

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-UV1-002
Address: 1090 West 23rd Street (approximate address)
Location: Center Township, Council District #11
Zoning: I-3 (W-5)
Petitioner: BB's Home Away From Home, by Joseph Lese
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a daycare facility as a primary use (not permitted).

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

Compact	I-3	Vacant religious use structure
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SURROUNDING ZONING AND LAND USE

North -	I-3	Industrial uses
South -	I-3	Industrial uses
East -	I-3	Single-family dwellings / Commercial liquor store
West -	I-3	Industrial uses

COMPREHENSIVE PLAN The Comprehensive Plan recommends Light Industrial uses.

VARIANCE OF USE

- ◇ The request would provide for the operation of a daycare facility as a primary use, in an existing religious use building previously granted by variance (2000-UV1-037).
- ◇ Although the proposed use is not consistent with the Comprehensive Plan's recommendation for light industrial uses, it would be adjacent to single-family dwellings to the east. Typically, daycare facilities would have less of an impact on the adjacent single-family residential development in regard to traffic and hours of operation, than light industrial uses as proposed by the Comprehensive plan. Therefore, the request would represent an acceptable deviation from the Plan.
- ◇ In Staff's opinion, the proposed use would not be out of character with surrounding uses and would have no negative impact on adjacent properties.

(Continued)

STAFF REPORT 2023-UV1-002 (Continued)

GENERAL INFORMATION

THOROUGHFARE PLAN

This portion of West 23rd Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 35-foot existing right-of-way and a 48-foot proposed right-of-way.

This portion of Burdsal Parkway is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial, with a 75-foot existing and proposed right-of-way.

SITE PLAN

File-dated December 14, 2022.

PLAN OF OPERATION

File-dated January 17, 0223.

FINDINGS OF FACT

File-dated December 14, 2022.

ZONING HISTORY

2006-ZON-828; 1104 Burdsal Parkway and 2413, 2417, 2421, 2425, 2433, 2439, 2443 and 2447 Bond Street (north of site), requested the rezoning of 1.06 acres, from the D-5 (W-1) (W-5) and I-3-U (W-1) (W-5) Districts, to the SU-1 classification to provide for religious uses, **granted**.

2000-UV1-037; 2200 Montcalm Street (subject site), requested a variance of use and development standards of the Industrial Zoning Ordinance to provide for a church and community center, and for the construction of a 5,376-square foot building with a zero-foot setback from Montcalm Street, **granted**.

99-UV1-45; 2337 North Milburn (west of site), requested a variance of use to legally establish an existing church, **granted**.

