

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-060
Address: 1715 North Meridian Avenue (approximate address)
Location: Center Township, Council District #11
Petitioner: Herron High School, Inc., by David Kingen
Request: Rezoning of 0.625-acre from the C-4 (RC) (TOD) district to the SU-2 (RC) (TOD) district to provide for educational uses.

RECOMMENDATIONS

Staff **recommends approval** of the petition.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 0.625-acre parcel contains a two-story office building, originally constructed in 1910 as a single-family dwelling. Two further expansions were added in 1950 and 1960, respectively. Information provided to the file indicates that the structure was converted to office use approximately 1960
- ◇ This request would provide for the rezoning of the parcel to provide for administrative offices and classrooms for Heron High School. Off-street parking would be provided on an existing parking lot to the north of the structure and on another lot to the east, across the alley. The lot across the alley is located within Herron-Morton Place, a locally designated historic district under the jurisdiction of the Indianapolis Historic Preservation Commission.
- ◇ The proposed use would not fully comply with the Comprehensive Plan recommendation of urban mixed-use, as small-scale schools are preferred to be within mixed-use structures. However, a re-use of an existing and historic structure for educational uses, would be a minor deviation of the Plan's recommendation. Therefore, staff would recommend approval for this request.

TRANSIT ORIENTED DEVELOPMENT OVERLAY

- ◇ Transit-oriented development (TOD) overlay is a new section of the Ordinance, adopted in November 2021, that provides permitted uses and development standards on sites within 1,000 feet from centerline of a Bus Rapid Transit Line. "The intent of the TOD is to coordinate more compact, walkable, and urban development patterns with public investment in the transit system. These development patterns ensure that walking and biking are viable options for short trips and transit is a priority for longer trips. Development patterns and site designs that prioritize automobile travel undermine these public and private investments."

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REGIONAL CENTER

- ◇ The site is located within the Regional Center overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Administrator of the Division of Planning. Minor exterior work is proposed, according to the Project Description (below).

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-4 (RC) Office building

SURROUNDING ZONING AND LAND USE

North	- C-4 (RC)	Surface parking lot / Office / multi-family dwellings
South	- C-4 (RC)	Office
East	- D-8 (HMP)	Surface parking lot
West	- C-4 (RC)	Office

COMPREHENSIVE PLAN

The Comprehensive Plan of Marion County recommends Medium-density mixed-use development for the site.

THOROUGHFARE PLAN

The Official Thoroughfare Plan for Marion County indicates that Meridian Street is a primary arterial, with a 78-foot right-of-way existing and proposed.

CONTEXT AREA

This site is located in the Compact Context area

TRANSIT-ORIENTED DEVELOPMENT

This site is located within the Transit-Oriented Development Overlay.

URBAN DESIGN GUIDELINES

The site is located within the Urban Mixed-Use District Typology.

ZONING HISTORY - SITE

None.

ZONING HISTORY - VICINITY

2023-REG-001; 1720 – 1744 North Illinois Street, requested Regional Center Approval to provide for updated plans for a mixed-use development, previously approved through 2022-REG-006, consisting of a seven-story structure with approximately 273 units, 10,349 square feet of office space and 1,434 square feet of retail, two levels of structured parking, with 159 spaces, an open-air courtyard, and an outdoor game court, **approved**.

2022-REG-006; 1720 – 1744 North Illinois Street and 1715 Hall Place, requested Regional Center Approval to provide for demolition of an existing retail building and construction of a mixed-use development, consisting of an eleven-story structure with approximately 308 units, 13,000 square feet of retail and commercial space, three levels of structured parking, an open-air courtyard, a pocket park and thirteen, three-story townhomes, **approved**.

(Continued)

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2022-DV2-021; 1720 – 1744 North Illinois Street and 1715 Hall Place, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for driveways to Illinois Street and 18th Street that are 22.5 feet and 24 feet wide, **granted**.

2021-CZN-863 / 2021-CVR-863 / 2021-CVC-863; 1715 Hall Place and 1720-1744 North Illinois Street, requested a rezoning of 1.97 acres from the HD-1 and HD-1 (RC) districts district to the MU-1 and MU-1 (RC) district and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot front setback along 18th Street and Illinois Street, within the clear-sight triangle of the abutting streets, and a zero-foot rear transitional yard, and a vacation of a portion of a 15-foot wide north-south alley, beginning at the south right-of-way line of 18th Street, to a point 295.25 feet to the south, **approved**.

2020-CZN-839 / 2020-CVR-839; 1627, 1717, 1719 and 1741 North Illinois Street, requested a rezoning of 2.081 acres from the C-S (RC) and C-4 (RC) district to the MU-2 (RC) district and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 69-foot-tall building with a zero-foot front setback within the clear sight triangle of the abutting streets, **approved**.

2019-REG-099; 1630 North Meridian Street (fronts Illinois Street) and 1752 North Meridian Street (fronts Illinois Street), requested Regional Center Approval for a multi-family residential development, consisting of two, five-story buildings with approximately 195 dwelling units, resident amenities, and 126 ground floor garage parking spaces, **withdrawn**.

2019-CZN-849 / 2019-CVR-849; 1630 North Meridian Street (fronts Illinois Street) and 1752 North Meridian Street (fronts Illinois Street), requested a rezoning of 1.71 acres, from the C-4 (RC) and C-S (RC) districts to the MU-2 (RC) districts and a variance of development standards for height, zero-foot landscaping setbacks and clear-sight triangle encroachment of two abutting streets, **withdrawn**.

