

## STAFF REPORT

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

**Case Number:** 2023-DV1-002  
**Address:** 902, 916, 918 and 922 North Capitol Avenue (*Approximate Addresses*)  
**Location:** Center Township, Council District #11  
**Petitioner:** Capitol Street Properties LLC, 916 North Capitol Avenue LLC, MTP South Parking Propco LLC and MPT - 922 N Capitol Ave LLC, by Joseph D. Calderon  
**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 243,000 square foot mixed-use building with one 24-foot by 28.5-foot loading space (two loading spaces with dimensions of 30-foot by 12-foot and 55-feet by 12-feet required).

### RECOMMENDATIONS

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

### SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

#### LAND USE

##### EXISTING ZONING AND LAND USE

CBD-2 (RC) Compact	Commercial buildings, with surface parking lots
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##### SURROUNDING ZONING AND LAND USE

North -	CBD-S (RC)	Mixed-use development (Stutz)
South -	CBD-2 (RC)	Office building
East -	CBD-2 (RC)	Two commercial buildings and surface parking lots
West -	I-3 (RC)	Commercial uses

##### COMPREHENSIVE PLAN

The Comprehensive Plan recommends the site for urban mixed-uses

### REGIONAL CENTER APPROVAL / VACATION PETITION

- ◇ Along with this petition, a Regional Center Approval petition was filed for a proposed mixed-use developed, with approximately 270 dwelling units, 13,840 square feet of office and retail space, a parking garage with approximately 398 spaces, and resident amenities, including an outdoor courtyard. That petition, 2022-REG-077, received preliminary approval before the Regional Center Hearing Examiner on January 26, 2023. On February 15, 2023, the Metropolitan Development Commission will hear the Regional Center Approval petition.

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## **STAFF REPORT 2023-DV1-002 (Continued)**

- ◇ In December 2022, a vacation petition (2022-VAC-008) was approved by the Plat Committee to vacate an east-west alley within the proposed area to be developed.

### **VARIANCES**

- ◇ This petition seeks to reduce the number of loading spaces and loading area, for a proposed mixed-use development. The Ordinance would require a minimum of two loading spaces and for the first loading space to be 30-foot by 12-foot in size and the second loading space to be a minimum of 55-foot by 12-foot in size. The request would provide for one loading space, at 24-foot by 28.5-foot in size.
- ◇ The proposed loading area would be accessed from a named alley, Roanoke Street, that runs parallel to the site's west property line. Approximately 34% of the ground floor of the development would be parking area, with the loading area within the parking garage.
- ◇ In review of the site and first floor plan, it would appear that at least one other area would be available within the parking garage for loading and unloading. The alley is well-used and limiting trucks loading and unloading in this alley would be safer for pedestrians and drivers using this alley. Additionally, most of the commercial uses that are proposed within this development is planned as offices, with about 4,300 square feet of space for retail. Offices typically require fewer supplies than retail uses. Therefore, this request would be an acceptable deviation of the Ordinance standards.

### **GENERAL INFORMATION**

THOROUGHFARE PLAN	The Official Thoroughfare Plan for Marion County indicates that Capitol Avenue and 10 <sup>th</sup> Street are primary arterials, with 78-foot rights-of-way existing and proposed.
URBAN DESIGN GUIDELINES DISTRICT TYPOLOGY	The site is located within the Urban-mixed use District typology.
TRANSIT-ORIENTED DEVELOPMENT	The site is located within a transit-oriented development area.
SITE PLAN	File-dated, December 19, 2022
FINDINGS OF FACT	File-dated, December 19, 2022

