

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

**PUBLIC ASSEMBLY ROOM
2ND FLOOR CITY-COUNTY BUILDING
1:00 P.M.**

STAFF REPORTS FOR SEPTEMBER 15, 2016

**These reports do not in any way commit the Hearing Examiner
to approve or disapprove any petition filed before it.**

Any decision of the Hearing Examiner may be appealed to the full Metropolitan Development Commission, subject to deadlines prescribed by the Metropolitan Development Commission's Rules of Procedure. Please contact the Current Planning staff, 317-327-5155, within the first or second day after the hearing, to determine the appropriate appeal procedures.

PETITION NO.	PETITION ADDRESS AND LOCATION	PAGE
CONTINUED PETITIONS:		
2016-ZON-002 (AMENDED)	1450 NORTH PENNSYLVANIA STREET CENTER TOWNSHIP, CD #11	2
2016-ZON-044***	746 AND 790 HANNA AVENUE AND 3850 CORLISS STREET PERRY TOWNSHIP, CD #16	14
2016-CPL-817 /** 2016-CVR-817	5525 ALLISONVILLE ROAD WASHINGTON TOWNSHIP, CD #3	15
2016-CZN-818 / 2016-CVR-818 (AMENDED)	5870 NORTH COLLEGE AVENUE WASHINGTON TOWNSHIP, CD #2	16
NEW PETITIONS:		
2016-ZON-050	8252 KELLY LANE WASHINGTON TOWNSHIP, CD #3	39
2016-CZN-819 / 2016-CVR-819	3775 EAST THOMPSON ROAD PERRY TOWNSHIP, CD #24	49
2016-CZN-822 / 2016-CVR-822	3501 SOUTH EAST STREET PERRY TOWNSHIP, CD #16	56

*Automatic Continuance

**Continuance Requested

***Withdrawal or Dismissal Requested

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2016-ZON-002 (Amended)
Address: 1450 North Pennsylvania Street (Approximate address)
Location: Center Township, Councilmanic District # 11
Petitioner: French Property Management, by Brian J. Tuohy
Request: Rezoning of 1.62 acres, from the C-2 (now MU-1) (RC) (W-5) District, to the C-S (RC) (W-5) classification to provide for a self-storage facility, with first-floor retail/office use on the southeast corner of the building, office use on the northeast corner of the building, and a park area on the southern portion of the site.

ADDENDUM FOR SEPTEMBER 15, 2016, HEARING EXAMINER

A continuance was granted from the July 28, 2016, hearing to the September 15, 2016 hearing, at the request of the petitioner. Additional information has been submitted by the petitioner, however, staff continues to **recommend denial**.

ADDENDUM FOR JULY 28, 2016, HEARING EXAMINER

A continuance was granted from the June 9, 2016, hearing to the July 28, 2016 hearing, at the request of the petitioner. As of this writing, no new information has been submitted to the file.

ADDENDUM FOR JUNE 9, 2016, HEARING EXAMINER

A continuance was granted from the May 12, 2016, hearing to the June 9, 2016 hearing, at the request of the petitioner. As of this writing, no new information has been submitted to the file.

ADDENDUM FOR MAY 12, 2016, HEARING EXAMINER

A continuance was granted from the April 28, 2016, hearing to the May 12, 2016 hearing, at the request of the petitioner. As of this writing, no new information has been submitted to the file.

APRIL 28, 2016

RECOMMENDATIONS

Staff **recommends denial** of the petition.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

(Continued)

STAFF REPORT 2016-ZON-002 (Continued)

HISTORY

- ◇ The site was formerly an automobile dealership's overflow parking lot and shop. In 2014, a Regional Center Approval petition was approved to permit the demolition of two, one-story automobile-related structures. In 2011, the site was rezoned from C-4 to C-2, to permit for a multi-family residential development. A Regional Center Approval petition for the design of a multi-family residential development was never filed. The site has been vacant for approximately 10 years.
- ◇ This petition was filed on January 20, 2016. As a result of the elimination of the C-2 zone, due to Indy Rezone, which became effective on April 1, 2016, the site is now zoned MU-1.

LAND USE

- ◇ The request would provide for the rezoning of a 1.62-acre parcel, located along the west side of Pennsylvania Street between 14th Street and 16th Street. This portion of Pennsylvania Street is a one-way southbound arterial street with sidewalks. Pennsylvania Street marks the boundary between the Regional Center and the Old Northside, a historic district under the jurisdiction of the Indianapolis Historic Preservation Commission. This area is characterized as an urban mixed-use residential and commercial office and retail development area. Several multi-family buildings are historic buildings with long-time use as apartments.
- ◇ The subject site is improved with a surface parking lot that was used as a parking and sales area for a former automobile dealership. The site is secured with a chain link fence that is mostly in disrepair.
- ◇ This request would permit a self-storage facility, with a small retail/office use on the southeast corner of the building, office use for the facility on the northeast corner of the building and a small park area south of a surface parking lot. The previous rezone request, to C-2, in 2011, was intended for a multi-family residential development; however, C-2 would permit additional commercial uses, such as offices and subordinate retail uses.
- ◇ The purpose of the C-S zone is to encourage 'a more creative approach in land use planning; for superior site and structural design and development and an efficient and desirable use of open space.' Additionally, C-S developed sites should provide for 'a use of land with high functional value' and should be compatible with land uses near and adjacent to the site. Finally, 'the primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility'.
- ◇ The site is located within the boundaries four land use plans (Regional Center Plan 2020, Red Line Transit-Oriented Development Strategic Plan, Near North/Fall Creek Plan and Citizens/King Park Neighborhood Plan). The Regional Center Plan 2020 recommends medium density mixed-use development. The Red Line Transit-Oriented Development

(Continued)

STAFF REPORT 2016-ZON-002 (Continued)

Strategic Plan indicates that the site would be appropriate for significant infill development, with a focus on higher residential and employment densities. The Near North/Fall Creek Plan recommends office mixed-use development. The Citizens/King Park Neighborhood Plan recommends Community Shopping development. The amended request adds a small retail/office component; however, the development would be predominantly a self-storage facility. Therefore, this request would not comply with any of the above Plan recommendations.

- ◇ The most recently adopted Plans (Red Line Transit-Oriented Development Strategic Plan (2015) and Regional Center 2020 Plan (2004), strongly recommend multi-use development projects due to the site's urban nature. The Red Line Transit-Oriented Development Strategic Plan indicates that this site would be within ¼-mile of two potential transit stops (Meridian Street and 18th Street and Capitol Avenue and 14th Street). The site would also be approximately 1/3-mile from a third transit stop at Capitol Avenue and 18th Street.
- ◇ Amended site and elevation plans were submitted to the file on March 31, 2016. The site plan indicates that the building would be placed along Pennsylvania Street, with the main entrance at the northeast corner of the building, via an interior access drive. The facility's office would be located adjacent to the main entrance. The elevations indicate a three-story building, with the façade consisting of brick and another unidentified building material. Few windows are proposed throughout the façade, including at ground level. The plan represents a very basic development. This building would also clearly appear to be a suburban style structure.
- ◇ The petitioner submitted a report that summarizes existing site conditions. The report notes that a Phase I Environmental Site Assessment was performed in November, 2015. The report suggests that the soil has contaminants from the previous use on the site, an automotive use. The report indicates that some restrictions could be placed on the property, such as residential use and use of groundwater. However, the report does not indicate whether the Indiana Department of Environmental Management, the governmental organization responsible for issuing land use restrictions due to soil, air or water contamination, has issued any such restriction.
- ◇ The request, a predominantly vehicle-oriented use, should not be considered as the highest and best use of the site, especially in a highly urbanized area. This area is a focus area to be considered for improved transit opportunities. Such areas must have higher residential and employment densities in order to support transit. Therefore, this request should be denied.

REGIONAL CENTER

- ◇ The site is located within the Regional Center overlay district. Design of all new construction, sidewalk cafes, and signage in the Regional Center overlay district is subject to the Regional Center Urban Design Guidelines. The design of the proposed project would be subject to a public review before the Regional Center Hearing Examiner.

(Continued)

STAFF REPORT 2016-ZON-002 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE MU-1 (RC) Undeveloped

SURROUNDING ZONING AND LAND USE

North - C-4 (RC)	Multi-family residential
South - C-4 (RC)	Commercial office
East - D-10 / C-4 (RC)	Single- and multi-family residential
West - C-4 (RC)	Commercial retail

COMPREHENSIVE PLAN The site is located within the boundaries four land use plans (Regional Center Plan 2020, of the Regional Center Plan 2020, Red Line Transit-Oriented Development Strategic Plan, Near North/Fall Creek Plan and Citizens/King Park Neighborhood Plan. The Regional Center Plan 2020 recommends medium density mixed-use development. The Red Line Transit-Oriented Development Strategic Plan indicates that the site would be appropriate for significant infill development, with a focus on higher residential and employment densities. The Near North/Fall Creek Plan recommends office mixed-use development. The Citizens/King Park Neighborhood Plan recommends Community Shopping development.

REGIONAL CENTER URBAN DESIGN GUIDELINES TYPOLOGY

The Regional Center Urban Design Guidelines indicate that this site is within the Urban Core typology, which is where “the City’s highest-density development occurs”. Furthermore, “it is a pedestrian-oriented environment that is the focus of the City’s transit system”.

THOROUGHFARE PLAN

The Official Thoroughfare Plan for Marion County indicates that Pennsylvania Street is a primary arterial with a 60-foot right-of-way existing and proposed.

SITE PLAN / ELEVATIONS

File-dated January 20, 2016, revised March 31, 2016, second revision August 8, 2016.

ZONING HISTORY

2014-REG-070; 1450 North Pennsylvania Street (site), requests Regional Center Approval to demolish two, one-story buildings and to install an extension of a chain link fence along the northwest perimeter of the site, **approved**.

(Continued)

STAFF REPORT 2016-ZON-002 (Continued)

2011-ZON-060; 1450 North Pennsylvania Street (site), requests a rezoning of 1.62 acres, from the C-4 (RC) (W-5) District, to the C-2 (RC) (W-5) classification to provide for multi-family residential uses, **approved**.

2011-UV3-001; 1450 North Pennsylvania Street (site), requests a variance of use of the Commercial Zoning Ordinance to provide for a limousine service, surface parking lot and an automobile service facility, with a car washing facility without stacking spaces and to legally establish a zero foot front transitional yard and landscape strip, **withdrawn**.

2014-REG-067; 1433 North Meridian Street, requests Regional Center Approval for a knee wall, restriping of an existing parking lot, a projecting sign, a privacy wall, and a trash enclosure, **approved**.

2014-REG-110; 1510 North Meridian Street, requests Regional Center Approval to provide for the development of a 10,258-square foot, two story office building and surface parking, **approved**.

2013-REG-095; 1510 North Meridian Street, requests Regional Center Approval to provide for the development of a 44,000-square foot, two-story office building and surface parking, **approved**.

2013-UV3-004; 1433 North Meridian Street, requests a Variance of use and development standards of the Commercial Zoning Ordinance and the Regional Center Zoning Ordinance to provide for storage vehicles, reduction of required parking spaces, a projecting sign, a 13-5-foot tall fence and a Farmer's Market, **granted**.

2011-HOV-007; 1433 North Meridian Street, requests a variance of development standards of the Commercial Zoning Ordinance and the Regional Center Zoning Ordinance to provide for a hardware store with 46 parking spaces and to provide for a 32-square foot projecting sign, **granted**.

