

## **STAFF REPORT**

### **Department of Metropolitan Development Division of Planning Current Planning Section**

**Case Number:** 2023-ZON-067  
**Address:** 8095 East 30<sup>th</sup> Street (*Approximate Address*)  
**Location:** Warren Township, Council District #13  
**Petitioner:** Akakia Holdings 8095, LLC, by Kevin Buchheit  
**Request:** Rezoning of 0.60 acre from the I-3 district to the C-3 district to provide for a daycare.

### **RECOMMENDATION**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation.

#### **LAND USE**

- ◇ Historic aerial photography indicates that the dwelling on the site has been in place since at least 1956. By the mid-1960s, industrial development had occurred both to the north and south of the subject site and a commercial use had been opened on the property to the west.
- ◇ The 2018 Comprehensive Land Use Plan for Warren Township recommends Heavy Commercial for the subject site. The Heavy Commercial typology provides for commercial enterprises that exhibit characteristics that are not compatible with less intense land uses. They often feature outdoor operations and display.
- ◇ The site was the subject of a 1987 variance petition. The existing structure was to be used by a wholesaler of medical supplies. The variances were approved and provided for the loading of materials from the front yard of the structure and for a smaller number of loading docks than required by the I-3 district.

(Continued)

**STAFF REPORT 2023-ZON-067 (Continued)**

**ZONING**

- ◇ This petition requests a rezoning from the I-3 district to the C-3 district. The I-3 district provides for medium-intensity industrial uses. The small size of the subject site would make it undesirable for many industrial uses.
- ◇ The C-3 district provides for retailing, personal services and other commercial uses that would serve surrounding neighborhoods. Larger or more intense uses and traffic-oriented uses are typically not permitted in the C-3 district.
- ◇ The C-3 district would be less intense than some of the zoning districts anticipated in the Heavy Commercial typology, but would be appropriate here because of the abutting dwelling to the east and C-3 commercial uses to the west.

**GENERAL INFORMATION**

**EXISTING ZONING, CONTEXT AREA, AND LAND USE**

I-3	Metro	Single-family dwelling
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**SURROUNDING ZONING AND LAND USE**

North	I-3	Industrial building
South	I-3	Railroad, office/warehouse building
East	I-3	Single-family dwelling
West	C-3	Garden center

COMPREHENSIVE LAND USE PLAN	The Comprehensive Land Use Plan (2018) recommends Heavy Commercial.
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THOROUGHFARE PLAN	30 <sup>th</sup> Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 45-foot existing half right-of-way and an 40-foot proposed half right-of-way.
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FLOODWAY / FLOODWAY FRINGE	This site is not located within a floodway or floodway fringe.
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WELLFIELD PROTECTION DISTRICT	This site is not located within a wellfield protection district.
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## **STAFF REPORT 2023-ZON-067 (Continued)**

### **ZONING HISTORY – SITE**

**87-V1-128; 8095 East 30<sup>th</sup> Street**, requested a variance of development standards to provide for deficient loading area and loading in the front yard for a medical supplies wholesaler, **approved**.

### **ZONING HISTORY – VICINITY**

**2011-ZON-008; 3011 North Franklin Road (north of site)**, requested the rezoning of 9.4 acres from the I-2-S district to the I-3-S district, **approved**.

**2004-UV1-007; 8135 East 30<sup>th</sup> Street (east of site)**, requested a variance of use to provide for pet-grooming in an industrial district, **approved**.

**2002-UV1-033; 8135 East 30<sup>th</sup> Street (east of site)**, requested a variance of use to provide for automobile sales in an industrial district, **withdrawn**.

**95-UV1-25; 8005 East 30<sup>th</sup> Street (west of site)**, requested a variance of use for the expansion of a garden center, **approved**.

**93-V2-31; 3155 East 30<sup>th</sup> Street (east of site)**, requested a variance of development standards to provide for a deficient setback, **approved**.

**86- UV1-124; 8005 East 30<sup>th</sup> Street (west of site)**, requested a variance of use for a greenhouse, **approved**.

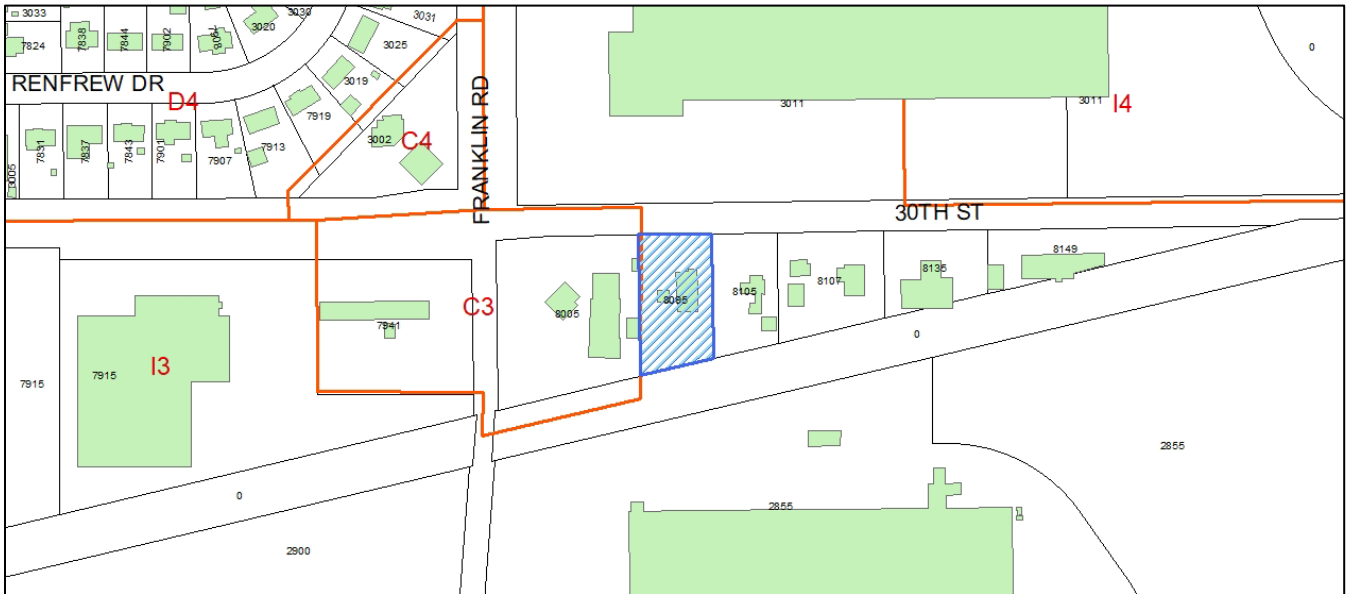
**83-UV1-46A; 8005 East 30<sup>th</sup> Street (west of site)**, requested a variance of use for a garden center, **approved**.

**71-Z-212; 7941 East 30<sup>th</sup> Street (west of site)**, requested the rezoning of 1.5 acre from the I-3-S district to the C-3 district, **approved**.

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**STAFF REPORT 2023-ZON-067, Location**



**STAFF REPORT 2023-ZON-067, Aerial photograph (2022)**



**STAFF REPORT 2023-ZON-067, Photographs**



Looking south from 30<sup>th</sup> Street at the subject site.



Looking east along 30<sup>th</sup> Street frontage at the neighbors to the east.





Looking west at the neighbor to the west.



Looking north across 30<sup>th</sup> Street to the neighbor to the north.