Protection Area	No		
Site Plan	09/09/2025		
Site Plan (Amended)	11/06/2025		
Elevations	N/A		
Elevations (Amended)	N/A		
Landscape Plan	11/06/2025		
Findings of Fact	09/09/2025		
Findings of Fact (Amended)	10/14/2025		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Pattern Book recommends this site to the Light Industrial working typology to allow for industrial production, distribution, and repair uses that are often within industrial parks and are conducted within enclosed structures unlikely to create emissions of light, odor, noise, or vibrations.
- The Plan also includes it within an Industrial Reserve overlay intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.

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 – SITE

2022DV2004, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the development of an off-site parking and storage area, with a double-loaded and single-loaded row of parking in front of a building within 40.75% of front setback area, with a 27-foot setback and 46-foot east side setback (all parking area required to be on-site, only one-double-loaded row of parking limited to 10% of front setback permitted in industrial districts, 60-foot front and 30-foot side setbacks required), **approved subject to site plan**.

79-Z-32, rezoning of 49.63 acres from I-1-S to the I-3-S zoning designation, **approved**.

ZONING HISTORY – VICINITY

2018UV1043 ; 5314 W 79th Street (south of site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for artisan food and beverage, a restaurant, with alcohol sales and outdoor seating (not permitted), **approved**.

2017UV2023 ; 5214 W 79th Street (southeast of site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for indoor commercial recreational uses (not permitted), **approved**.

2016DV2032 ; 5430 W 81st Street (northwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for indoor and outdoor, off-site (not permitted) parking lots, **approved**.

2014UV2014 ; 5328 W 79th Street (south of site), Variance of use of the Industrial Zoning Ordinance to provide for the production and sale of craft beer (not permitted), **approved**.

2006ZON140 ; 7911 Zionsville Road (southwest of site), rezoning of 11.388 acres, from the I-1-S District to the I-2-S classification to provide for light industrial uses, **approved**.

EXHIBITS

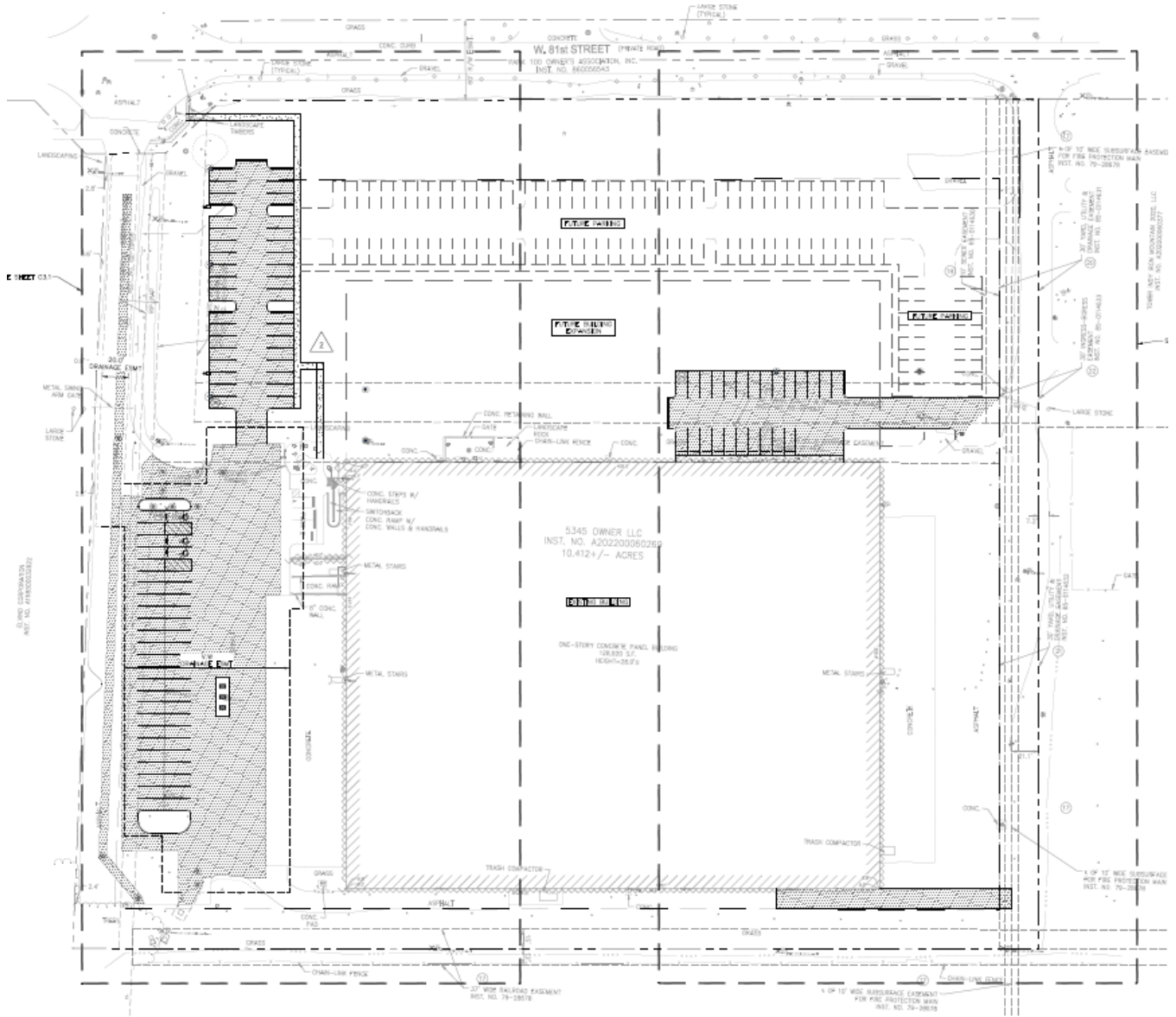
2025DV1051 ; Aerial Map (current)