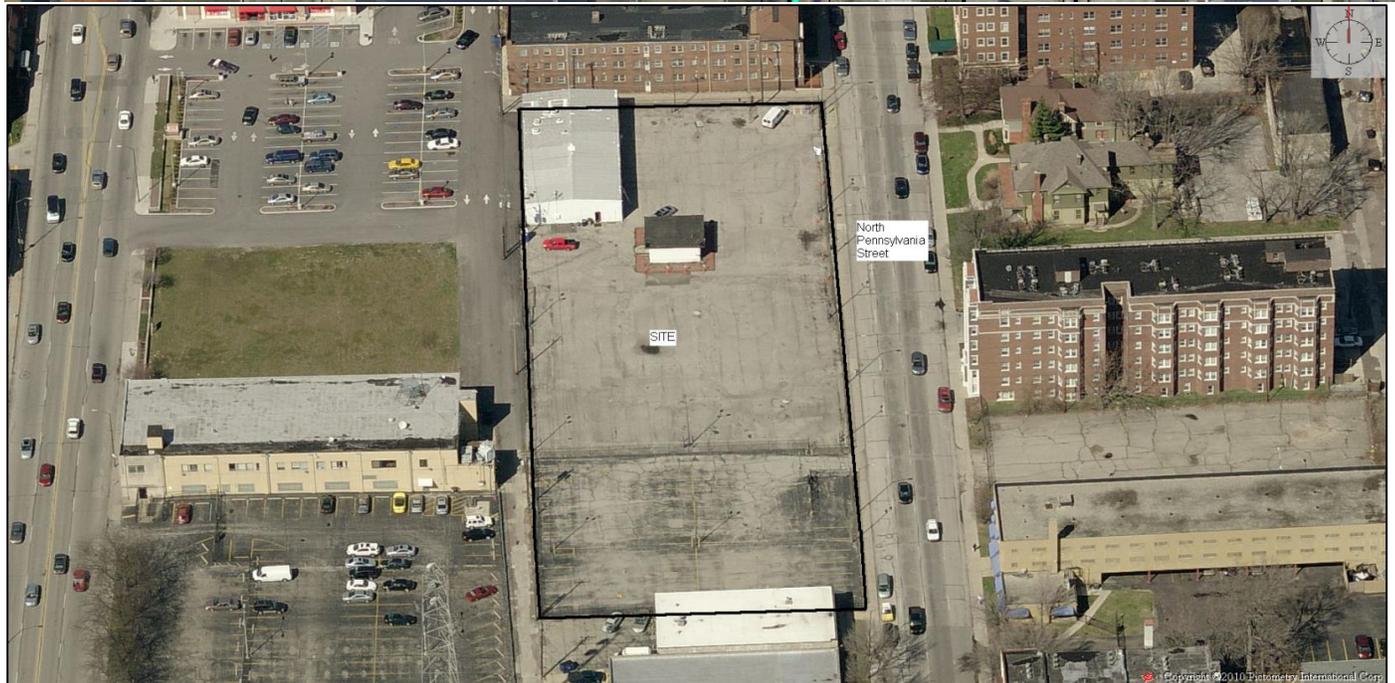
2011-REG-028; 1433 North Meridian Street, requests Regional Center Approval for provide for exterior renovations to an existing two-story commercial building and wall signage, **approved**.

2011-UV1-019; 1520 North Meridian Street, requests a variance of use of the Regional Center Zoning Ordinance and a variance of development standards of the Sign Regulations and Commercial Zoning Ordinance to provide for a fast-food restaurant, with a drive-through, a pylon sign within 100 feet of an existing freestanding sign, on a site with 510 feet of frontage, with an eight-foot front setback, a six-foot front yard landscape area, **denied**.

2011-REG-085; 1530 North Meridian Street, requests Regional Center Approval to provide for replacement of wall signs and a re-facing of an existing pylon sign, **approved**.

2011-REG-065; 1530 North Meridian Street, requests Regional Center Approval to provide for new paint color for existing canopies, **approved**.

JY

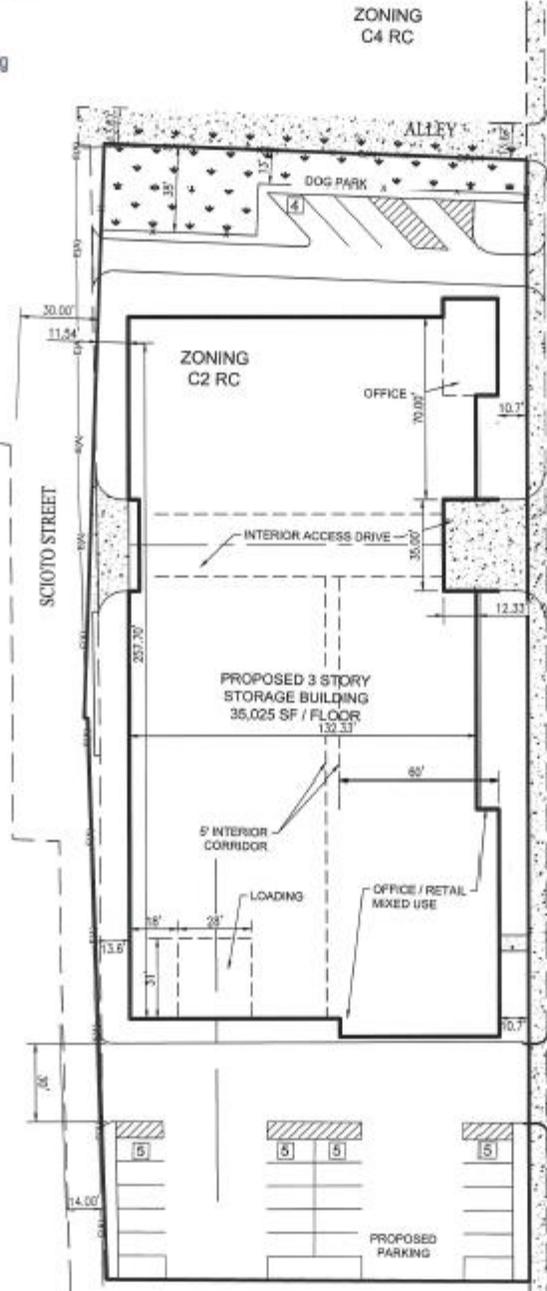


Zoning aerial / Oblique view from the south – 2016-ZON-002

Metropolitan Development
 AUG 08 2016
 Division of Planning

ZONING
 C4 RC

ZONING
 C4 RC



NORTH PENNSYLVANIA STREET

01 SITE PLAN
 SCALE: 1" = 40'-0"

AMERICAN PROFESSIONAL SURVEYORS
 REG. NO. 101700000000

ZONING
 C4 RC

S1.1	ELEVATIONS, PLANS, ETC.	610 East Market Street Indianapolis, Indiana 46202 417.754.8100 417.754.8101
07 JUL 2016	SCALE: 1/2" = 1'-0"	axisarch.com
PROJECT: 16057	DRAWN BY: GSD	

Proposed site plan – 2016-ZON-002



SD-001
 EXTRA STORAGE - 1450 N. PENN.
 N. PENNSYLVANIA ST. : VIEW 1
 SCALE: NTS
 ISSUED: 08/08/16
 PROJ. #: 16057 DRAWN BY: CSD

Metropolitan Development
 AUG 08 2016
 Division of Planning



SD-002
 EXTRA STORAGE - 1450 N. PENN.
 N. PENNSYLVANIA ST. : VIEW 2
 SCALE: NTS
 ISSUED: 08/08/16
 PROJ. #: 16057 DRAWN BY: CSD

Metropolitan Development
 AUG 08 2016
 Division of Planning





SD-003
EXTRA STORAGE - 1450 N. PENN.
N. PENNSYLVANIA ST. : VIEW 3
SCALE: NTS
ISSUED: 08/08/16
PROJ. #: 16057 DRAWN BY: GSD

Metropolitan Development
AUG 08 2016
Division of Planning



Proposed building elevations – 2016-ZON-002



Photograph of site and buildings from Pennsylvania Street looking southwest



Photograph of sales building and site along Pennsylvania Street - 2016-ZON-002



Photograph of site's southern portion from Pennsylvania Street



Photograph of Pennsylvania Street sidewalk and site looking south – 2016-ZON-002



Photograph of Pennsylvania Street sidewalk and site looking north



Photograph of single-family residences across Pennsylvania Street – 2016-ZON-002

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2016-ZON-044
Address: 746 and 790 Hanna Avenue and 3850 Corliss Street (*Approximate Address*)
Location: Perry Township, Council District #16
Petitioner: Kevin and Laura Anderson, by Patrick Rooney
Request: Rezoning of 18 acres from the D-A (FF) District to the I-3 (FF) classification.

The petitioner has submitted correspondence withdrawing this petition and requested a partial refund of the filing fee. The Administrator has authorized a refund for \$1,951.00 of the \$3,157.00 filing fee paid by the petitioner.

The withdrawal would require acknowledgement from the Hearing Examiner. The partial refund would require approval from the Hearing Examiner.

kb

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2016-CPL-817 / 2016-CVR-817
Address: 5525 Allisonville Road (Approximate address)
Location: Washington Township, Council District # 3
Petitioner: Louis R. and Eliza Gordner, by Jeffrey M. Bellamy
Requests: Approval of a Subdivision Plat to be known as Gordner's Minor Subdivision, dividing 3.8 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot without direct access to a public street and without frontage on a public street (not permitted).

This petition was automatically continued from August 11, 2016 to September 15, 2016. The petitioner has requested a continuance to the **September 29, 2016** hearing to allow time to continue discussions with neighbors and City agencies.

LA

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2016-CZN-818 / 2016-CVR-818 (Amended)
Address: 5870 North College Avenue
Location: Washington Township, Council District #2
Petitioner: 5858 N. College LLC, by Michael Rabinowitch
Request: Rezoning of 3.02 acres from the D-3 and C-1 districts to the MU-2 classification to provide for 100 apartments, 9,200 square feet of retail and 160 parking spaces.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mixed-use development, with a front setback up to 69.5 feet (maximum 20-foot setback required) and a building height up to 54 feet (maximum 35-foot height permitted).

A registered neighborhood organization filed a timely automatic continuance, continuing these petitions from the August 11, 2016 hearing, to the September 15, 2016 hearing.

A second automatic continuance was filed by a remonstrator. The Rules of Procedure allow for only one automatic continuance for both the petitioner and remonstrator. The second automatic continuance, therefore, is not valid. The remonstrator, however, could request a continuance for cause.

RECOMMENDATIONS

Staff **recommends approval** of the rezoning request, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. Development shall be in substantial compliance with the site plan, filed-dated July 19, 2016.
2. Elevations, including proposed materials, shall be submitted for Administrator's Approval prior to the issuance of an Improvement Location Permit.

Staff **recommends approval** of the development standards variances.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

(Continued)

STAFF REPORT 2016-GZN-818 / 2016-CVR-818 (Continued)

LAND USE ISSUES

- ◇ This 3.02-acre site, zoned D-3 and C-1, is developed with a multi-story commercial building and parking lot. The northern and southern portion of the site is zoned C-1, with an approximately 50 by 290-foot area separating the commercial districts, zoned D-3. The site is surrounded by single-family dwellings to the east, zoned D-4, and to the south and west, zoned D-5, and commercial uses to the north, zoned C-1.
- ◇ Petition 2015-ZON-071 requested rezoning of this site to the D-P classification to provide for multi-family uses, including townhomes and condominiums; C-1 and C-3 uses; mixed-use (residential/commercial), and accessory parking, but the petition was withdrawn.
- ◇ The Comprehensive Plan recommendation for this site is village mixed-use, defined as a typology “intended to provide for development focused on a mixed-use Main Street, Village Center or major transit stop” and “allows a wide range of small businesses, housing types, and public and semi-public facilities.” This typology is also appropriate when retrofitting village characteristics around a transit hub or commercial node, such as the proposed “walkable neighborhood” transit station just north of this site.

