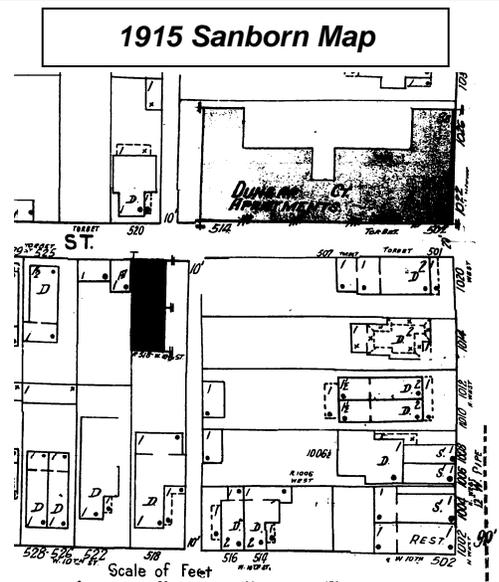


COA # 2011-COA-251(RP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 7, 2011
1010 Dr Martin Luther King Jr Street RANSOM PLACE		August 3, 2011
Applicant Meridith Hammer for Feroze and Sons LLC mailing address: 441 E. Ohio Street Indianapolis, IN 46204 <hr/> Owner: Anthony Fields 943 N California St Indianapolis, IN 46202		Center Township Council District: 9 Jackie Nytes
CASE		
IHPC COA: 2011-COA-251 (RP) <ul style="list-style-type: none"> • Construct commercial building • Install gas pumps and canopy structure • Signage • Landscaping and site improvements 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

This vacant site was originally made up of five parcels and was occupied by dwellings and shops (see 1915 Sanborn Map). By 1956, the site had been cleared. By 1962, a commercial gas station had been built on the site (see photo in attachments). This gas station was demolished with IHPC approval in 2005 by a previous owner, who then allowed the lot to be used for parking even though parking is not permitted. The present owner acquired the property recently and is requesting to use the site once again for a gas station with a convenience store and gas pump island/canopy.



Background of This Request

The applicant made a similar request at the January 2011 IHPC hearing and was denied. Since the January hearing, the applicant has made an effort to address all of the concerns that the Commission and remonstrators had at that hearing as well as addressed the negative findings from that hearing.

The applicant applied again. Testimony was given at the August hearing, after which the applicant requested a continuance to allow time to work on the plans and continue discussions with various neighborhood groups.

Update Since the August IHPC Hearing

The applicant has submitted amended plans showing changes that are based on comments made at the meetings as well as from discussions with surrounding property owners and IHPC staff. Changes include:

1. Size of the building: The applicant has reduced the size of the building by half (previously 8,000 sf and now is 4,000 sf)
2. Rezoning: The applicant is no longer asking to rezone the site and no variances are necessary for this request
3. Number of pumps: The plans now show three pumps instead of four.
4. Signage: The applicant has reduced the size of the corner ground sign from over 11 feet down to 4 feet.

5. Landscaping: The applicant has made an attempt to provide ample landscaping and has identified the type of landscaping on the site.
6. Materials: The applicant is proposing brick as the main building material, however, the new plans show brick all the way around the building instead of just on the north, south and east elevations.
7. Maneuverability: In making the building significantly smaller, the ability to maneuver on the site has significantly improved.
8. Traffic Engineering: The applicant has continued to have discussions with DPW about traffic and maneuverability on the site and has made the suggested changes to the entrances and exits as previously requested by DPW.
9. Dumpster enclosure: The enclosure is shown at the north side of the property away from the more visible south elevation where it was located previously.
10. Fencing: The applicant is now showing fencing at the west and north lot lines to provide a barrier from foot traffic. This was a suggestion from the neighborhood that the applicant felt would help provide a higher level of security as well. The applicant is proposing a metal picket-style fence.

PLANS FOR THIS PROPOSAL ARE AVAILABLE AT IHPC OFFICE. COPIES WILL BE PROVIDED TO COMMISSION MEMBERS SEPARATELY IN THEIR PACKETS.

Design of Building and Canopy

Building:

The materials on the building include brick on all elevations. The canopy is aluminum. Aluminum windows are proposed for the storefront and for the windows.

Canopy:

The canopy is to be aluminum and will only contain a logo and no text signage for the gas station. Staff has not seen specifications on the canopy detailing, so they should be provided as part of the final construction plans.