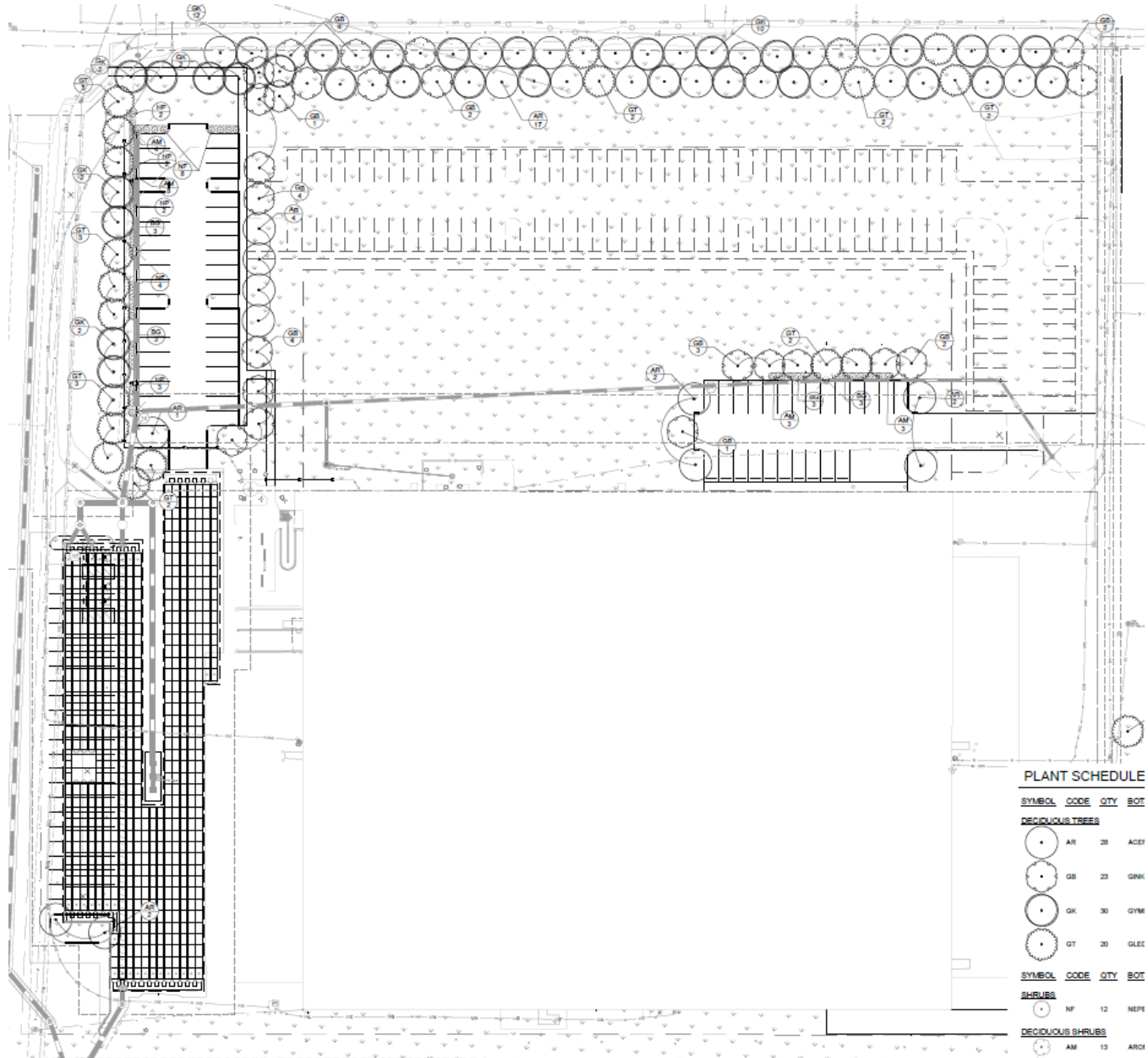
2025DV1051 ; Aerial Map (2023, zoomed)