REZONING

- ◇ This request would rezone the site from the D-3 and C-1 Districts to the MU-2 classification, to provide for a mixed-use development, consisting of 100 apartments and 9,200 square feet of retail, with 160 parking spaces.
- ◇ The MU-2 District is a corridor development pattern, accommodating a mix of residential uses, offices, personal services, retail, and eating and drinking businesses that typically serve the surrounding neighborhood. It is appropriate for use in older urban commercial areas adjacent to established residential neighborhoods along segments of primary and secondary thoroughfares.
- ◇ The *Red Line Transit Oriented Development Strategic Plan* identifies a “walkable neighborhood” transit station in the area of the North College Avenue / Kessler Boulevard East Drive. The typology for this type of transit station is characterized by a mix of office, retail, entertainment, and residential, off-street parking limited to garages, a minimum of eight dwelling units per acre and two to three story buildings (or higher if the neighborhood is amenable).
- ◇ As proposed, staff supports the rezoning because the development would be consistent with both the recently adopted *Meridian Kessler Neighborhood Plan* and the *Red Line Transit Oriented Development Strategic Plan*.

(Continued)

STAFF REPORT 2016-GZN-818 / 2016-CVR-818 (Continued)

VARIANCES - DEVELOPMENT STANDARDS

- ◇ The request would provide for two variances for development standards of the Consolidated Zoning and Subdivision Ordinance. The first variance would provide for an approximately 54-foot front setback along North College Avenue, when the Ordinance provides for a maximum 20-foot setback.
- ◇ As proposed, the development would consist of three connected structures, similar to an “E” configuration. Two of the wings would be approximately 56 by 200 feet, with a 30.75-foot front setback, and include both residential and commercial uses. This increased setback would maintain the rhythm of, and be harmonious with, the setbacks of the dwellings and commercial structures to the east and north, thereby maintaining the corridor character.
- ◇ The third southernmost wing (approximately 56 by 162 feet) would have an approximately 54-foot setback and be limited to residential uses. This increased setback would minimize the presence of the proposed multi-story building and mitigate the impact upon the adjacent neighborhood to the south, with the closest dwelling having an approximately 48-foot front setback. Furthermore, larger setbacks would preserve and maintain the existing tree line that enhances the pedestrian experience along North College Avenue. For all these reasons, Staff supports this variance.
- ◇ The second variance would provide for a maximum building height of 54 feet. The Ordinance limits the building height to 35 feet in the MU-2 District. The recently adopted Plan recommends that building heights along the College Avenue corridor maintain a 2:1 ratio (two feet of right-of-way for one foot building height). North College Avenue, at this location, has a 90-foot right-of-way, which would provide for a 45-foot tall building.
- ◇ The height of the two northern buildings along North College Avenue would be 49 feet, a four-foot right-of-way deviation from the Ordinance. The height of the southernmost building would be 42 feet 10 inches. There is an approximately eight-foot drop in elevation from the southeast corner of the site to the northwest corner, resulting in a building height in that area of approximately 52.5 feet.
- ◇ Although the height and front setbacks exceed that permitted by the Ordinance, staff believes these variances are acceptable deviations because of the building configuration, including building setbacks and upper floor step-backs, landscape buffering, and fence screening along the western boundary. Furthermore, the requests are supported by the recently adopted neighborhood plan.
- ◇ Staff also believes quality exterior materials would be appropriate at this location, including but not limited to brick and cement board siding. Staff is, therefore, requesting that elevations be submitted for Administrator’s Approval prior to the issuance of an Improvement Location Permit.

(Continued)

STAFF REPORT 2016-GZN-818 / 2016-CVR-818 (Continued)

SITE ACCESS / TRAFFIC IMPACT STUDY

- ◇ Access to the site would be exclusively from North College Avenue, approximately 300 feet south of the intersection of North College Avenue / Kessler Boulevard East Drive. The proposed access on College Avenue would be a full access driveway, with one shared left-turn / right-turn lane and be signalized. A 100-foot northbound left-turn lane would be provided for incoming traffic.
- ◇ The Traffic Impact Study, file-dated August 22, 2016, analyzed the level of service (LOS) of three traffic scenarios that included existing conditions, future traffic volumes, and future traffic volumes, with the addition of the proposed development. All three scenarios included the AM and PM peak hour volumes at the two intersections of North College Avenue / Kessler Boulevard East Drive and College Avenue / 57th Street, and the proposed access drive on College Avenue.
- ◇ The LOS A is the best operating condition, with delays of less than 10 seconds and LOS F is the longest delays experienced. “LOS D or better is generally considered acceptable in urban areas during peak hour conditions.” The study concluded that “the proposed development would not have a significant impact to the existing intersections,” despite a LOS E rating on both peak hour periods for the intersection of College Avenue / Kessler Boulevard East Drive, for both the future traffic volumes without the proposed development and future traffic volumes with the proposed development.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-1 / D-3 Commercial uses / parking lot

SURROUNDING ZONING AND LAND USE

North -	C-1	Commercial uses
South -	D-3	Single-family dwellings
East -	D-4	Single-family dwellings
West -	D-5	Single-family dwellings

COMPREHENSIVE PLAN

The *Meridian Kessler Neighborhood Plan* (2016) proposes village mixed-use.

The *Red Line Transit Oriented Development Strategic Plan* (2015) identifies the intersection of North College Avenue and Kessler Boulevard as a walkable neighborhood transit station typology.

(Continued)

STAFF REPORT 2016-CZN-818 / 2016-CVR-818 (Continued)

THOROUGHFARE PLAN	This portion of North College Avenue is designated in the Marion County Thoroughfare Plan as a primary arterial, with a 90-foot existing right-of-way and a proposed minimum 72-foot proposed right-of-way and a maximum 89-foot proposed right-of-way.
CONTEXT AREA	This site is located within the compact context area.
SITE PLAN	File-dated June 24, 2016
SITE PLAN (AMENDED)	File-dated September 7, 2016
ELEVATIONS	File-dated August 8, 2016
FINDINGS OF FACT	Filed-dated August 24, 2016
FLOODWAY / FLOODWAY FRINGE	This site is not located within a floodway or floodway fringe.

ZONING HISTORY

2015-ZON-071; 5870 North College Avenue, requested rezoning of 3.51 acres from the D-3, C-1 and C-4 districts to the D-P classification to provide for multi-family uses, including townhomes and condominiums); C-1 and C-3 uses; and mixed-use, **withdrawn**.

Vicinity

2013-CZN-821 / 2013-CVR-821; 5915 and 5925 North College Avenue (north of site), requested rezoning of 0.30 acre from the D-5 District to the C-2 classification to provide for commercial development and a variance of development standards of the Commercial Zoning Ordinance to provide for a 5,241-square foot commercial building with reduced setbacks, **approved and granted**.

2013-CZN 803 / 2013-VAR-803; 5901 North college Avenue (north of site), requested rezoning of 0.13 acre from the D-5 District to the C-3 classification to legally establish an existing accessory parking lot and a variance of development standards to a trash enclosure with reduced setbacks, an outdoor seating area, parking, benches and bicycle rack with reduced setbacks, and reduced parking spaces, **approved and granted**.

2007-DV3-089; 5900 North college Avenue (north of site), requested a variance of development standards of the Commercial Zoning Ordinance to provide for an outdoor seating area and awning sign, **granted**.

2004-DV2-017; 5810 North College Avenue (north of site), requested a variance of development standards to provide for a 300-square foot attached garage with a zero-foot north side yard setback (minimum six-foot side yard setback required), resulting in a 6.2-foot aggregate side yard setback (minimum 16-foot aggregate side yard setback required), **denied**.

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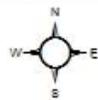
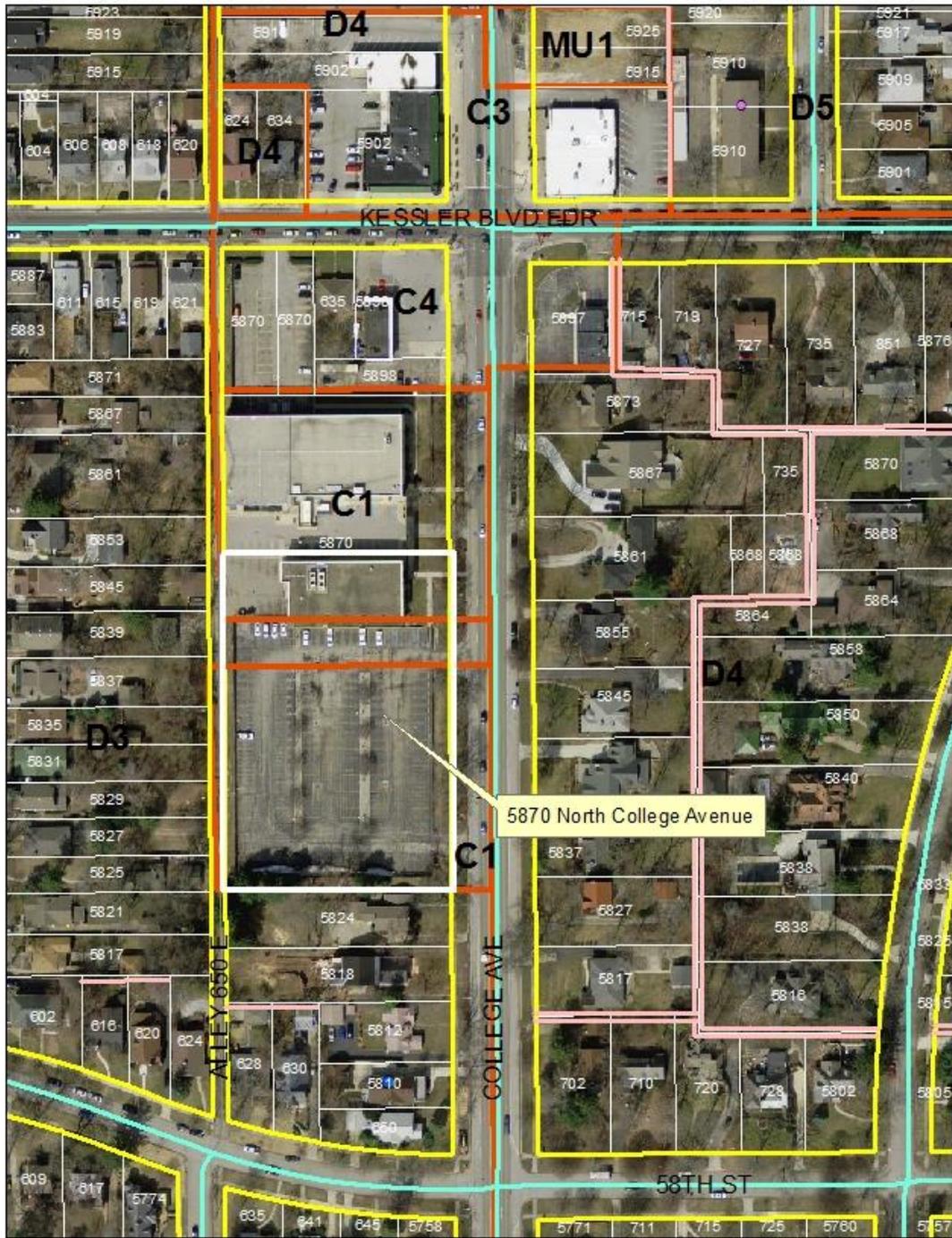
STAFF REPORT 2016-CZN-818 / 2016-CVR-818 (Continued)