Signage and Lighting

Signage:

A wall sign on the south elevation and one ground sign are proposed. A final sign design for both signs will be necessary prior to installation.

Lighting:

The applicant is proposing recessed light fixtures at the proposed canopy. No other lighting has been submitted. The fixtures will be flush with the ceiling of the canopy.

Site Plan

Dumpster:

The dumpster is located near the north property line and is surrounded by a brick walled enclosure to match the building.

Landscaping:

The applicant has submitted a proposed landscape plan and key for plantings. Staff believes the proposed landscaping appears appropriate.

Parking, Traffic and Maneuverability:

The applicant meets the required parking, particularly now that the smaller building allows more space for parking.

A median is proposed along Dr. Martin Luther King Jr St. to prevent northbound traffic from turning left into the site. The 10th St. entrance has been manipulated to avoid vehicles crossing each other when entering and exiting.

DPW offered comments on the previous site plan, and the applicant has addressed most of the comments with the newly proposed design in the following ways:

- The driveway on 10th St. appeared to send people driving into the building in the previous plans. Now that the building is much smaller, there is more space to enter the site.

- Traffic waiting to turn in may backup onto 10th St. This may still be a reality with this site no matter how it is designed. The applicant cannot make a prediction on this issue nor can they resolve it.
- The proposed median on Dr. MLK has been extended the length of the frontage along Dr. MLK in order to ensure people cannot make a northbound left turn or eastbound left turn at the cut.
- DPW recommended shifting the proposed median further to the east in order to prevent the southbound lanes from being only 10 ft. wide. This has also been changed on the plan.

Reasons for Approval

Staff believes that the applicant has addressed the concerns that were mentioned as part of the denied request from January. Particularly, the applicant has resolved all of the negative findings from the Commission. Therefore, staff believes this new request should be approved.

STAFF RECOMMENDED MOTION

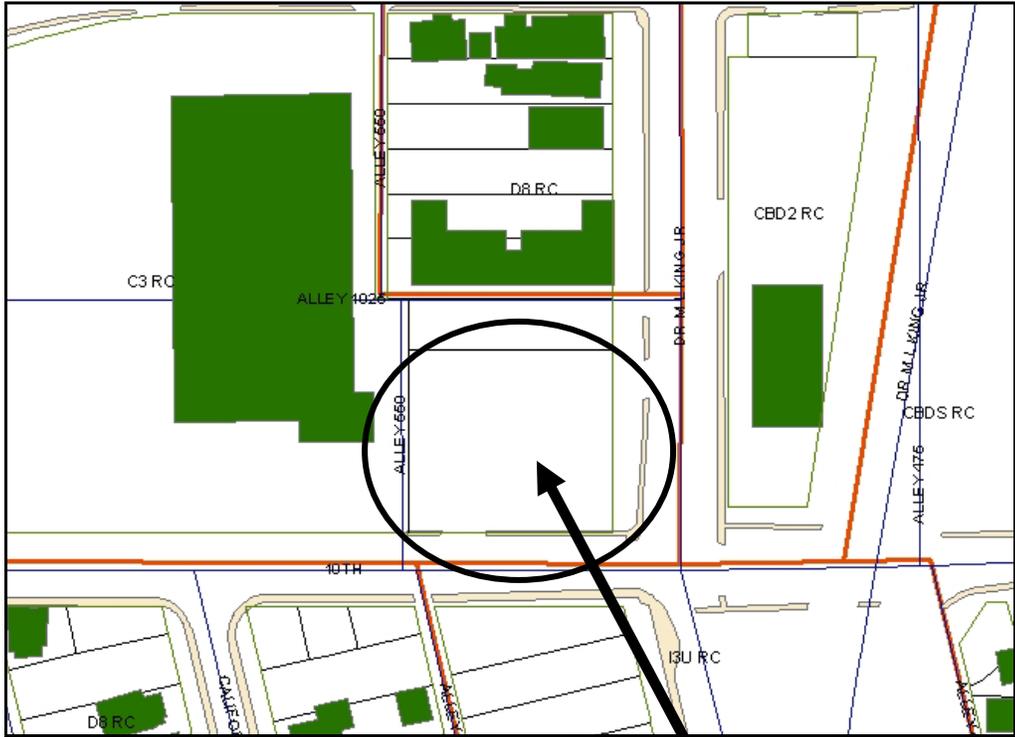
COA #2011-COA-251 (RP):