2025DV1051 ; Site Plan



2025DV1051 ; Landscape Plan



2025DV1051 ; Green Factor Checklist

Table 744-509-1: Green Factor Calculation				
Project Name or Address:				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size		453,694		
Landscaped areas with uncompacted soil depth less than 24 inches				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity			0.2	-
Large shrubs or ornamental grasses [1]		16 sq. ft. per	0.3	-
Landscaped areas with uncompacted soil depth of 24 in. or more				
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity		32,744	1.0	32,744
Areas other than required yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			0.7	-
Large shrubs or ornamental grasses [1]	45	16 sq. ft. per	0.3	216
Small trees [2]		50 sq. ft. per	0.3	-
Medium trees [3]	101	100 sq. ft. per	0.4	4,040
Large trees [4]		200 sq. ft. per	0.4	-
Undisturbed Areas [5]				
Undisturbed areas less than 10,000 sf			0.8	-
Undisturbed contiguous areas 10,000 sf or more		20,392	1.5	30,588
Significant Trees over 10 in. DBH preserved		250 sq. ft. per	0.5	-
Heritage Tree over 8 in. DBH preserved		250 sq. ft. per	0.5	-
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees		250 sq. ft. per	0.5	-
Building or Structural Features				
Permeable paving for walkways, parking lots, etc			1.2	-
Photocatalytic pavement or building exterior			1.5	-
White roof area			0.1	-
Vegetated walls - area of wall covered			0.7	-
Infiltration areas, underground chambers or surface, such as sand filters			1.5	-
Green roofs				
Area of green roof with less than 2 in. but not more than 4 in. growing depth			1.2	-
Area of green roof with over 4 in. growing depth			1.4	-
Off-site improvements				
Tree credit to the Tree Fund [6]		100 sq. ft. per	0.4	-
Bonuses applied to factors above				
Bioretention areas such as rain gardens, stormwater planters, and bioretention swales			1.5	-
Landscaping that consists entirely of drought-tolerant or native species, as defined by the Administrator			0.4	-
Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water			0.2	-
Landscaping visible to passersby (adjoining & up to 85 ft depth)			0.1	-
Landscaping to be maintained in food cultivation			0.2	-
Landscape area utilizing structural soil			0.4	-
Total Green Factor Score				0.1490