2004-ZON-810 / 2004-VAR-810; 5916 North College Avenue (north of site), requested rezoning of 0.87 acres from the D-4 District to the C-3 classification and a variance of use of the Commercial Zoning Ordinance to provide for the expansion of outdoor restaurant seating, **approved and granted.**

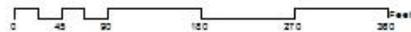
87-V3-76; 5897 North College Avenue (northeast of site), requested a variance to provide for the use of an existing building as a veterinary clinic without provision of the required landscaping and transitional yards, **granted.**

85-UV1-53; 5906 North College Avenue (north of site), requested a variance to provide for the addition of an outdoor seating area for an existing restaurant/tavern, **granted.**

kb



5870 North College Avenue





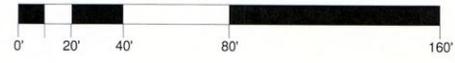
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Metropolitan Development

SEP 07 2016

Division of Planning

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5858 North College Avenue Housing

SITE PLAN AND FIRST FLOOR



RATIO

Metropolitan Development
JUL 19 2016
Division of Planning

EXTERIOR DESIGN



Metropolitan Development
JUL 19 2016
Division of Planning

EXTERIOR DESIGN



View from street looking north





Metropolitan Development
JUL 19 2016
Division of Planning

View from NE



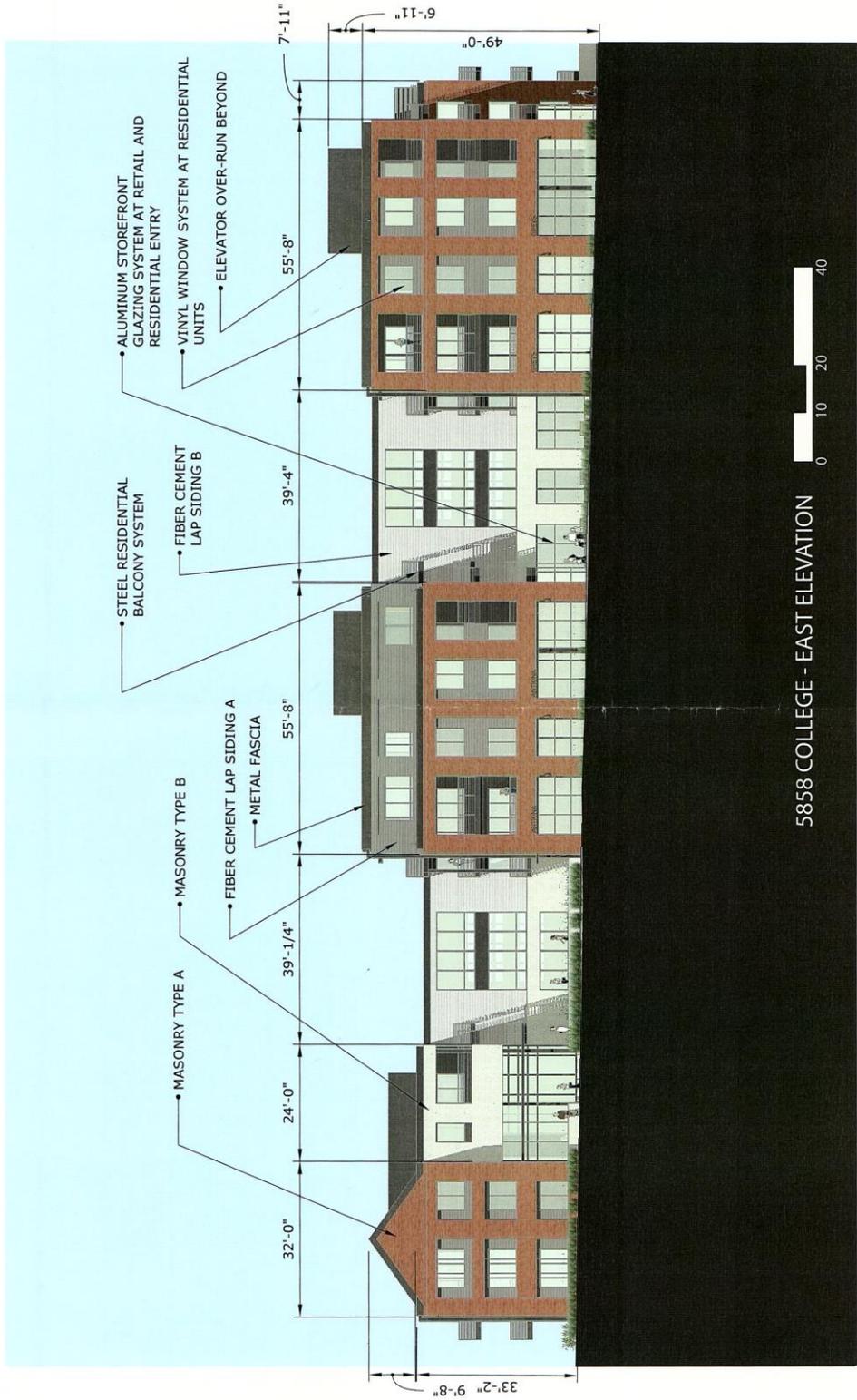
Metropolitan Development
JUL 19 2016
Division of Planning