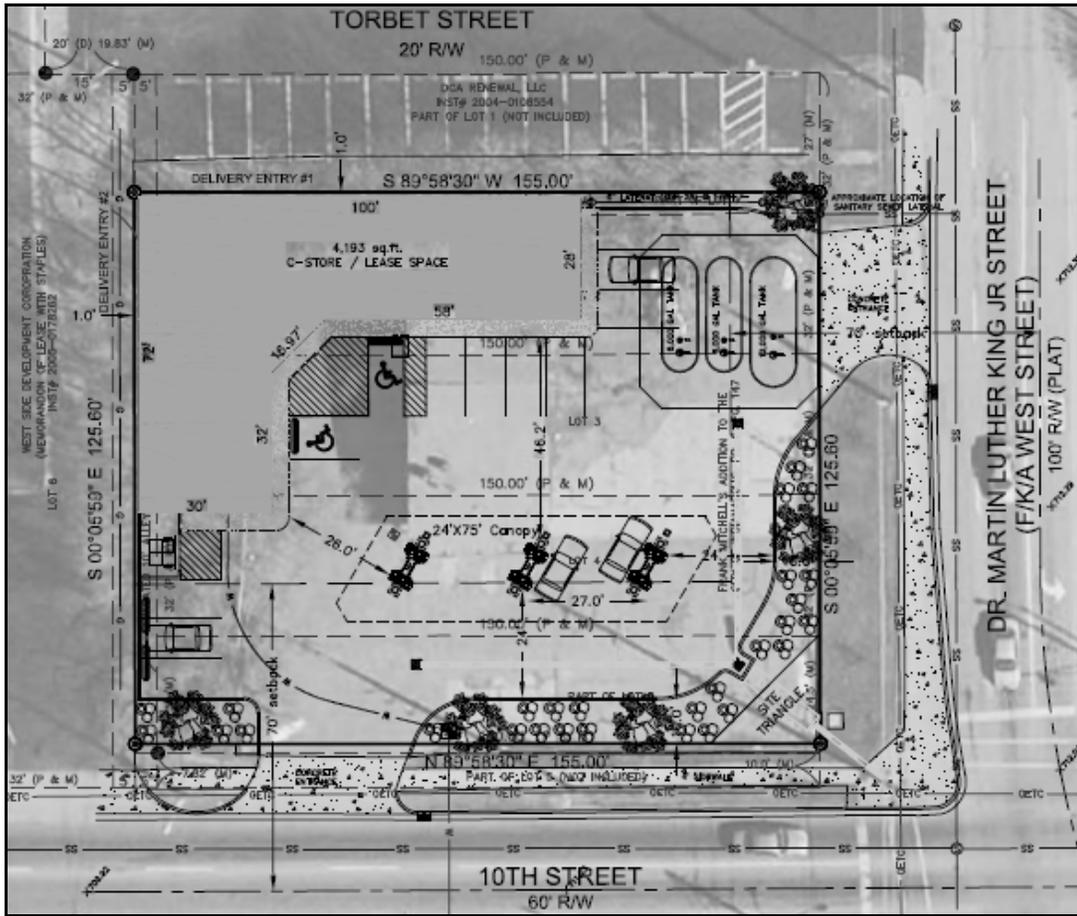
To approve a Certificate of Appropriateness to construct a new gas station/convenience store structure, canopy with gas pumps, signage, landscaping, and site improvements as per submitted documentation and subject to the following stipulations:

1. Construction must not commence prior to approval by IHPC staff of final construction drawings and other documentation. *Approved: _____ Date: _____*
2. A pre-construction meeting between IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____ Date: _____*
3. The construction site must be field-staked with no offsets and reviewed by IHPC staff prior to commencement of construction. *Approved: _____ Date: _____*
4. Applicant shall provide median in the right of way of Dr. MLK Jr St as shown on the plans.
5. All trim must have a smooth texture free of embossed woodgrain textures and major imperfections. No rough-sawn or embossed woodgrain finishes are permitted.
6. A durable marker indicating the date of construction must be incorporated into the front foundation of the building and approved by IHPC staff prior to installation.
7. All utility wires and cables must be relocated underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
8. Work on exterior details must not commence prior to the approval by IHPC staff of each element. These may include, but are not limited to all finish material: doors, windows, foundations, exterior lighting, colors, roofing, landscape materials, etc.
9. Final drawings of signage must be approved by IHPC staff prior to installation. *Approved _____ Date _____*
10. All lighting must be approved by IHPC staff prior to construction and a final lighting plan must be submitted for final approval. *Approval _____ Date _____*
 - a) All lighting must be controlled by timers and/or dimmers after regular business hours to avoid unnecessary light pollution affecting surrounding properties.
 - b) Lighting shall be limited to wall mounted lighting on the building and canopy lighting.
11. Any changes to the approved design shall be approved by IHPC staff prior to starting work.