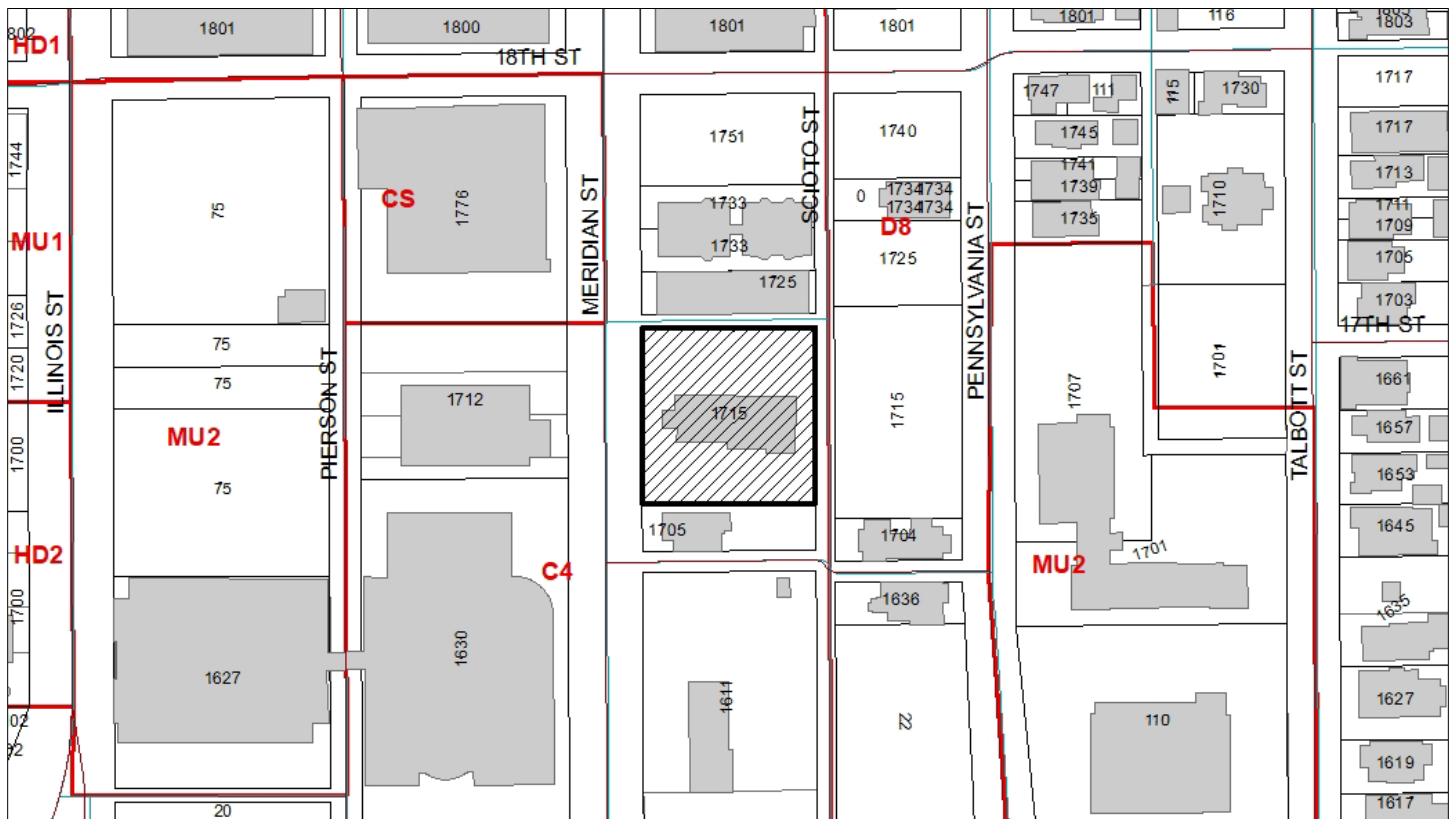
2016-ZON-009; 130 West 16th Street, 1615 Hall Place, 1621 Hall Place and 1633 North Capitol Avenue (1625 Hall Place), requests a rezoning of 0.44-acre, from the HD-2 (W-5) district to the HD-1 (W-5) district, **approved**.

2015-APP-025; 102 West 16th Street (1611 Hall Place); 1615, 1621, 1625, 1705, 1709 and 1715 Hall Place; 1633 (1625 and 1645 Hall Place) and 1731 North Capitol Avenue (1719 Hall Place); and 1801 North Senate Avenue (1925, 2001, 2005 and 2009 Boulevard Place and 2002 North Capitol Avenue), requested HD-1 approval to Hospital District-One and Hospital District-Two Approval to provide for paved parking lots, **granted**.

2014-CAP-831 / 2014-CVR-831; 1700 North Illinois Street, requested Hospital District-Two Approval to provide for a freestanding sign and modify the condition of 2010-CAP-834 and 2010 DVR-834, requiring the freestanding sign to be no taller than six feet and no larger than 36 square feet, and a variance of development standards of the Sign Regulations and Regional Center Zoning Ordinance to provide for a freestanding sign with a zero-foot front setback and located within the clear-sigh triangle, **approved and granted**.

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Exhibits



PROJECT DESCRIPTION

This two-story primary existing structure was built in three phases, The historic house was built around 1910, the center two story office space was built around 1950 and the easternmost one-story office expansion was added around 1960.

The Herron Classical Schools proposes to use the structure for administrative offices and classrooms, along with accessible restrooms.

Exterior renovation may include window restoration, repairs and painting of wood elements, masonry repointing, repair to the roof and gutters, repair or replacement of the metal fire stair, parking lot resurfacing and restriping. In addition, there will be construction of a new accessible ramp located off the north elevations to a new service entry. Existing signs and fencing on the 1715 No Meridian property may be replaced or reused.

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Photos



View of site from Meridian Street



View of building from Meridian Street



View of front entrance to the building



View of south elevation of the building