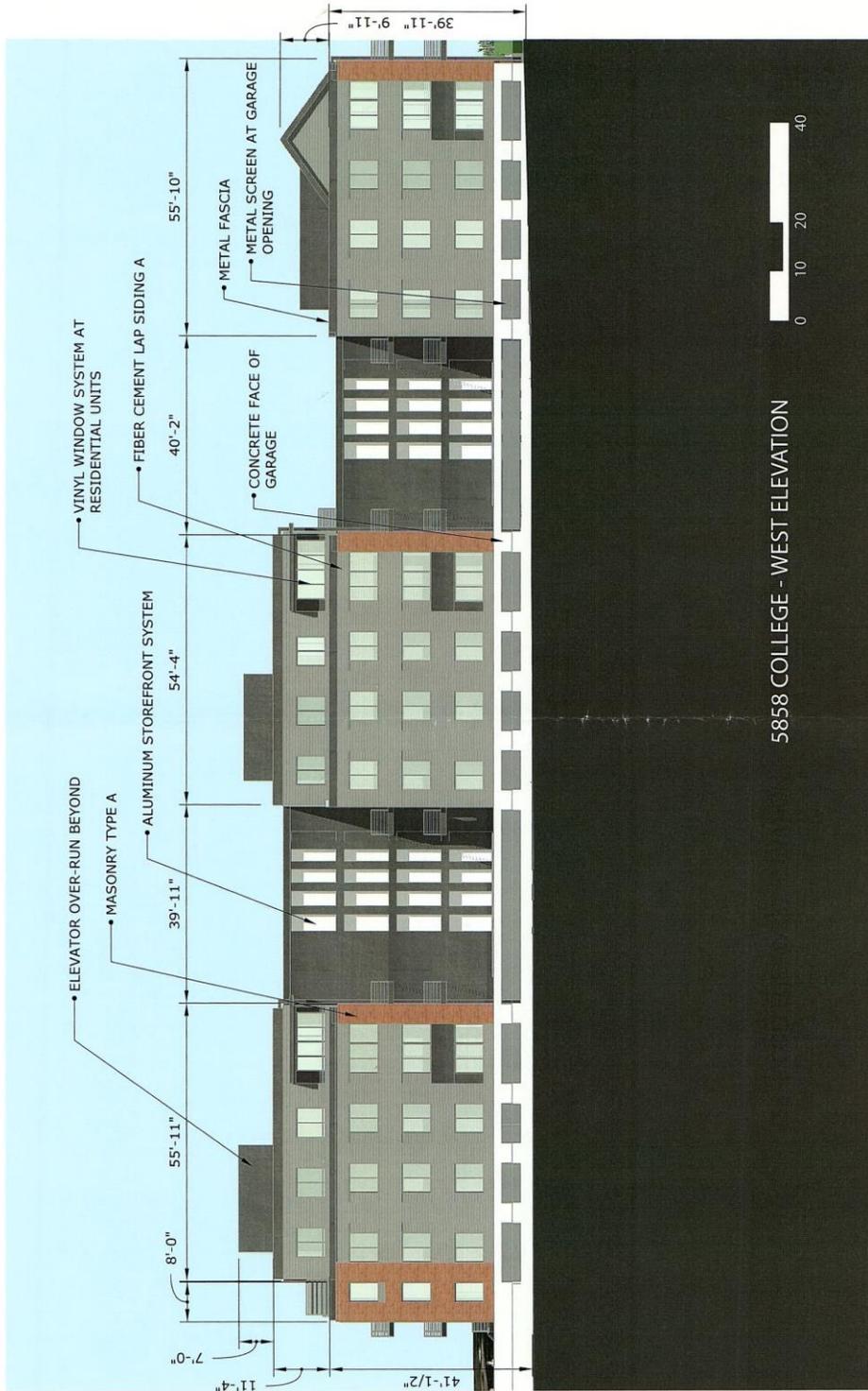
View from SW

Metropolitan Development
JUL 19 2016
Division of Planning

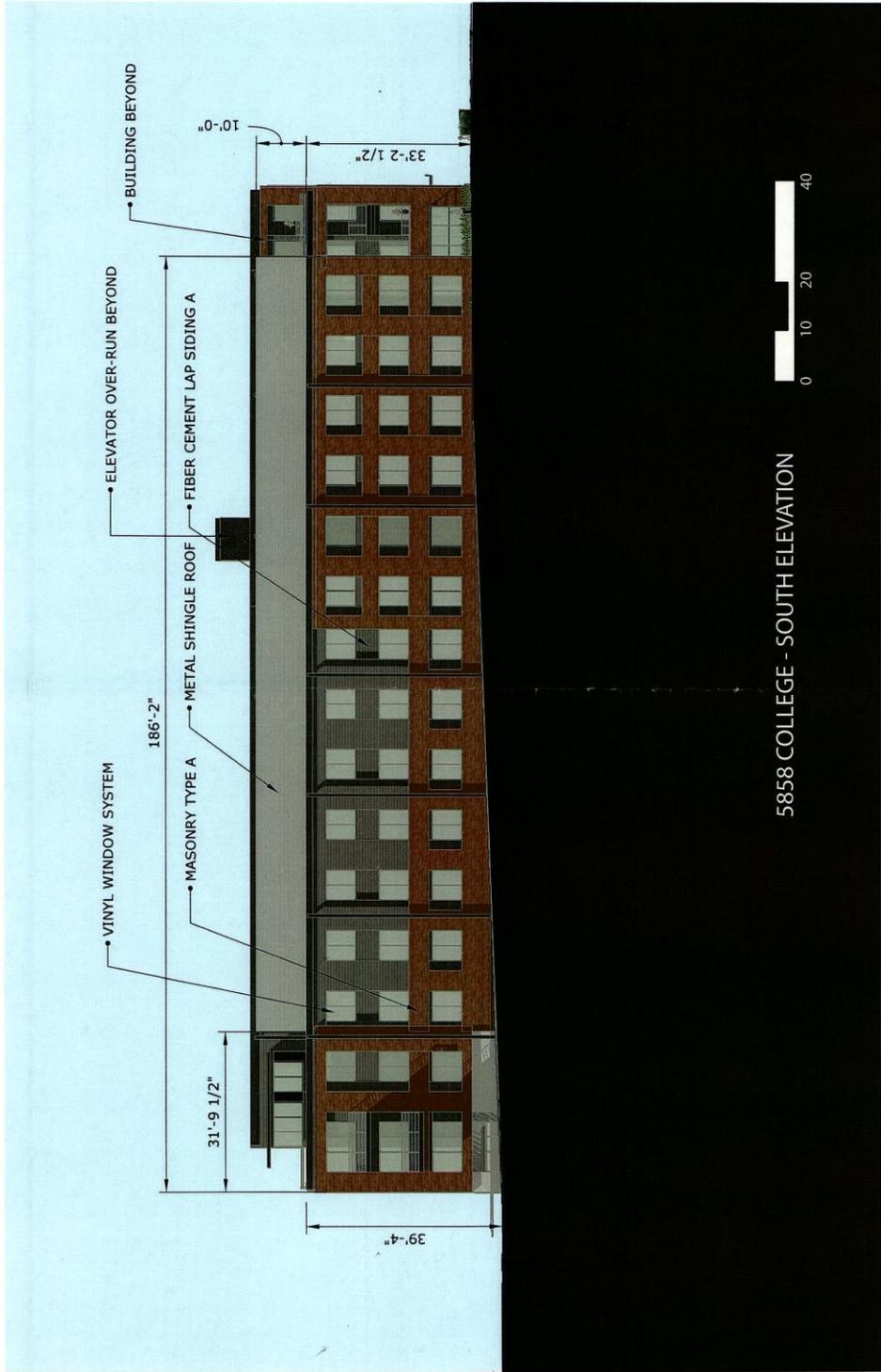
EXTERIOR DESIGN - STREET VIEW



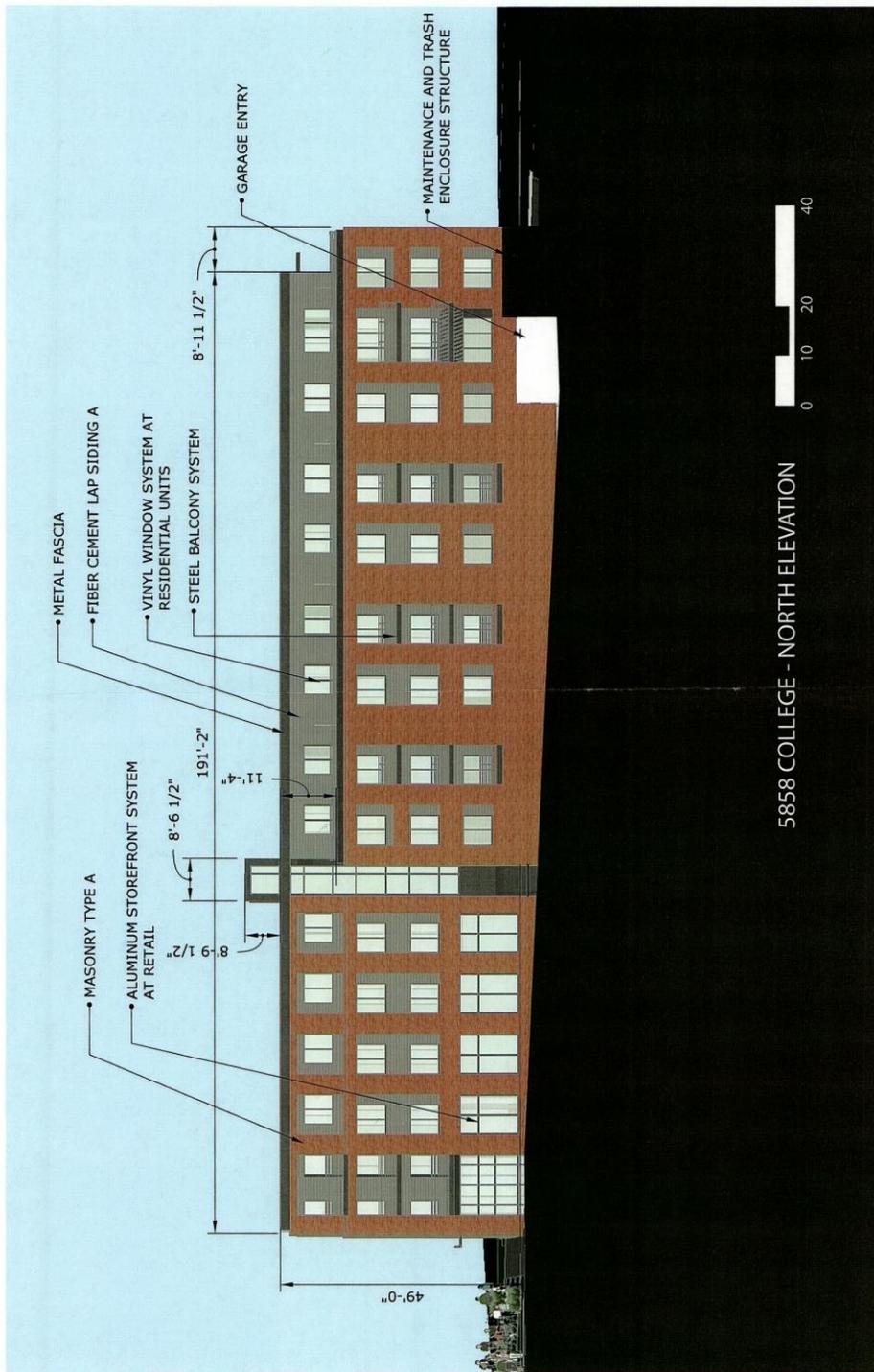




5858 COLLEGE - WEST ELEVATION



5858 COLLEGE - SOUTH ELEVATION



5858 COLLEGE - NORTH ELEVATION



View of site looking west, across North College Avenue



View of site looking west, across North College Avenue



View of site looking northwest, across North College Avenue



View of commercial use at the corner of North College Avenue and Kessler Boulevard East Drive



View from site looking south



View from site looking west



View from site looking north



View looking northeast at building to be removed



View looking west from site



View looking north along alley abutting site

STAFF REPORT
Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2016-ZON-050
Address: 8252 Kelly Lane (approximate address)
Location: Washington Township, Council District #3
Petitioner: Mike's #5, LLC, by Timothy E. Ochs
Request: Rezoning of 0.66 acre from the C-S district to the C-4 classification.

RECOMMENDATIONS

Staff **recommends approval** of the rezoning request, subject to site plan and elevations, filed August 11, 2016.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 0.66-acre site, zoned C-S, is developed with an automobile carwash. The site is surrounded by commercial uses to the north, east, and south all zoned C-4; and commercial uses to the west, zoned C-S.
- ◇ Petition 80-Z-137 rezoned 180 acres of land, including the subject site, to the C-S classification to provide for a commercial office and residential complex. The subject site was initially use as primary access to the large tract. A few years later, petition 84-Z-108 modified the internal road network and access alignments within this complex. Subsequently, petition 84-Z-179 rezoned the site to the C-S classification to provide for a car wash, constructed in 1985.

REZONING

- ◇ This request would rezone the site from the C-S District to the C-4 classification. The C-4 District is designated as a community-regional district “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.” Small free-standing uses in this district require access from major thoroughfares, such as Allisonville Road, via Kelly Lane that serves as a frontage road along the west side of Allisonville Road.
- ◇ Staff supports this request because the site has been used as a carwash facility for approximately 30 years and is surrounded by commercial uses. Impact on surrounding commercial uses, therefore, would be minimal and the request would be more consistent with this commercial area.

(Continued)

STAFF REPORT 2016-ZON-050 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-S Commercial car wash facility

SURROUNDING ZONING AND LAND USE

North - C-4 Commercial uses
South - C-4 Commercial uses
East - C-4 Commercial uses
West - C-S Commercial uses

COMPREHENSIVE PLAN The Comprehensive Land Use Plan for Washington Township (2005) proposes community commercial.

THOROUGHFARE PLAN This portion of Kelly Lane is designated in the Marion County Thoroughfare Plan as a local street, with an existing 40-foot right-of-way and a minimum and a maximum proposed 50-foot right-of-way.

CONTEXT AREA This site is located within the metro context area.

SITE PLAN File-dated August 11, 2016

ELEVATIONS File-dated August 11, 2016

FLOODWAY / FLOODWAY FRINGE This site is not located within the floodway or floodway fringe.

ZONING HISTORY

84-Z-179; 8252 Kelly Lane, requested rezoning of 0.75 acre from the C-S District to the C-S classification to provide for carwash, **approved**.

VICINITY

2010-UV2-007; 5252 East 82nd Street (south of site), requested a variance of use of the Commercial Zoning Ordinance to provide for a restaurant, with live entertainment, **granted**.

2008-ZON-101; 8340 Kelly Lane (north of site), requested rezoning of 1.14 acres being in the C-S District to the C-S classification to provide for automobile sales and service, including outdoor sales and display, and all C-4 uses, except adult entertainment businesses, fireworks sales, and blood plasma centers, **approved**.

2008-ZON-062; 8340 Kelly Lane (north of site), requested rezoning of 1.145 acres being the C-S District to the SU-18 classification to provide for a power substation, **denied**.

(Continued)

STAFF REPORT 2016-ZON-050 (Continued)

2001-DV2-018; 8208 Allisonville Road (north of site), requested a variance of development standards of the sign Regulations to provide for the replacement of an existing outdoor, tri-vision, advertising sign, with a new sign base and sign being larger than permitted and without the required separation from an existing advertising sign, denied.

2001-ZON-055; 8225 Allison Pointe Trail, (west of site), requested rezoning of 1.982 acres from the D-S District to the C-3 classification to provide for commercial development, **approved**.

95-Z-176 (95-CV-32); 8380 Kelly Lane (north of site), requested 2.636 acres from the C-S District to the C-S classification and a variance of development standards of the Commercial Zoning Ordinance to permit the installation of cellular communications equipment building, with reduced side yard setback, **granted**.