NOTE: Stipulations 1, 2, and 3 must be completed prior to the issuance of any building permits.

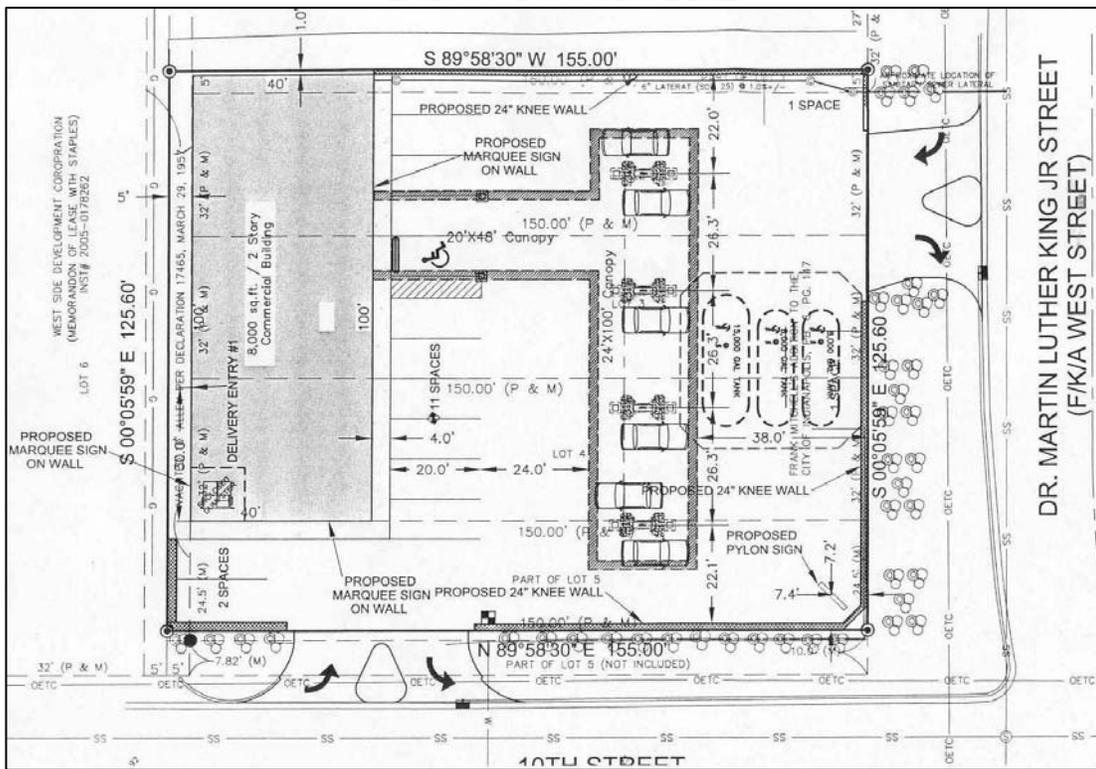
Staff Reviewer: Meg Purnsley



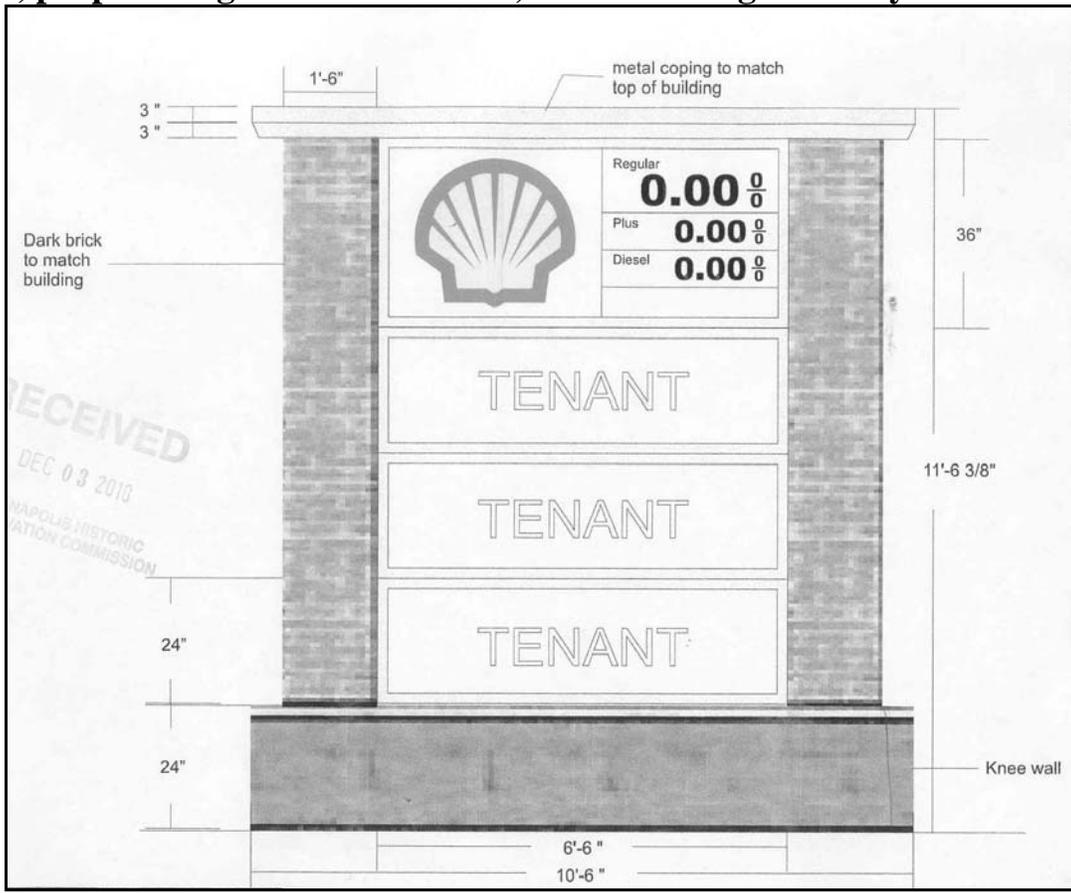


Above: Old Site Plan

