



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 27, 2024

Case Number: 2024-ZON-064
Property Address: 8155 Brookville Road (approximate address)
Location: Warren Township, Council District #20
Petitioner: Johnson's Commercial Flooring, Inc, by Joseph D. Calderon
Current Zoning: C-4
Request: Rezoning of 3.29 acres from the C-4 district to the I-2 district for an office and warehouse for a flooring contractor.
Current Land Use: Undeveloped
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 3.29-acre subject site is an undeveloped commercial lot. It is bordered to the west by a vacant commercial building, to the south with industrial and commercial uses, and an industrial bakery business to the east, zoned I-2. An addiction treatment center, zoned C-4, and a commercial shopping strip, zoned C-3, are north of the site.

REZONING

The request would rezone the site from the C-4 district to the I-2 district, for an office and warehouse for a flooring contractor. The current C-4 district allows for a commercial and building contractor use, but would require a Special Exception and would have limitations by the Ordinance.

The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators



such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.

The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer. For application to the older industrial districts within the central city, standards specifically accommodate the use of shallow industrial lots.

Staff Analysis

If granted, the I-2 rezoning would allow for an office and warehouse for a flooring contractor and would allow for the zoning district to be consistent with the neighboring properties south of Brookville Road.

Commercial and Building Contractor uses are only permitted in the C-5, C-7 and all industrial districts by right. The use is permitted in the C-4 district by special exception, but it does not allow for outdoor storage.

Staff determined that the proposed I-2 district would be supportable since it would align with the Comprehensive Plan recommendation for light industrial development.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-4 / C-3	Addiction Treatment Center / Commercial Shopping Strip
South:	I-2	General Contractor Business/ Fire Department Equipment Supplier
East:	I-2	Industrial Bakery Business
West:	I-2	Vacant Commercial Building
Thoroughfare Plan		
Brookville Road	Primary Arterial Street	112-foot proposed right-of-way with 150-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	



Site Plan	May 10, 2024
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)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends light industrial development of the site.
- The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.
- The proposed I-2 district is a light industrial district that would align with the Comprehensive Plan recommendation.

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)

- Indy Moves Transportation Integration Plan (2018) proposes an off-street multi-use path from Pleasant Run to County Line Road.

ZONING HISTORY

Zoning History – Site

2005-ZON-835 / 2005-VAR-835; 8135 Brookville Road (subject site), rezoning of 3.9 acres from the D-A district to the C-4 district and a variance of development standards to provide for excess outdoor storage and a deficient number of parking spaces, **approved**.

Zoning History – Vicinity

2022-ZON-130; 8020 Brookville Road (northwest of site); Rezoning of 1.38 acres from the C-3 District to the C-4 District to provide for the expansion of a fueling station, **approved**.

2022-ZON-086; 8135 Brookville Road (northwest of site), Rezoning of 3.70 acres from the C-4 district to the I-2 district to provide for heavy equipment sales, service and repair.

2021-ZON-150; 8150 Brookville Road (north of site), rezoning of 5.311 acres from the C-3 district to the C-4 district to provide for a substance abuse treatment facility, **approved**.

2005-ZON-078; 8050 Brookville Road (northwest of site), rezoning of three acres from the C-S district to the C-3 district, **approved**.

98-Z-120; 8070 Brookville Road (north of site), Rezoning of 6.63 acres, from I-4-S to C-3, to provide for commercial development, **approved**.

96-Z-111; 8420 Brookville Road (northwest of site), rezoning of four acres from the I-4-S district to the C-S district to provide for 0.26 acre of commercial uses and 3.74 acres of indoor and outdoor recreation, **approved**.

95-Z-81; 8020 Brookville Road (northwest of site), Rezoning of 2.27 acres being in the I-4-S District, to the C-3 classification, to provide for commercial development, **approved**.

95-Z-199D; 8401 Brookville Road (southeast of site), rezoning of 55.4 acres from the I-2-S, C-5, and D-A districts to the I-2-S district, **approved**.

90-Z-216; 8215 Brookville Road (east of site), rezoning of 5.8 acres from the D-A district to the I-2-S district, **approved**.

81-Z-84; 8405 Brookville Road (east of site), Rezoning of 4.28 acres, being in A-2 district, to I-2-S classification, to provide for industrial use of a small office with a warehouse, **approved**.

EXHIBITS



JOHNSON'S COMMERCIAL FLOORING, INC.

OWNER: JACK JOHNSON
ADDRESS: 8155 BROOKVILLE ROAD
INDIANAPOLIS, INDIANA 46239
DATE: JULY 19, 2023



NORTH WEST - 3D VIEW



AREA LOCATION MAP
8155 BRK



REFERENCED SITE PLAN
SITE NO. 210-100-00010
BY: PL-22-18281-1-001

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JM DUNBAR - ARCHITECT
4022 N VINE STREET
DATESVILLE, INDIANA 47005



JM DUNBAR - ARCHITECT
4022 N VINE STREET
DATESVILLE, INDIANA 47005
LICENSE NO. 12345



TITLE SHEET + SITE PLAN
JOHNSON'S COMMERCIAL FLOORING, INC.
JACK JOHNSON
488 SHAWNSHIP BOULEVARD
INDIANAPOLIS, INDIANA 46214





Street frontage of the subject site.



Subject site looking south from Brookville Road.



Photo of the entrance to the subject site.



Photo of the western property boundary adjacent to a vacant commercial building.



Vacant commercial building west of the site.



Photo of the retention pond south of the subject site and the western property.



Photo of the retention pond south of the subject site



Addiction treatment center north of the site.



Commercial shopping strip north of the site.