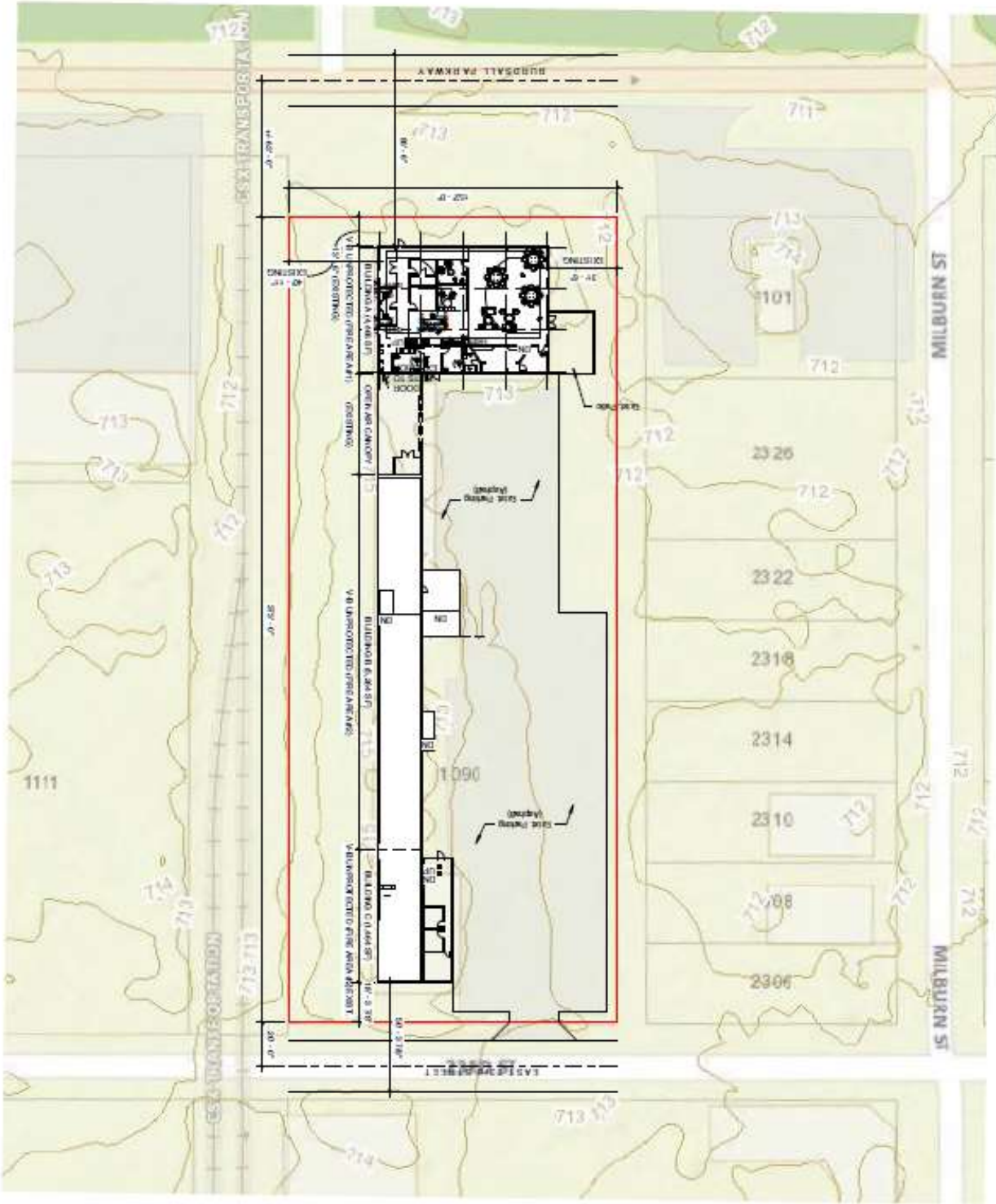
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STAFF REPORT 2023-UV1-002 (Continued)

2023-UV1-002: Location Map



2023-UV1-002: Site Plan



2023-UV1-002: Plan of Operation

BB's Adult Day Care – Plan of Operation

Workforce.

- There will be about 10 employees on site daily. Medicaid has a ratio of 1 to 7 so we will have at least one employee per 7 clients. Hours of operation are 8am-5pm. Employees are responsible for their own transportation to and from work. There is a parking lot available for use onsite. There is a security system and cameras 24/7.

Clients & Customers.

- clients are seniors, ages 55 and above. Clients will come to the site, Monday through Friday 8-5. We can hold 45 clients in the gymnasium area. We provide structured activities to seniors on a day to day basis in a safe environment. We provide breakfast, lunch, and snacks throughout the day. We assist with activities of daily living such as assistance with toileting, transferring, etc. there will be a reception at the front door at all time to greet clients and ensure they are signed in and accounted for at all times The parking lot will be closely monitored by the camera systems. Monitors will be located at the reception desk and also in the back office. There will be activities outside if weather permits such as gardening, painting outside, etc. if a client drives, they will park closest to the building.

Materials Used.

Material used: Cleaning supplies and Disinfectant These materials will be used to sanitize bathrooms and floors and common areas. All cleaning supplies, and disinfectants will be stored in a locked storage room.

Tables, chairs, gloves, briefs/adult diapers, arts & crafts.

No hazardous materials will be generated.

Shipping & Receiving:

Materials are brought to the facility in either the company or mid size cars of the office staff. Materials should be brought before or after business hours only. Stocking of materials should occur once a week. There should not be any shipping.

Waste:

Type of waste: Food trash, paper, plastic wrapping - generated by clients and employees.

Four trash barrels with lids and bags on site. Trash will be removed at the end of the shift daily. We will have a recycling program - clean paper, cardboard, and plastics. we will have a recycling dumpster for the program.

2023-UV1-002: Photographs



Subject site looking northwest from West 23rd Street.



Subject site looking south from Burdsal Parkway



Adjacent industrial use to the west, looking north.



Adjacent single-family dwellings to the east, looking northwest.