Below: New Site Plan



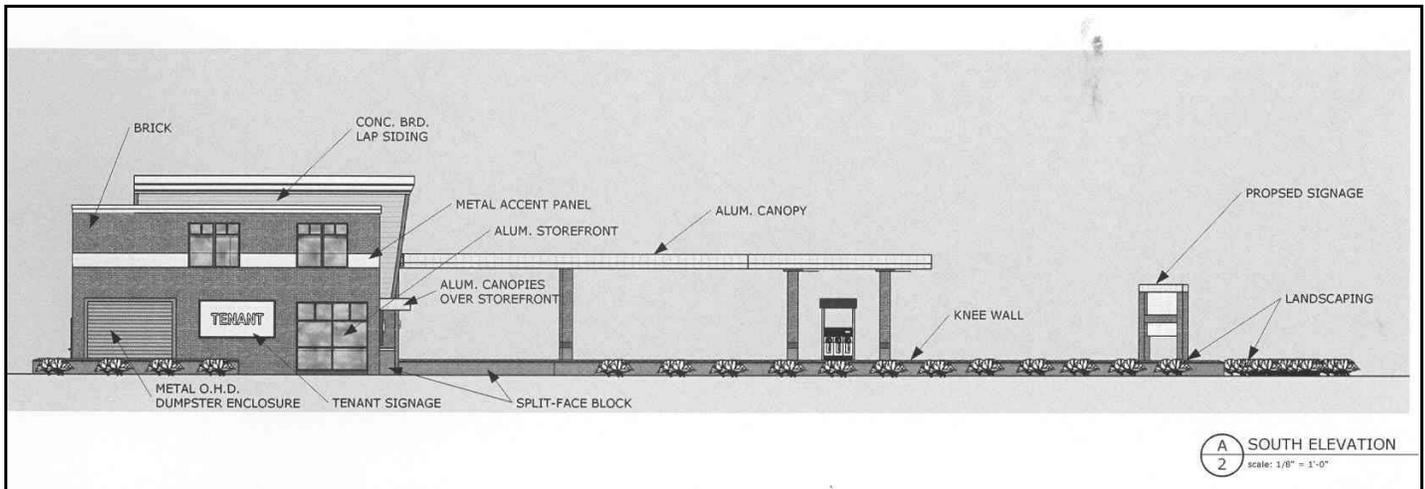
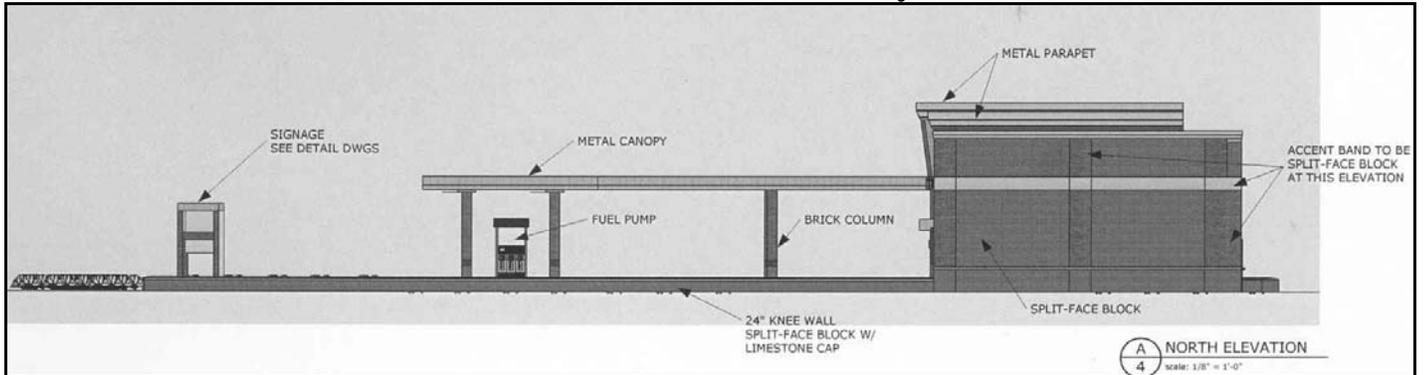
**Proposed pylon sign from January's request
 (the new, proposed sign is much smaller, but a drawing has not yet been submitted)**





