

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-MOD-005
Address: 2205 North Delaware Street (*Approximate Address*)
Location: Center Township, Council District #11
Zoning: C-S
Petitioner: Delaware 632, LLC, by Timothy E. Ochs
Request: Modification of the Development Statement and Site Plan, related to 2015-CZN/CVR-817, to replace the approved site plan with the one filed with this petition, which shows 81 parking spaces and an enclosed patio for outdoor seating (previous site plan showed 83 parking spaces).

RECOMMENDATIONS

Staff **recommends approval** of the modification request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 0.8-acre site, zoned C-S, is fully developed with a mixed-use building, consisting of 47 multi-family dwellings, 8,920 square feet of retail space, outdoor seating, resident amenities, including a fitness center, 29 surface parking spaces and 54 garage parking spaces. The site is located at the northeast corner of 22nd Street and Delaware Street. To the north are single-family dwellings, zoned D-8, to the east is vacant commercial, zoned D-8, to the south, with Herron-Morton Place, is single- and multi-family dwellings and to the west is a gasoline station, zoned C-4.

MODIFICATION

- ◇ This request would modify the Development Statement and Site Plan, related to 2015-CZN-817 . 2015-CZN-817, to allow for an enclosed area to add seating to an existing restaurant, reducing the surface parking count from 29 spaces to 27 spaces and the overall on-site parking spaces from 83 to 81.
- ◇ As proposed, the site plan would be altered behind the building line, along 22nd Street, to provide for the enclosed seating area. The two surface parking spaces that would be removed were within an area under roof and could not be seen from 22nd Street. This area is noted as the southern-most surface parking spaces on the original site plan.
- ◇ Staff believes the proposed amendments would be minor and have minimal impact on surrounding land uses, while providing an additional housing option. Staff is, therefore, in support of this request.

(Continued)

STAFF REPORT 2023-MOD-005 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-S

Mixed-use development

SURROUNDING ZONING AND LAND USE

North - D-8

Single-family dwellings

South - D-8

Single- and multi-family dwellings

East - D-8

Vacant commercial / single-family dwellings

West - C-4 / D-8

Gasoline station / single-family dwellings

COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood typology.

THOROUGHFARE PLAN

This portion of Delaware Street is designated in the Marion County Thoroughfare Plan as a primary arterial with an existing and proposed 78-foot right-of-way. 22nd Street is designated as a primary arterial with an existing and proposed 56-foot right-of-way

CONTEXT AREA

This site is located within the compact context area.

OVERLAY

There is no overlay for this site.

SITE PLAN

File-dated March 9, 2023

ELEVATIONS

File-dated March 9, 2023

C-S STATEMENT

File-dated March 9, 2023

ZONING HISTORY - SITE

2016-DV1-012; 2205 North Delaware Street, requested a variance of development standards of the Consolidated Subdivision and Zoning Ordinance to provide for a bar / tavern, located 80 feet from the nearest protected district, **approved**.

2015-CZN-817 / 2015-CVR-817; 2205 North Delaware Street, requested a rezoning of 0.8-acre, from the C-3 district to the C-S classification to provide for a four-story, 60-foot tall, 90,000-square-foot mixed-use development, with a parking garage, 47 dwelling units and 8,850-square-foot of retail area and 83 spaces, and a variance of development standards of the Consolidated Subdivision and Zoning Ordinance to provide for a 60-foot tall mixed-use building, with an 11-foot north side transitional yard setback, a five-foot east side transitional yard setback, with reduced landscaping, a 40-foot front setback along Delaware Street, a 31-foot front setback along 22nd Street, with reduced landscaping, a 20-foot drive lane width from Delaware Street and 22nd Street and a fenced outdoor seating area and building awnings within the rights-of-way of Delaware Street and 22nd Street, **approved**.

