

<b>COA # 2010-COA-580 (LS) 2010-ZON-093</b>	<b>INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT</b>	Hearing Date <b>FEB. 2, 2011</b>
<b>527 N. College Ave Lockerbie Square</b>		New Case
<b>Applicant</b>	<b>NORTH AND COLLEGE, LLC BY DAVID GILMAN</b>	
Mailing address:	10412 Allisonville Rd, Ste 100 Indianapolis, IN 46038	
<b>Owner:</b>	Same	
<b>COMBINED CASE</b>		
<b>IHPC COA:</b>	<b>2010-COA-580 (LS)</b>	Rezone property and for site improvements and parking.
<b>REZONING:</b>	<b>2010-ZON-093</b>	Rezoning of property from I-3-U to CBD-2
<b>STAFF RECOMMENDATION: Approval</b>		

<b>STAFF COMMENTS</b>
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Background

The subject site consists of two lots, with one address. The south lot contains a historic house recently restored by the applicant. The north lot is a vacant lot that previously had a two-story house on it, but was demolished long ago. The site has been used as a parking area for several years, although this use was never legally established. The parking area is currently gravel with no other improvements. The applicant is requesting to legally establish this parking area and the house by rezoning both from I-3-U to CBD-2 and is also requesting to improve the parking area with asphalt, landscaping and fencing.

Rezone

The applicant is requesting to rezone the subject site from I-3-U to CBD-2 which will allow both the residential use and the parking area. Rezoning the site to CBD-2 is consistent with the Lockerbie Square Preservation Plan.

Site Improvements

The applicant is proposing to install an aluminum picket style fence at the front of the house and parking area (along College Ave). Also, the applicant has provided a landscaping schedule of which type of plants are to be used at the front of the property. Staff believes the added landscaping and fencing will be a much needed improvement.

Conditions of Support from the Lockerbie Square Peoples Club

The plan recommends both of these lots be residential, although the recommended zoning is CBD-2. Ideally, a house will be rebuilt on the parking area portion of the lot someday. Therefore, the Lockerbie Square Peoples Club requested in their support that the parking area be temporary, and that it be gravel instead of a more permanent hard surfacing like asphalt for a period of five years. Staff does not believe that the asphalt is inappropriate and is in support of the applicant improving the parking surface with asphalt as per the zoning ordinance. Staff also does not believe asphaltting the surface precludes future development of a house on the site since it can easily be removed. If the applicant chooses to agree to the with the conditions set forth by the LSPC, a variance of development standards would be required according to the CBD-2 zoning ordinance since all parking surfaces in CBD-2 must be hard surfaced. The applicant has already expressed that they are in agreement with the LSPC conditions of support and plans to file a variance of development standards to allow the parking surface to remain gravel for a period of five years.

## STAFF RECOMMENDED MOTION

COA #2010-COA-580 (LS):

To approve a Certificate of Appropriateness to do the following:

- Install fencing and landscaping at front of parking area and existing house
- Rezone subject site

as per submitted documentation and subject to the following stipulations:

1. Final site plan is to be approved by IHPC staff prior to issuance of permits.  
Approved \_\_\_\_\_ Date \_\_\_\_\_
2. A preconstruction meeting is to be held with IHPC staff, the applicant and the person responsible for construction prior to issuance of permits. Approved \_\_\_\_\_ Date \_\_\_\_\_
3. Fence shall be a metal picket style fence no taller the 42 inches high from grade.
4. Any deviation from the above scope of work is to be approved by IHPC staff prior to starting work.

NOTE: Stipulations 1 and 2 must be completed prior to the issuance of any building permits.

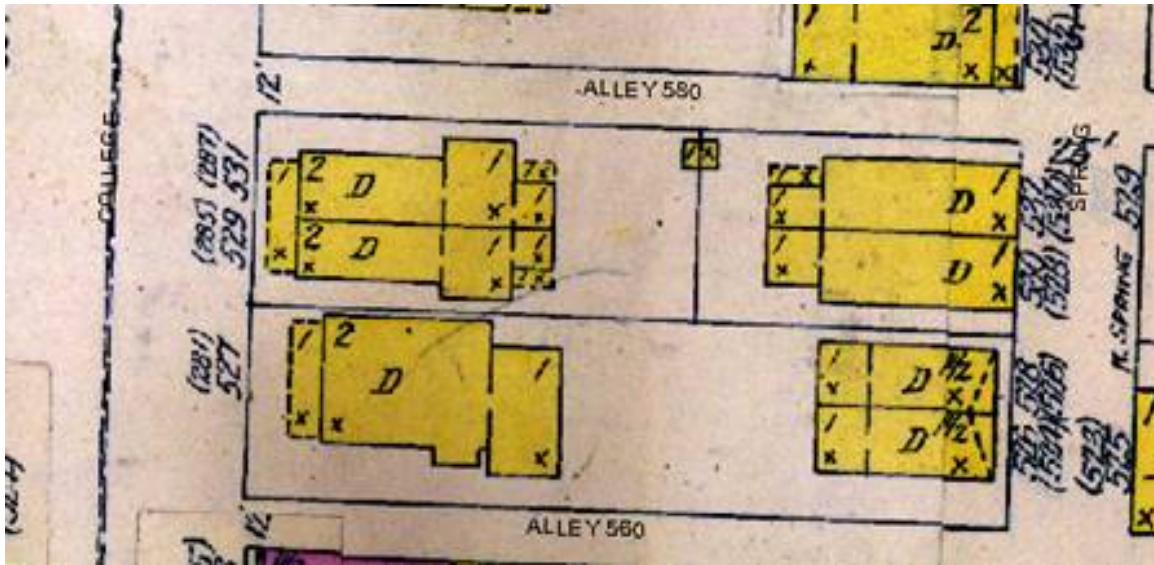
REZONING PETITION #2010-ZON-093:

To recommend approval to the Metropolitan Development Commission to rezone the subject property from I-3-U to CBD-2.

Staff Reviewer: Meg Purnsley



**Aerial Map of the subject site**

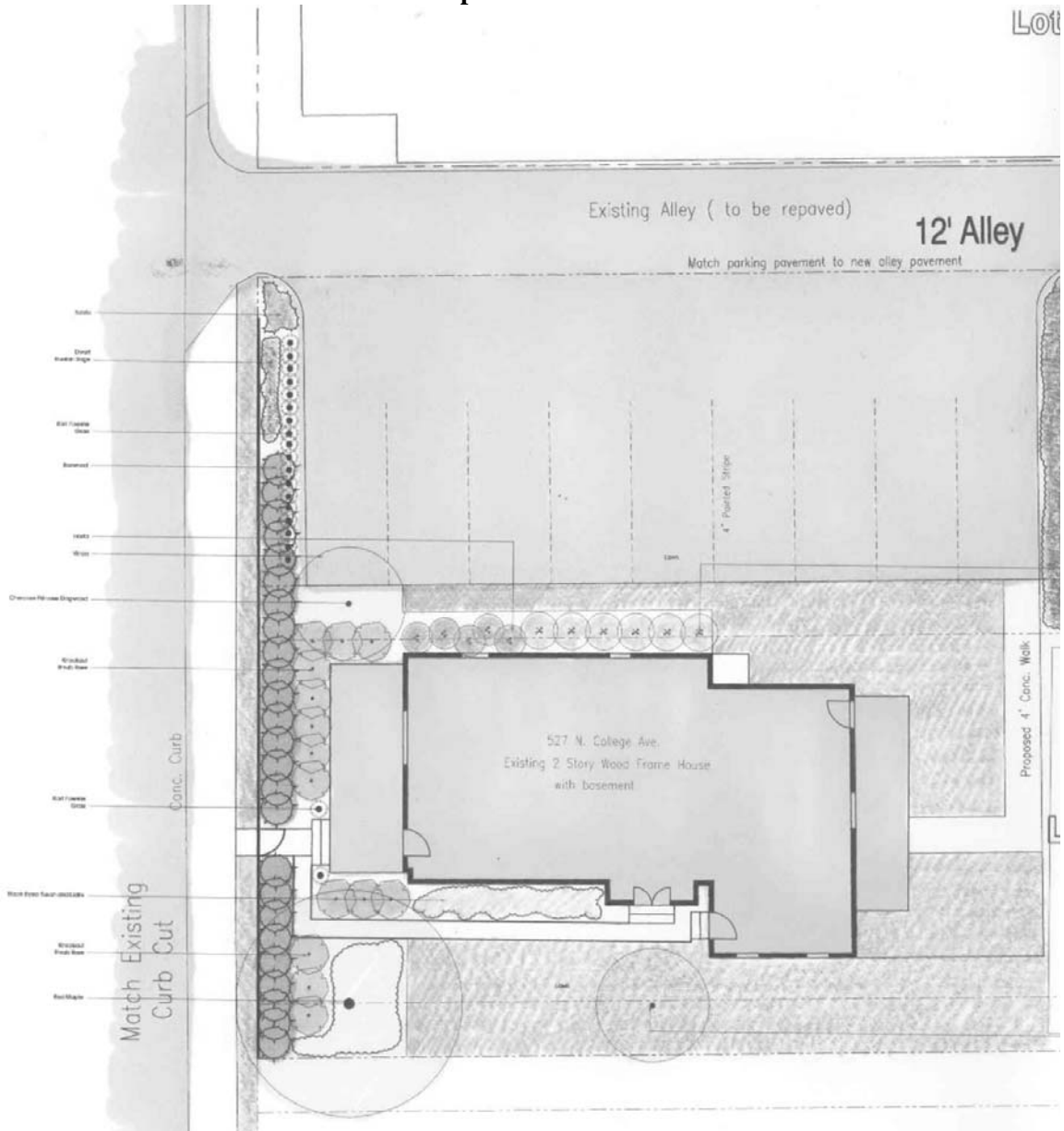


Above: 1898 Sanborn Map

Below: Site Plan

College Avenue 60' R/W

Public Right of Way





**Above: Streetscape drawing showing proposed fence & landscaping across both lots  
Below: View of front of property as it exists today**





**Above: View of front of parking (gravel) and adjacent alley  
Below: Parking area (different angle)**



**Parking lot for Senior Center directly south of the subject property.**