2025DV1051 ; Findings of Fact

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The green factor variance, if granted, will allow for substantial plantings on the portion of the site that has not yet been developed, which enhance the environment and will not interfere with traffic on West 81st Street. Furthermore, none of the proposed parking will encroach into the clear sign triangle, thus not interfering with traffic.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

This is a rare, undeveloped portion of a parcel within a industrial park which began developing at least 30 years prior to the implementation of the green factor requirements in the zoning ordinance and, as such, the proposed plantings will actually enhance the adjacent properties. The proposed parking will be located in a fashion such that it will not interfere with access to or from any adjacent property.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Only a portion of the Subject Property is being developed and there simply is not enough space to make the plantings necessary to meet the green factor requirement, which is based on the entire parcel owned by the Petitioner. The subject property is already improved with a significantly large building, and if there is expansion in the future, the only practical location for parking is in front of the building.

2025DV1051 ; Photographs



Photo 1: Subject Site Viewed from North



Photo 2: Existing Building & Parking Area Viewed from West

2025DV1051 ; Photographs



Photo 3: Proposed Western Parking Expansion Area Viewed from North



Photo 4: Proposed Phase I Parking Area to East

2025DV1051 ; Photographs



Photo 5: 81st Street Frontage Looking East



Photo 6: 81st Street Frontage Looking West

2025DV1051 ; Photographs



Photo 7: Adjacent Property to Northwest



Photo 8: Adjacent Property to North

2025DV1051 ; Photographs



Photo 9: Adjacent Property to Northeast



Photo 10: Adjacent Property to East

2025DV1051 ; Photographs



Photo 11: Subject Site Viewed from Northeast (September 2022)

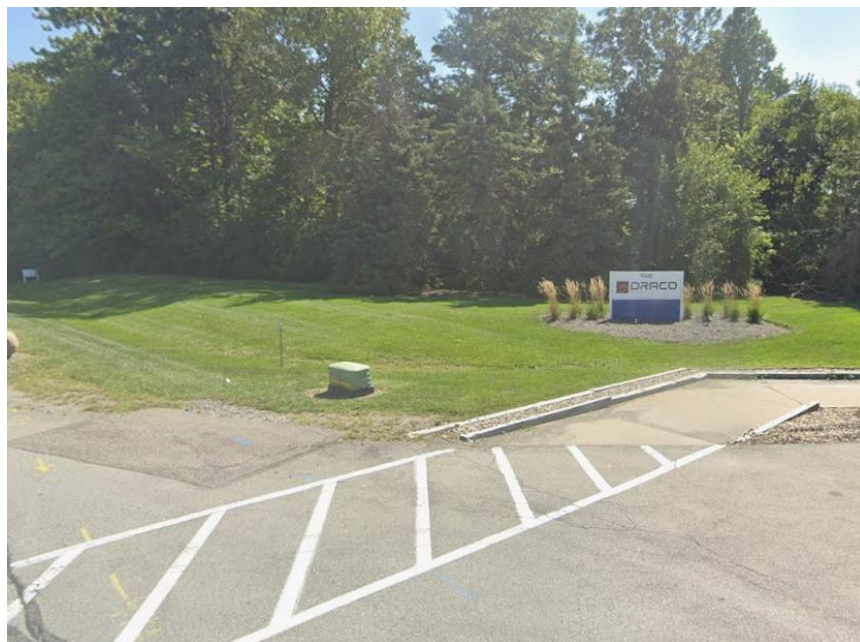


Photo 12: Subject Site Viewed from Northwest (September 2022)