(Continued)

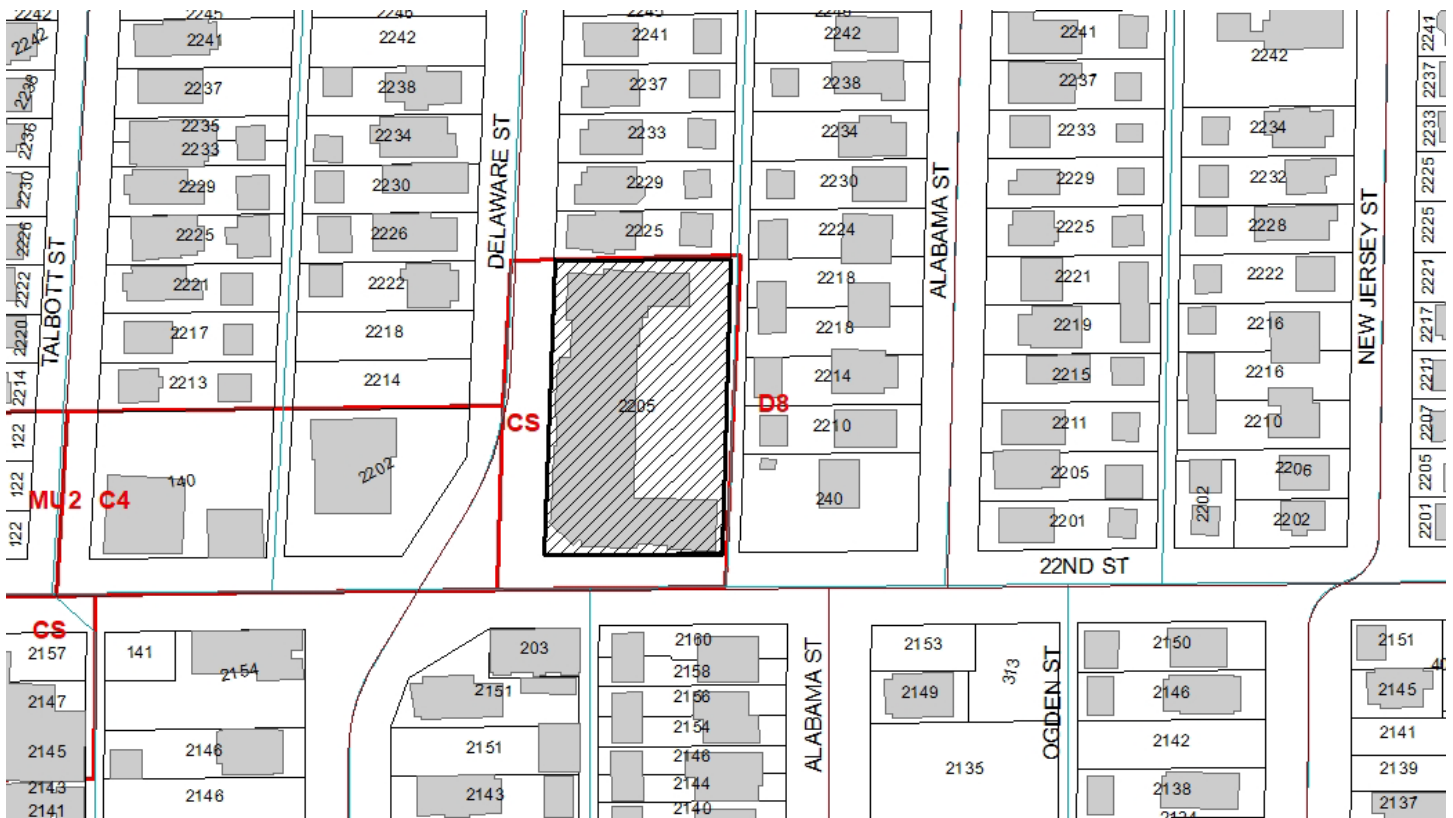
STAFF REPORT 2023-MOD-005 (Continued)

ZONING HISTORY - VICINITY

2018-DV2-033; 2230 North Delaware Street, requested a variance of development standards of the Consolidated Subdivision and Zoning Ordinance to provide for additions to a single-family dwelling, with a 10-foot front setback, and six and nine feet between dwellings and to legally establish a two-foot north side yard setback, **granted**.