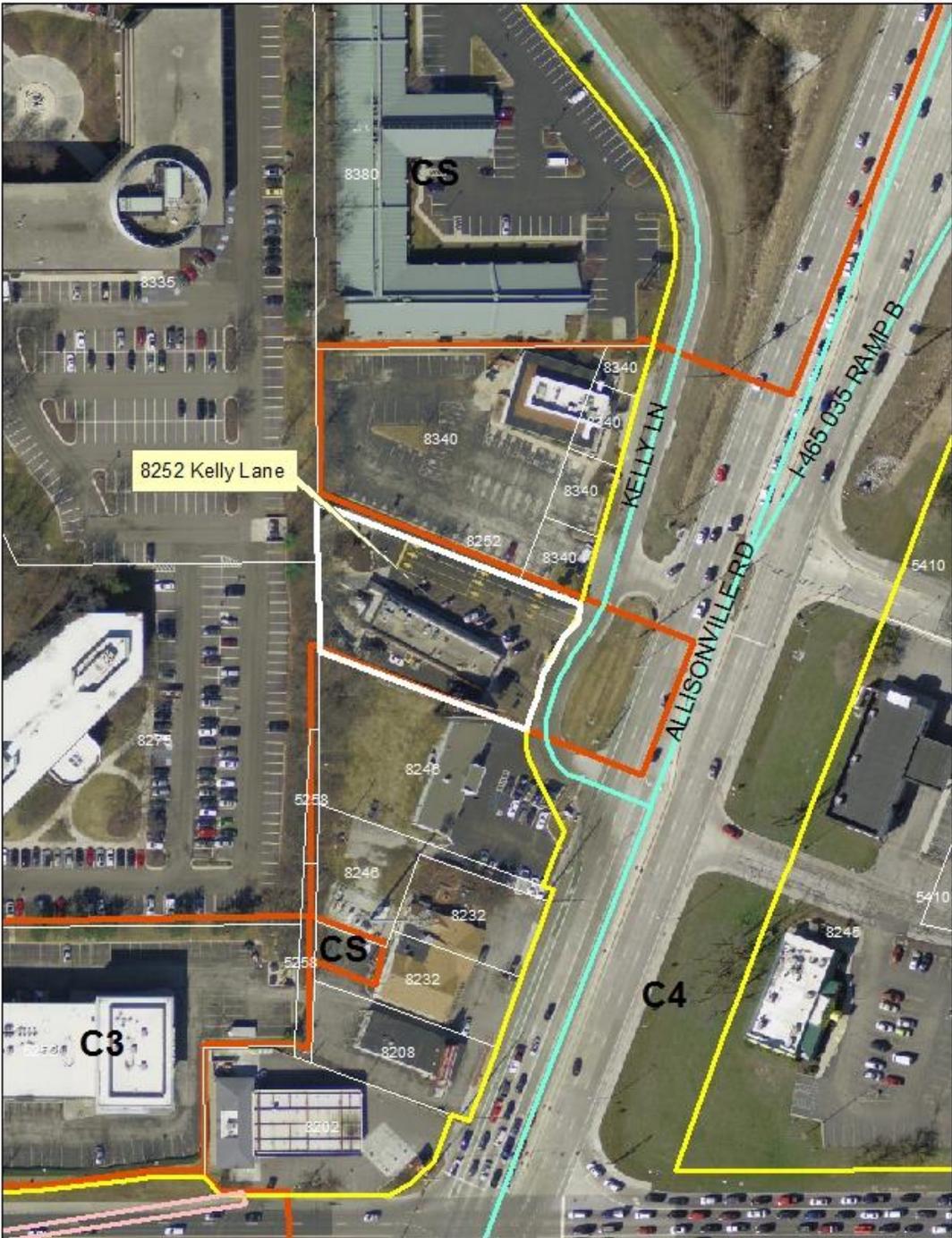
86-Z-81 / 86-CV-17; 5252 East 82nd Street (south of site), requested rezoning of 111 acres from the A-2 and C-S Districts, to the C-S classification to provide for an office-retail development, and a variance of development standards to provide for a reduction of required off-street parking for office uses, **approved and granted**.

84-HOV-20; 8380 Kelly Lane (north of site), requested a variance of the Sign Regulations to provide for the continued use of a second pole sign on secondary frontage of Signature Inn, **granted**.

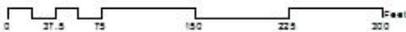
84-Z-108; 5258 East 82nd Street (south of site), requested rezoning of 29.97 acres. being om the C-S District, to the C-S classification to provide for construction of a nursing home and multi-story office buildings, **approved**.

80-Z-137; 5102 East 82nd Street (west of site), requested rezoning of 180 acres, being in the A-2 and C-4 districts, to the C-S classification to provide for a commercial office and residential complex, **approved**.

kb



8252 Kelly Lane



8252 Kelly Lane



August 10, 2016

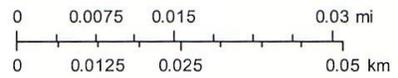
 Parcel

Metropolitan Development

AUG 11 2016

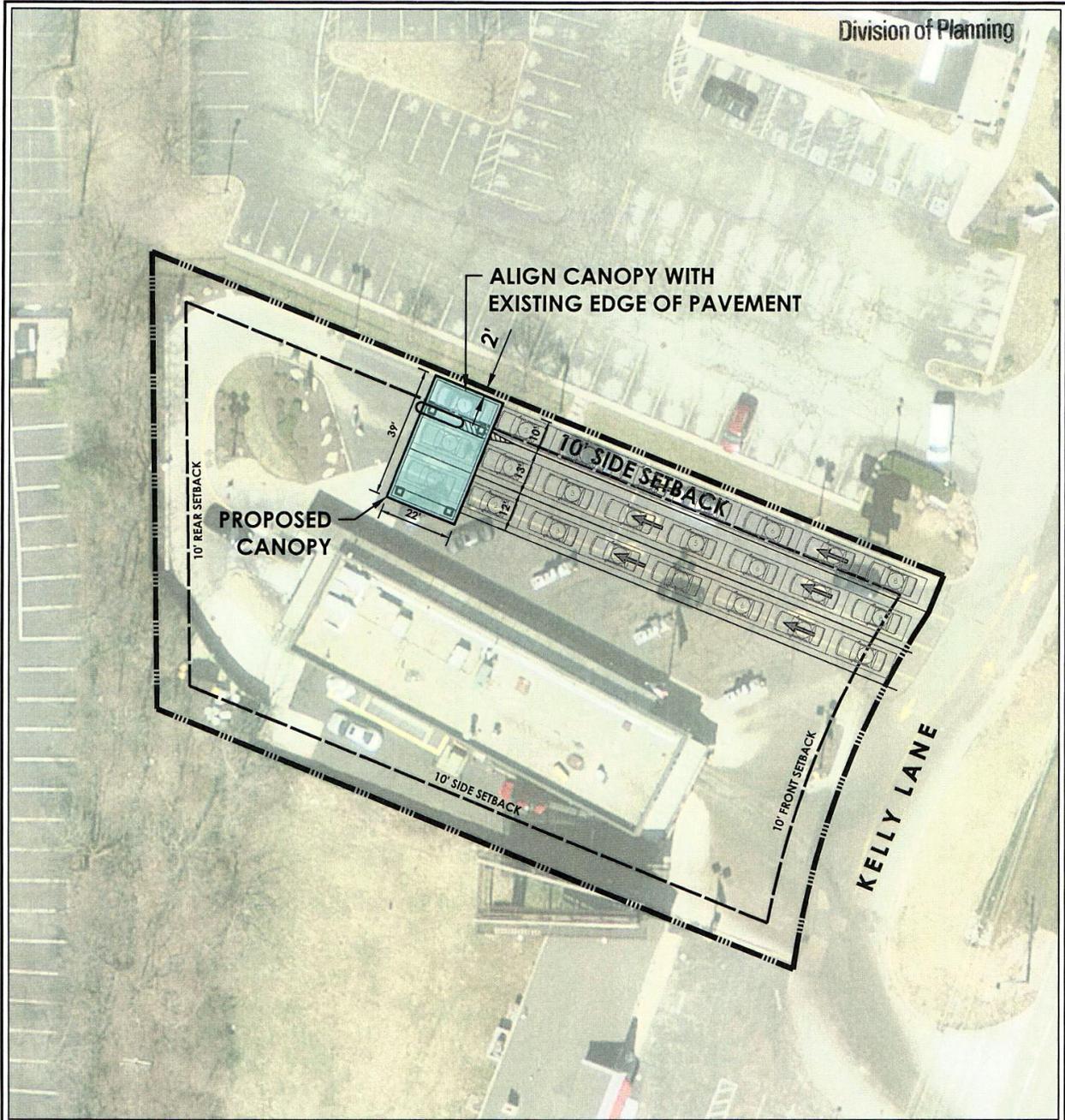
Division of Planning

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AUG 1 1 2016

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DESIGNS**

A LIMITED LIABILITY COMPANY
PROFESSIONAL LIMITED LIABILITY COMPANY

11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 750-6466
www.hamilton-designs.com

VARIANCE:

SITE PLAN

PROJECT INFORMATION:

CREW CARWASH NO. 5

8252 KELLY LANE
INDIANAPOLIS, INDIANA 46250



DATE:

6/27/2016

Project No.:

2016-115

Drawn By:

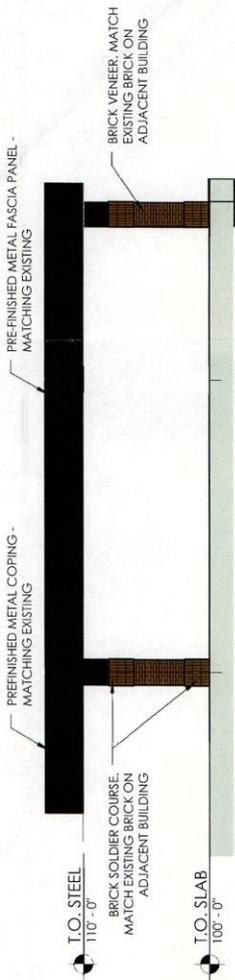
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Checked By:

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Scale:

1" = 40'



BUILDING ELEVATION



BUILDING ELEVATION

EXTERIOR ELEVATIONS

CREW CARWASH, INC.
8252 KELLY LANE
INDIANAPOLIS, INDIANA 46250

09/11/15
150409-10000
1/8" = 1'-0"



Metropolitan Development
AUG 11 2016
Division of Planning



View of site looking west, across Allisonville Road



View of site looking southwest



View looking south along Kelly Lane



View looking north along Kelly Lane



View from site looking north along Allisonville Road



View of site looking northwest from adjacent property

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2016-CZN-819 / 2016-CVR-819
Address: 3775 East Thompson Road
Location: Perry Township, Council District #24
Petitioner: Black Rock Development, LLC, by Joseph D. Calderon
Request: Rezoning of 34.5 acres from the D-A district to the D-4 classification.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two lots, without street frontage (30 feet of street frontage required).

RECOMMENDATIONS

Staff **recommends approval** of the rezoning request, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. Development shall be in substantial compliance with the amended site plan, file-dated August 24, 2016.
2. A tree inventory and preservation plan shall be submitted for Administrator's Approval prior to preliminary plat approval and prior to any site preparation activity. This plan shall, at a minimum: a) delineate the location of the existing trees, b) characterize the size and species of such trees, c) indicate proposed development, and d) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such. All development shall be located in a manner which causes the least amount of disruption to the trees.

An amended site plan, file-dated August 24, 2016, was filed that provides 30 feet of street frontage for the two lots. Consequently, the variance of development standards request should be **withdrawn**.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 34.5-acre site, zoned DA, is primarily undeveloped, except for two single-family dwellings on the northern portion abutting Thompson Road. Single-family dwellings are located to the north, south and east, zoned D-2, D-3, and D-P, respectively. Interstate 65 is adjacent to the west.

(Continued)

STAFF REPORT 2016-GZN-819 / 2016-CVR-819 (Continued)

- ◇ The site has a split recommendation of residential development, at 3.5 to five units per acre on the western half of the site, and 1.75-3.5 units per acre on the eastern portion of the site. As proposed, the density would be 2.49 units per acre. Despite the bifurcated land use recommendation, staff believes the proposed density would be appropriate and have minimal impact on surrounding residential development.

REZONING

- ◇ This request would rezone the site from the D-A District to the D-4 classification to provide for 86 single-family dwellings. The D-4 District is intended for low- or medium- intensity single-family residential development, with a typical density of 4.2 units per gross acre. The Ordinance notes that “trees fulfill an important cooling and drainage role for the individual lots” and that development plans “should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.”
- ◇ The site has a triangular configuration, with access from East Thompson Road to the north and Rum Cherry Way to the south. The southern access would connect to an existing subdivision (94-P-21) of single-family dwellings. Staff believes the southern access is important to the overall development of the site to provide appropriate emergency access and improve the functionality of the proposed subdivision.
- ◇ There are two existing dwellings, south of East Thompson Road. Street frontage for these two lots would be along the eastern edge of the northern access road. Lot widths in the proposed development would be 60 feet, with the length varying from 130 to 150 feet.
- ◇ There is an approximately 325-foot wide existing wooded area along the eastern boundary of the site. Due to their inherent ecological, aesthetic, and buffering qualities, a reasonable amount of these existing trees should be preserved on the site. Approval of this petition should require a tree inventory and preservation plan to be submitted for Administrator's Approval prior to preliminary plat approval and prior to any site preparation activity. This plan shall, at a minimum: a) delineate the location of the existing trees, b) characterize the size and species of such trees, c) indicate proposed development, and d) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such. All development shall be located in a manner which causes the least amount of disruption to the trees.
- ◇ Staff would note that the new City of Indianapolis Consolidated Zoning and Subdivision Ordinance provides for conservation of heritage trees species that include Sugar Maple, Shagbark Hickory, Hackberry, Yellowwood, American Beech, Kentucky Coffeetree, Walnut or Butternut, Tulip Poplar, Sweet Gum, Black Gum, American Sycamore, Eastern Cottonwood, American Elm, Red Elm and any oak species. If any of these species are present, removal of these trees are prohibited, unless the tree falls within one of four listed determinations (exceptions).