### **ZONING HISTORY - SITE**

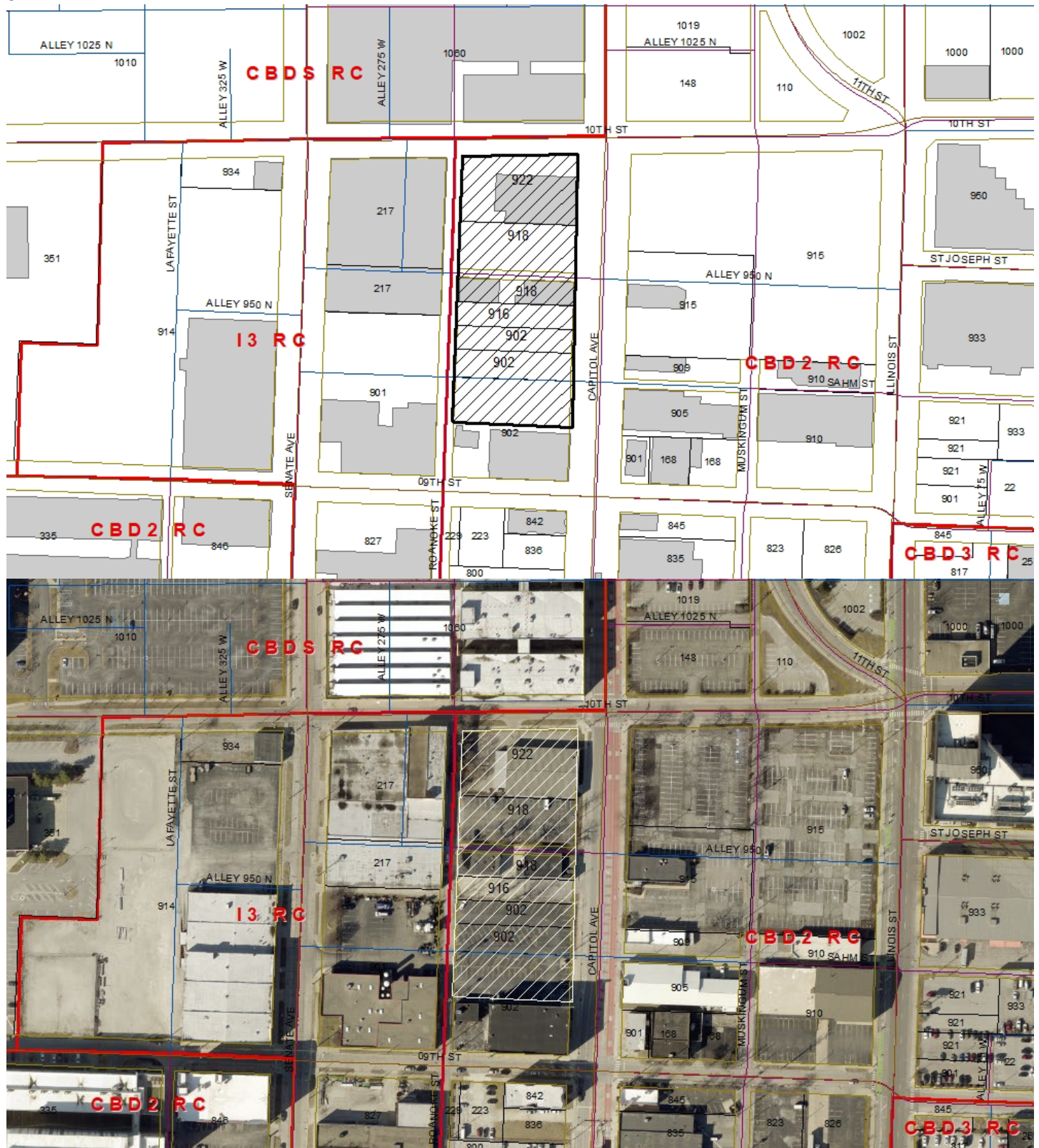
**2022-REG-077; 902, 916, 918 and 922 North Capitol Avenue**, requested Regional Center Approval to provide for the demolition of existing buildings and construction of a five-story, mixed-use development, with approximately 270 units, 13,840 square feet of office and retail space, a parking garage with approximately 398 spaces, and resident amenities, including an outdoor courtyard.