2016-UV1-024; 2218 North Delaware Street, requested a variance of use and development standards of the Consolidated Subdivision and Zoning Ordinance to provide for a 30-foot-tall accessory building, with an 840-square-foot secondary dwelling unit, **granted**.

JY



Original C-S Statement



Department of Metropolitan Development
200 E. Washington Street, 18th fl.
Indianapolis, Indiana 46204
317-327-4406

Attn: Linda Albrand

RE: 2205 N. Delaware Street (22nd and Delaware)
June 18th, 2015

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METROPOLITAN DEVELOPMENT

PETITIONERS STATEMENT

Dear Linda

Studio 3 Design is pleased to submit the attached development at 2205 Delaware Street (22nd and Delaware). The following document outlines the project scope for the site and is based around the requested Rezoning of the property from C-3 to C-S zoning. We have met with the neighborhood group as well as interested retailers at this point and have favorable support heading into this submission.

Project Location:

The project is located at the Northeast corner of 22nd and Delaware streets. The site is currently comprised of a vacant lot.

Zoning:

We are requesting a rezoning of the property from C-3 to C-S to allow for a mixed use development comprised of approx. 8,800 sf of level 1 retail and upscale market rate apartments. As part of the rezoning, we are requesting height standards up 4 levels and reduced setbacks to property line on Delaware and 22nd streets as well as 9'x 18' parking stalls and 20' drive aisles. Each of these items is outlined on the attached drawings and site plan.

Proposed Land Use:

The Site will be developed as a 4 level urban apartment building set over retail and a full underground parking garage. The street level will serve primarily for Retail with upwards of 8,800 sf available. A pedestrian entrance and building amenity space are located on street level at the North end of the building along Delaware street. A full underground garage sits under the building with another 1/2 deck of parking above at street level behind the building. The upper here (3) floors will be occupied by a mix of studio, one, and two bedroom apartments. The building steps down to 3 levels at the north end as it engages the neighborhood. An outdoor sky lounge and garden area for use by the tenants will be provided on part of this lowered zone. The sky

lounge will provide an outdoor living area for residence to gather and enjoy the downtown view, have a barbeque or just kick back and relax.

Parking Strategy

83 parking spaces serve the retail tenants and the apartment tenants on site.
On site - 54 garage spaces and 29 surface spaces
Street parking - 4 public spaces front the building on Delaware and (4) public spaces are proposed for along the North side of 22nd street.

Parking , Unit and Bed Counts:

<u>Units</u>	<u>Total Unit Count</u>	<u>Total beds</u>	<u>Total parking</u>	<u>Ratio</u>
Studio	12	12	12 spaces	1:1
1 Bed	24	24	24 spaces	1:1
2 bed	11	22	11 spaces	1:2
Extra	0	0	09 spaces	
Totals:	47 units	58 beds	54 parking spaces	

Retail Parking:
1 space per 305 sf of Retail space 8,850 sf 29 on-site Parking spaces
Up to eight (8) street spaces (4 on Delaware) 4 new proposed along 22nd street.

Extra garage spaces would be available for rent by tenants or retailers.

Project organization, scale and architecture:

The building architecture is developed with a more urban, modern feel. The first floor is predominantly retail space and is lined with 10' high storefront windows with canopy structures overhead to highlight the retail tenants. The building massing is broken down into smaller vertical modules that step in and out along the façade to provide visual interest and relief to the overall mass. Vertical ribs divide balcony units and provide an opportunity for color and material changes as well as building signage. The corner is articulated with large scale storefront windows on each level, modified material palette and a sloped roof plan along with an opportunity for retail signage on the corner.

The primary building material will be a mix of larger scale cement panel in gray, blue and black colors, a red and gray brick with brick banding and detailing at windows and floor lines. A cast stone band further defines the building base and acts as a divider between the retail and the residential floors above. This same level of articulation is carried around the building to create a 360 degree architectural treatment that is sensitive to its surrounding and refined in its composition and detailing.