(Continued)

STAFF REPORT 2016-CZN-819 / 2016-CVR-819 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-A Undeveloped

SURROUNDING ZONING AND LAND USE

North -	D-A / D-2	Single-family dwelling
South -	D-3	Single-family dwellings
East -	D-P	Single-family dwellings
West -	SU-2	Interstate 65

COMPREHENSIVE PLAN

The Comprehensive Plan for Perry Township (2006) proposes residential development, at 3.5 to five units per acre on the western half of the site, and 1.75-3.5 units per acre on the eastern portion of the site.

THOROUGHFARE PLAN

This portion of East Thompson Road is designated in the Marion County Thoroughfare Plan as a primary arterial, with a 120-foot existing right-of-way and a minimum 80-foot right-of-way and a maximum 104-foot right-of-way.

ZONING HISTORY

2000-LNU-021; 3775-3777 East Thompson Road, requested certificate of non-conforming use for a building contractor offices, including, **issued**.

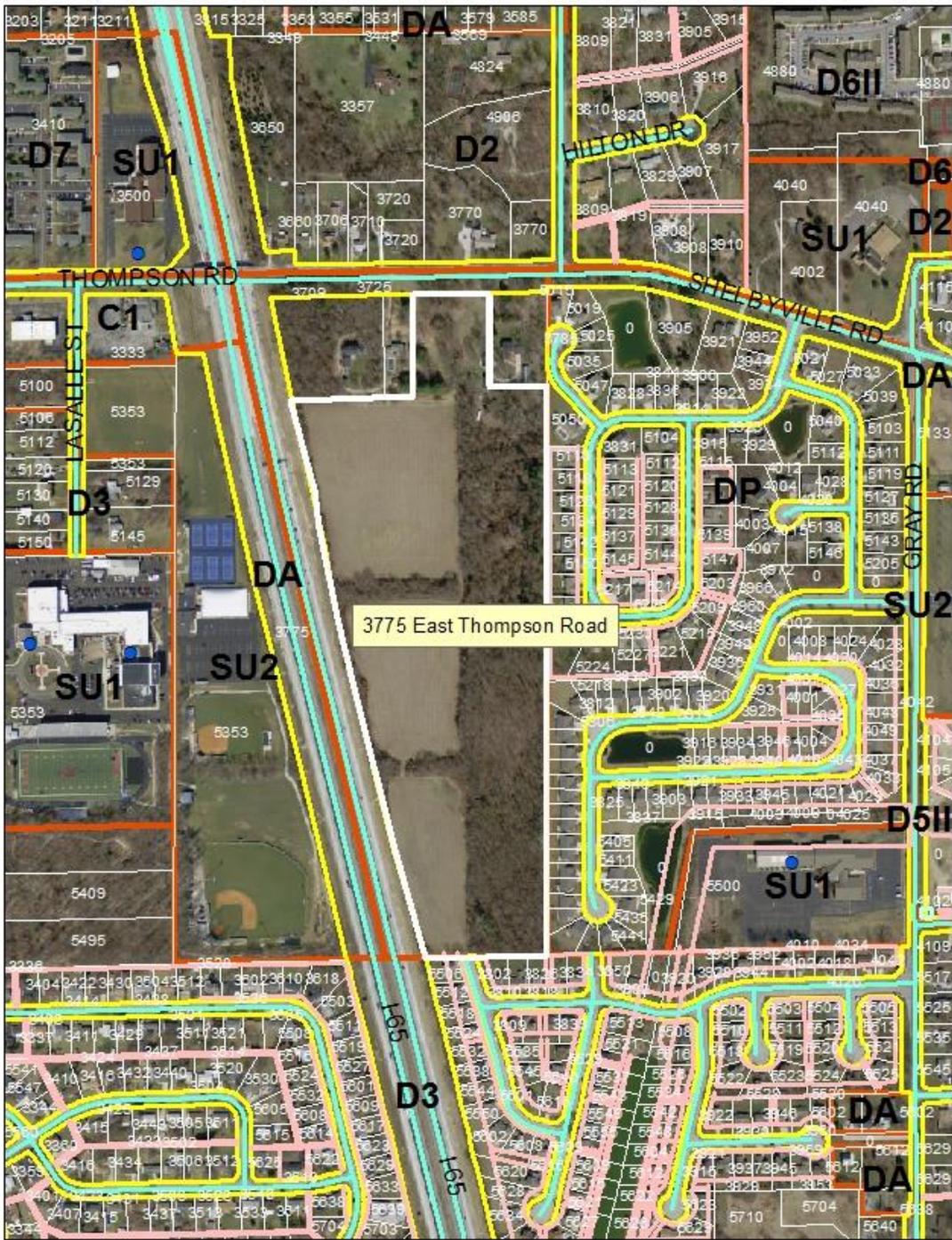
VICINITY

2014-CZN-801 / 2014-CVR-801; 4208 East Epler Avenue (south of site), requested rezoning of 21.81 acres from, the D-A District to the D-5II classification to provide for two-family residential development, with 76 total units, and a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for reduced open space, **granted and approved**.

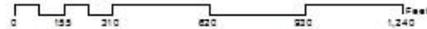
2002-ZON-099 / 2002-DP-008; 3901 Shelbyville Road (east of site), requested rezoning of 62.4 acres from the D-A District, to the C-P classification to provide for single-family residential development resulting in 2.69 units per acre, approved.

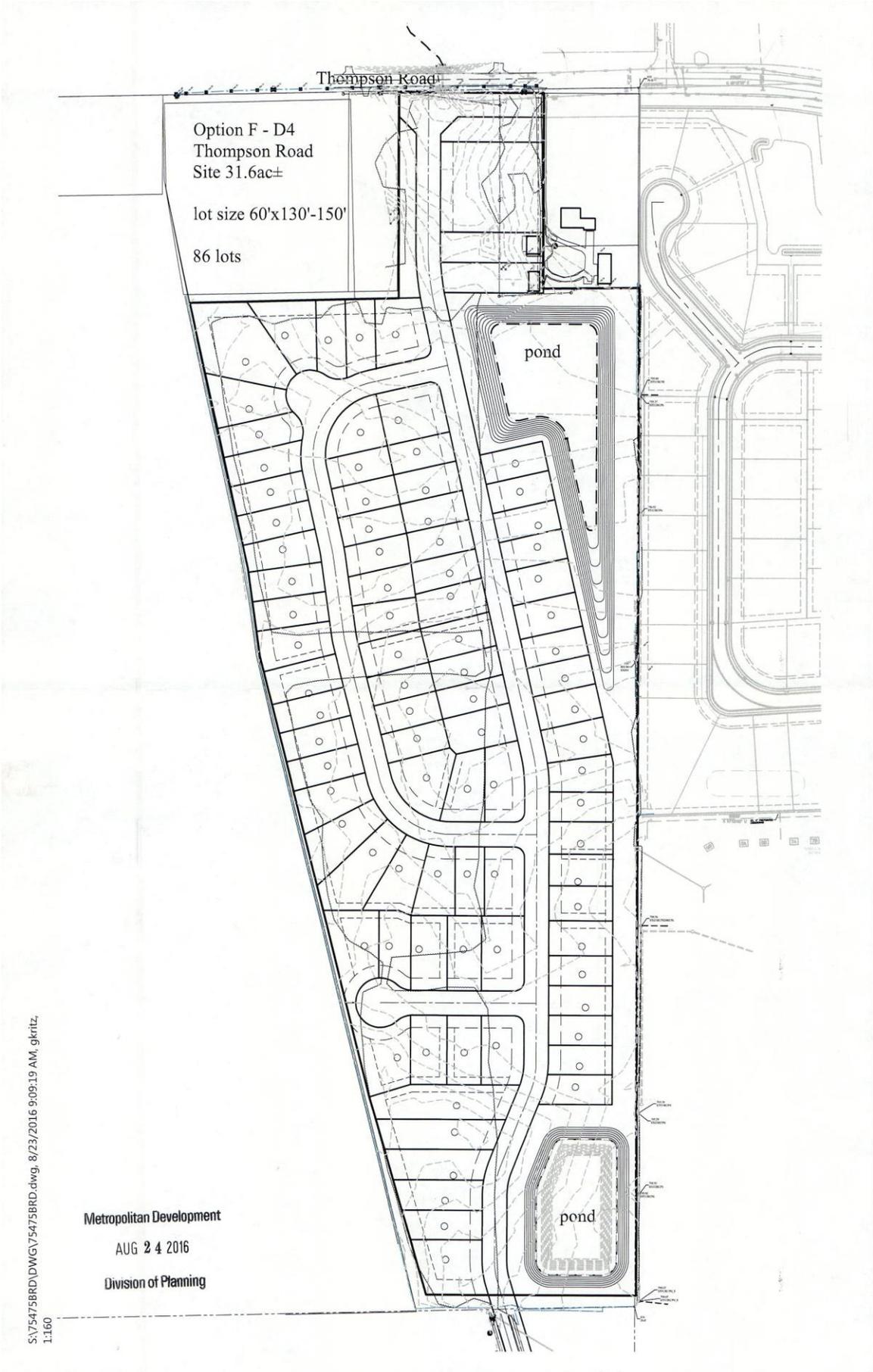
2001-ZON-087; 4001 Shelbyville Road (east of site), requested a rezoning of 62.8 acres from the D-A District, to the D-3 classification to provide for single-family residential development, **withdrawn**,

2000-ZON-037; 5301 Gray Road (east of site), requested rezoning of 20 acres, from the D-A District, to the SU-2 classification to provide for construction of an elementary school, approved.



3775 East Thompson Road





Option F - D4
Thompson Road
Site 31.6ac±

lot size 60'x130'-150'

86 lots

pond

pond

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Metropolitan Development
AUG 24 2016
Division of Planning



View looking west at site from Dahoma Drive (east of site)



View looking west at site from Dahoma Drive (east of site)



View looking west at site from Dahoma Drive (east of site)

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2016-CZN-822 / 2016-CVR-822
Address: 3501 South East Street (approximate address)
Location: Perry Township, Council District #16
Petitioner: Mike's #21, LLC, by Timothy E. Ochs
Request: Rezoning of 0.86 acre from the D-3 district to the C-4 classification
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a canopy for an existing carwash, with an eight-foot setback from the existing right-of-way of East Street (10-foot setback required).

RECOMMENDATIONS

Staff **recommends approval** of these requests, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. A revised site plan that accurately depicts the South East Street existing right-of-way, the 55.5-foot half right-of-way, and eliminates the 70-foot proposed right-of-way, shall be submitted prior to the issuance of an Improvement Location Permit.
2. A landscape plan that complies with the Ordinance shall be submitted for Administrator's Approval prior to the issuance of an Improvement Location Permit.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 0.86-acre site, zoned D-3, is developed with a carwash facility. It is surrounded by commercial uses to the north, across Sumner Avenue, south and west, across South East Street, zoned C-5 and commercial uses to the east, zoned C-4.
- ◇ In 1976, this site was granted a variance of use and development standards (76-UV1-128) to relocate pump islands and erect a canopy over the island. According to the Assessor's Office, the existing building was constructed in 1976.