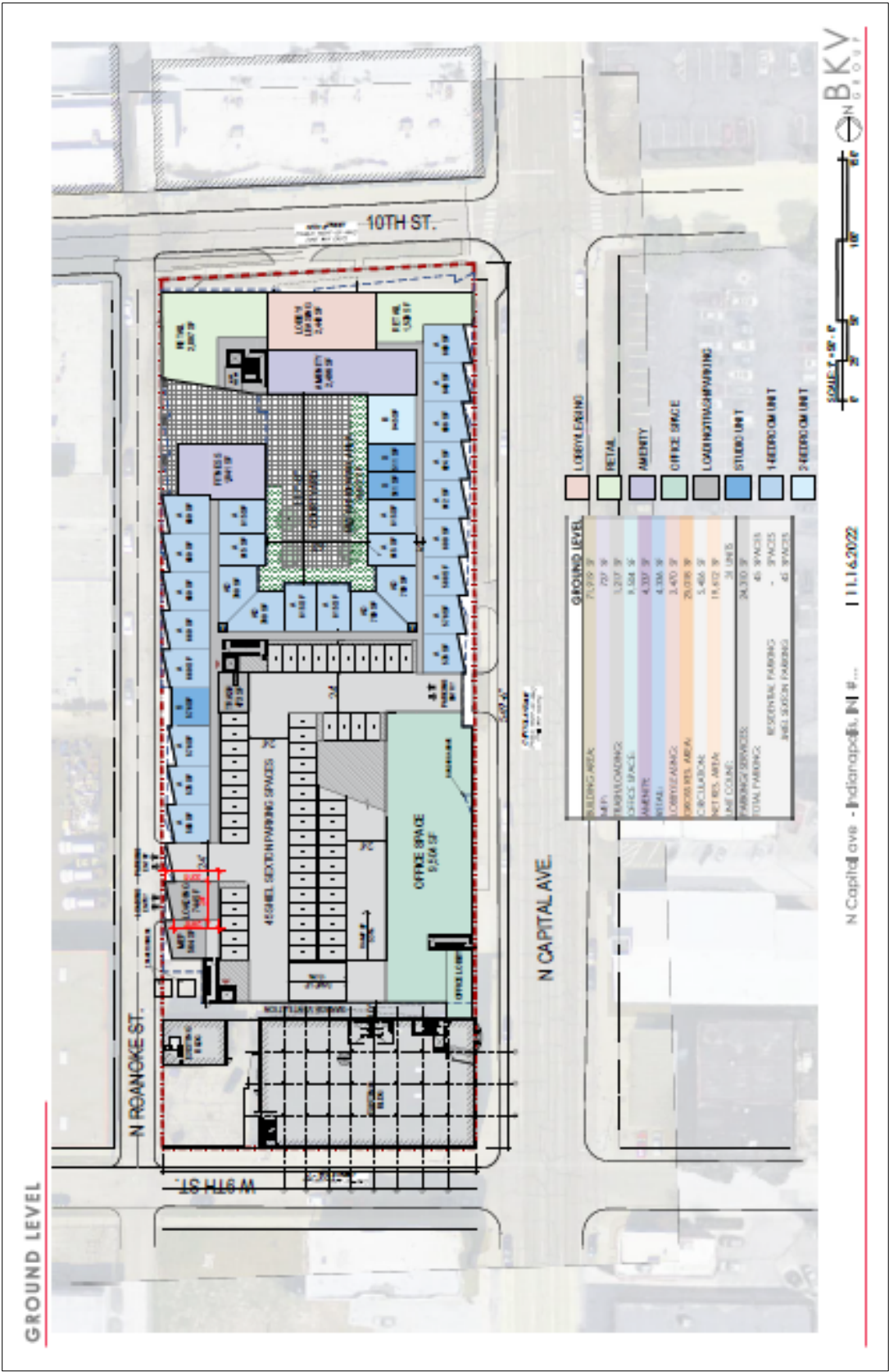
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## ZONING HISTORY – VICINITY

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Proposed site plan  
2023-DV1-002





View of Roanoke Street, looking north. Site is to the right.  
2023-DV1-002





View of site, to the right, and Capitol Avenue looking south  
2023-DV1-002





Existing buildings on the site (to be demolished) – 2023-DV1-002