Ganged residential windows create larger scale openings and maximize internal natural lighting, and a flat white TPO roof is provided for energy efficiency. Level one (street level) will also serve as a common entrance for the apartment building with the entrance tied to the drive that enters under the building to access the retail parking behind.

The underground parking garage for the tenants is accessed from the alley and includes an elevator for accessibility as well as ample area for secured bike storage on site.

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Building Height:

As part of the rezoning to C-S we would set a max building height at 60'. This will allow the proposed 4 level building to have a taller first floor retail bay, 9 to 10' ceilings in the apartments and variations in parapet height and detailing.

Modifications to Street Corner:

The attached site plan shows a proposed modification to the intersection of 22nd and Delaware to remove the current island and right on red turn lane and replace it with a wider sweeping turn with a no turn on red at the intersection. The change will create a larger zone for landscaping and outdoor seating at the corner. Initial discussions have begun with the City on this proposed change. The current brick pillar in the landscape island will be replaced with another identifier for the neighborhood within the modified bump at the corner.

Streetscape

A hard-scape walk with a simple rhythm of street trees and acorn style light fixtures will wrap the building along 22nd street and Delaware. Outdoor seating for the retailers is proposed at the corner and partially down 22nd and Delaware streets as an amenity to enhance street life and the vibrancy of the development. Additional landscape buffers will be developed between the development and the neighboring property to the north as well as along the alley.

Building Signage:

Building signage will be internally lite channel letters with either illuminated faces or back lit letters denoting the building name (vertically) at the main entrance and entry drive as well as horizontally at each individual tenant. The building address will be displayed at the drive entry canopy.

Site Accessibility

Pedestrian access to the building lobby will be from Delaware street, the rear parking area and by elevator / stair form the lower level parking garage. Retail shops will be accessible at grade from 22nd street, Delaware street and the rear retail parking lot. Vehicular access to the site will be from Delaware street with access to the rear parking lot via an entrance under the building and from the alley behind the building. The lower level garage will be accessed via a ramp entering off of the alley.

Environmental Considerations

The developer is interested in providing a building that is sensitive to the concerns of today's built environment. As such, we are reviewing the incorporation of the following into the project:

- "Green friendly" building materials – This includes both materials with recycled content as well as building materials that have been harvested and manufactured within a 500 mile radius. Examples of these materials include brick, CMU blocks, and cast concrete.
- Energy efficient "Energy Star" appliances.
- Energy efficient windows with low-E glazing
- White reflective roofing membrane for energy conservation and reduced heat island effect at flat roof areas.
- Use of larger window openings for natural day lighting of interior spaces to cut down on the use of artificial lighting.
- Energy efficient lighting fixtures

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- Building shell and demising wall insulation.

Encroachments:

The project may require the following encroachments with the city:

- Building awnings along 22nd street
- Site Landscaping in City right of way for street trees.
- Outdoor seating in the public right of way

Stormwater Detention

The site is currently pervious. Storm water detention, if required, will be contained below grade at the north end of the lot outside of the building line and from there will feed into the City storm system.

Trash Removal

An enclosed dumpster location will be provided against the building with access from the alley on the back side and will include a brick surround with wood gates to screen the trash container.

Deliveries:

The building has been set back from the alley to allow for a pull off for delivery trucks to park without blocking the alley. A staging area is provided within the building with covered access to the various tenant locations.

Thank you for your review and input on this exciting addition to the MLK streetscape. Please let me know if you have any questions.


Sincerely;