(Continued)

STAFF REPORT 2016-GZN-822 / 2016 CVR-822 (Continued)

REZONING

- ◇ This request would rezone the site from the D-3 District to the C-4 classification. The C-4 District is designated as a community-regional district “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.” Small free-standing uses in this district require access from major thoroughfares, such as South East Street and Sumner Avenue.
- ◇ Staff supports this request because the site has been used for various automobile-related businesses for approximately 40 years and is surrounded by commercial uses. Impact on surrounding commercial uses, therefore, would be minimal.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for a canopy for the carwash, with an eight-foot setback from the existing right-of-way of South East Street, when the Ordinance requires a 10-foot setback. Staff believes the two-foot difference is a minor deviation from the Ordinance and would have minimal impact on the surrounding area.
- ◇ The existing right-of-way on this portion of South East Street varies from 100 feet to the north to 108 feet to the south. Furthermore, the centerline of the right-of-way is located 27 feet from the western boundary and 77 feet from the eastern right-of-way boundary. Therefore, a revised site plan should be submitted for Administrator’s Approval prior to the issuance of an Improvement Location Permit that accurately depicts the South East Street right-of-way and removal of the proposed right-of-way line. The recently adopted Thoroughfare Plan identifies a minimum 94-foot proposed right-of-way and 111-foot proposed maximum right-of-way (55.5-foot half right-of-way), and eliminates proposed right-of-ways.
- ◇ The Ordinance requires front yard landscaping, consisting of one shade tree per 35 feet of street frontage or one ornamental tree per 20 feet of street frontage, if overhead electric distribution lines are present. Being a corner lot, this site has frontage along Sumner Avenue and South East Street and would require landscaping, albeit within the rights-of-way, which would require an encroachment license.
- ◇ Landscaping is “intended to increase the compatibility of adjacent uses requiring a buffer or screen between uses; to minimize the harmful impact of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions and other objectionable activities or impacts conducted or created by an adjoining or nearby use; to increase the attractiveness and long-term value; to encourage the use of landscaping that will assist in the management of stormwater runoff quantity and quality; and to encourage the preservation of significant trees that will help absorb carbon dioxide emissions and reduce heat island impacts and related energy costs.”

(Continued)

STAFF REPORT 2016-GZN-822 / 2016 CVR-822 (Continued)

EXISTING ZONING AND LAND USE

D-3 Car wash facility

SURROUNDING ZONING AND LAND USE

North - C-5 Fast food restaurant
South - C-5 Furniture store
East - C-4 Commercial building (vacant)
West - C-5 Automobile repair

COMPREHENSIVE PLAN

The Concord Community Plan (2000) recommends commercial retail and services.

THOROUGHFARE PLAN

This portion of South East Street is designated in the Marion County Thoroughfare Plan as a primary arterial, with an existing 100-foot right-of-way, a minimum 94-foot proposed right-of-way and a maximum 111-foot proposed right-of-way

This portion of Sumner Avenue is designated in the Marion County Thoroughfare Plan as a primary collector, with an existing 52-foot right-of-way, a minimum 50-foot proposed right-of-way and a maximum 61-foot proposed right-of-way.

FLOOWAY / FLOODWAY FRINGE

This site is not within the floodway or floodway fringe.

CONTEXT AREA

This site is located in the compact context area.

SITE PLAN

File-dated August 11, 2016

ELEVATIONS

File-dated August 11, 2016

FINDINGS OF FACT

File-dated August 11, 2016

ZONING HISTORY

76-UV1-128, 3501 South East Street, requested a variance of use and development standards to relocate pump islands and erect a canopy over the islands, **granted**.

VICINITY

2007-UV2-009; 3429 South East Street (north of site), requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a tattoo parlor within 20 feet of a protected district, reduced setback for parking spaces, and no landscaping, **granted**.

(Continued)

STAFF REPORT 2016-GZN-822 / 2016 CVR-822 (Continued)

98-Z-201; 533 East Sumner Avenue (east of site), requested rezoning of 0.52 acre, being in the D-3 District to the C-3 classification to provide for an insurance office, **approved**.

88-UV2-29; 3432 South Madison Avenue (east of site), requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish an automobile sales operation with a zero-foot setback and without landscaping, **granted for three years**.

86-UV1-154; 3410 South East Street (north of site), requested a variance of development standards of the Sign Regulations to provide for the location of a pole sign with a zero-foot setback from South East Street, **denied**.

86-UV2-47; 551 East Sumner Avenue (east of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a mobile home in addition to an existing single-family, **denied**.

86-UV3-34; 3410 South East Street (north of site), requested a variance of use of the Dwelling District Zoning Ordinance to provide for a drive-through restaurant, **granted**.

77-UV3-93; 3491 South East Street (north of site), requested use and development standards to permit an auto leasing office in the abandoned service station building, with outside display and storage of automobiles, with pole sign, **granted**.

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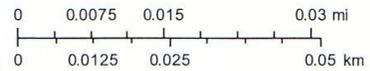
3501 South East Street



August 10, 2016

Parcel

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Metropolitan Development

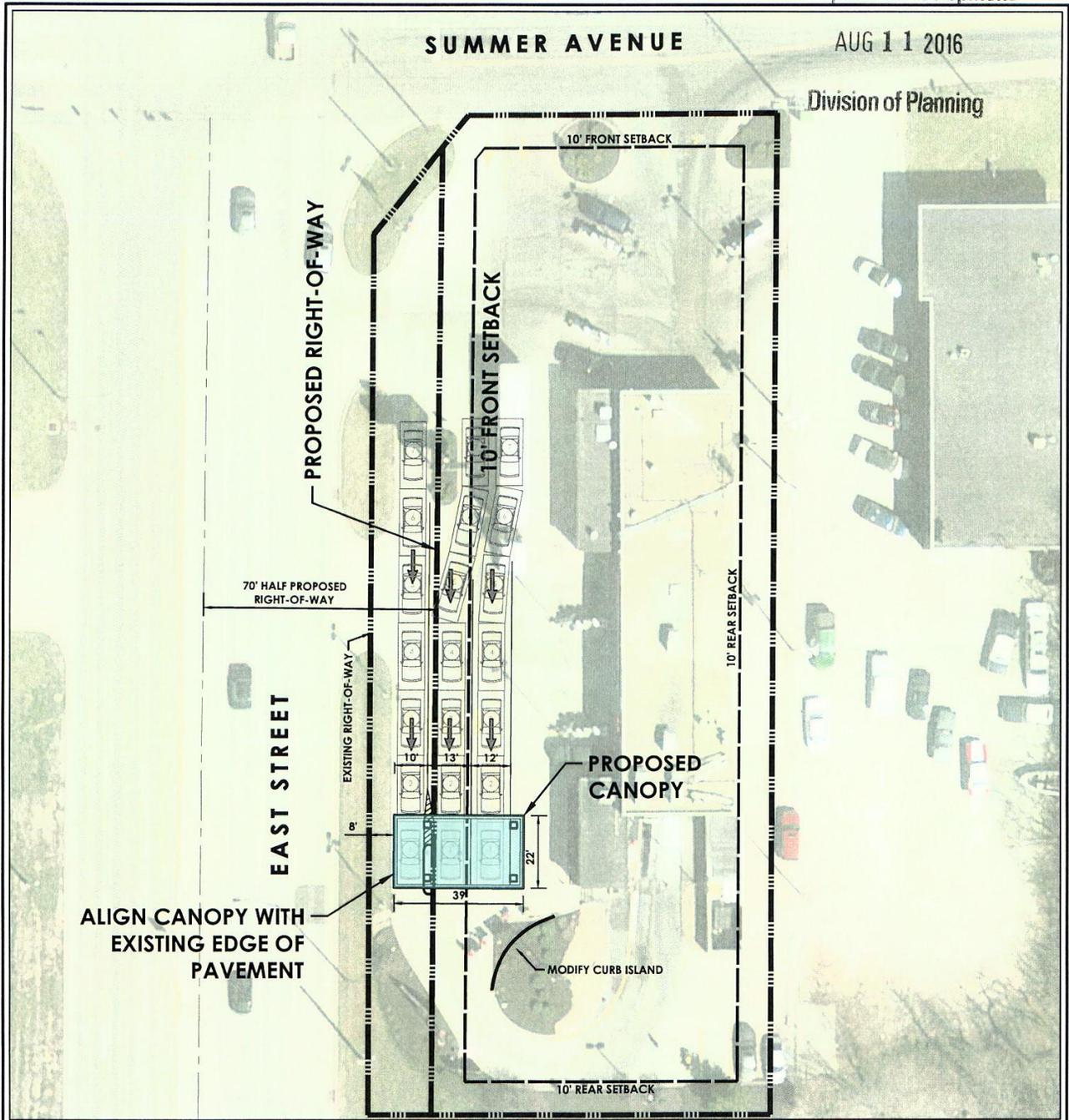
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PROFESSIONAL LIMITED LIABILITY COMPANY

11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 750-6466
www.hamilton-designs.com

VARIANCE:

SITE PLAN

PROJECT INFORMATION:

CREW CARWASH NO. 21

3501 SOUTH EAST STREET
INDIANAPOLIS, INDIANA 46227



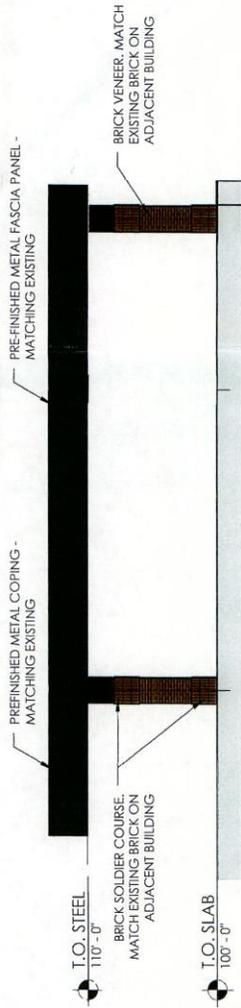
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6/27/2016

Project No:
2016-125

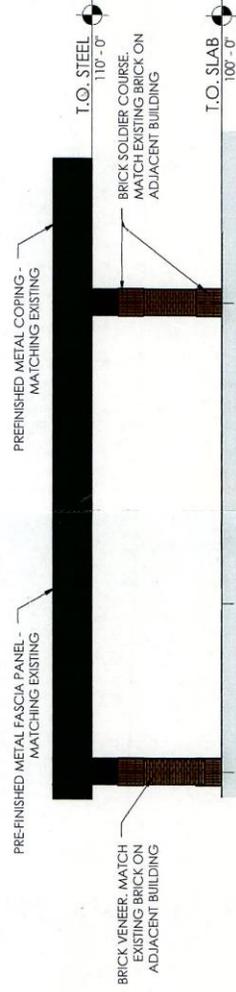
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MAT

Scale:
1" = 40'



BUILDING ELEVATION



BUILDING ELEVATION

Metropolitan Development
 AUG 11 2016
 Division of Planning



EXTERIOR ELEVATIONS

CREW CARWASH, INC.
 3501 SOUTH EAST STREET
 INDIANAPOLIS, INDIANA 46227

09/11/15
 150409-10000
 1/8" = 1'-0"



View of site looking east, across South East Street



View of site looking southeast, across South East Street



View of site looking northeast, across South East Street



View of site looking north along South East Street



View of site looking south, across Sumner Avenue



View of abutting property to the east along Sumner Avenue



View looking southwest at commercial uses to the west of site