Tim Cover
Studio 3 Design

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METROPOLITAN DEVELOPMENT

Original Site Plan



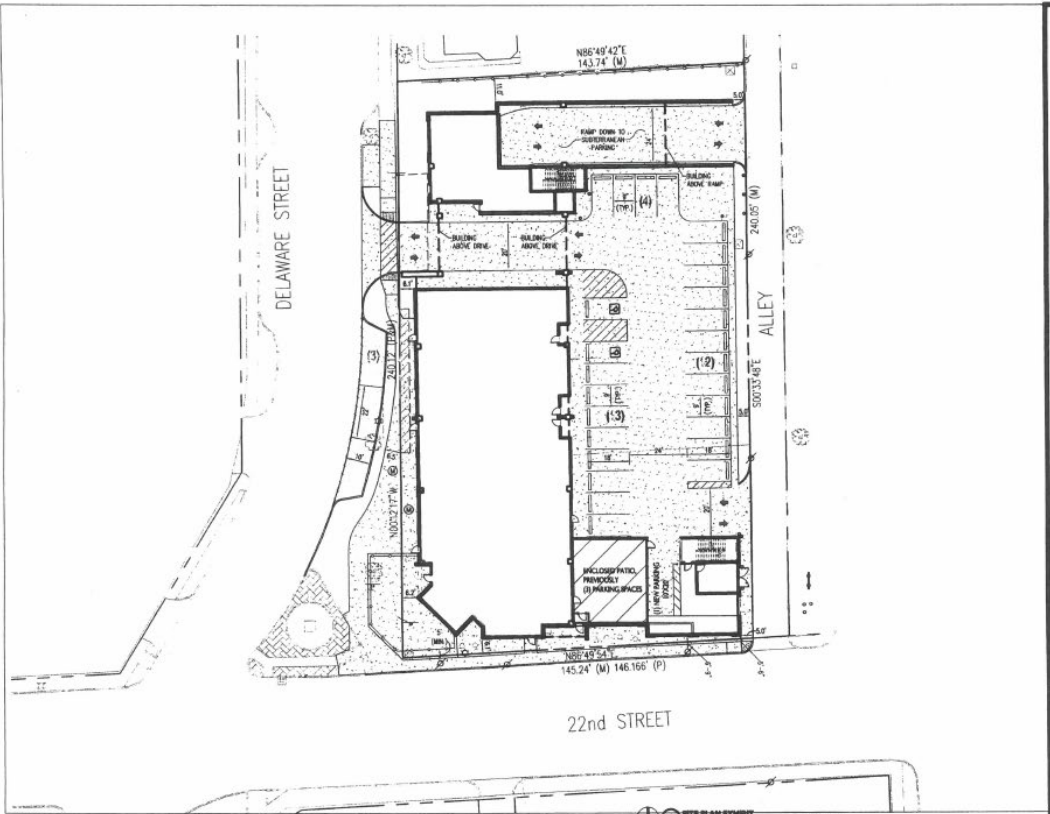
 STUDIO THREE DESIGN <small>INCORPORATED • 10101 W. 101st ST. www.studiosthreedesign.com</small> <small>• 800.445.7766 • 312.461.1100 • 312.461.1101 • 312.461.1102</small>	OLAF LAVA 22, LLC & KING PARK DEVELOPMENT CORP	PROJECT NO. 14079.01	SHEET DESCRIPTION SITE PLAN	SHEET NUMBER C1
	22nd & DELAWARE APTS 2205 N. DELAWARE ST. INDIANAPOLIS, IN	DATE 4-28-16		

Proposed Amendments to Approved C-S Statement and Site Plan

EXHIBIT B

The Development Statement approved as part of 2015-CZN-817 is hereby amended to reflect that 81 parking spaces shall serve the retail tenants and the apartment tenants on site, which shall be comprised of 54 onsite garage spaces and 27 surface spaces. In addition, the Site and Development Plan approved as part of 2015-CZN-817 is hereby replaced with the site plan attached hereto as Exhibit B-1.

Exhibit B-1



PARKING - 81 SPOTS
APARTMENTS - 47 UNITS
LOCO - 3,590 SF (ORIGINAL SPACE)
+ 1,897 SF (GARAGE ADDITION)
HATCHCRAFT - 1,882 SF
RENEW DENTAL - 3,448 SF

4021
architecture

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DELaware 632
2205 N DELaware ST, INDIANAPOLIS, IN 46205

PROJECT # 22014
REV DATE
2014.05.01 10.00.00
ARCHITECTURAL SITE PLAN

AS001

Photos



Location of restaurant seating



Building along 22nd Street (top); and at corner of 22nd Street and Delaware Street