Above: Plans shown to Commission in December 2010

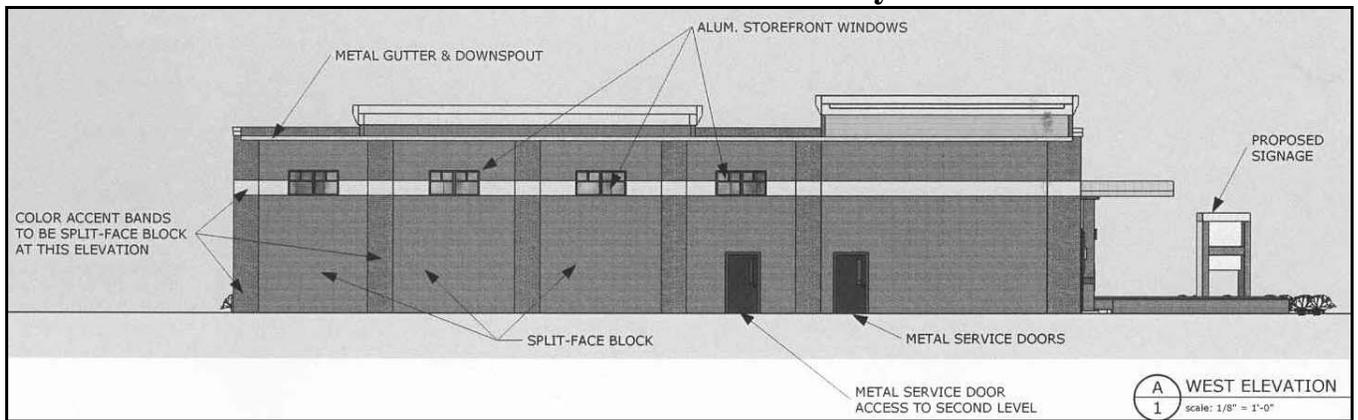
Below: Plans denied in January 2011





Above: Plans shown to Commission in December 2010

Below: Plans denied in January 2011





Above: Photo of previous gas station on the site

Below: View of area between site and apartment bldg to north





Above: View of site

Below: Traffic on 10th Street (site on the left)





Above: Sidewalk area along south side of site (10th St)

Below: Sidewalk along east side of site (Dr. MLK Jr St)



FINDINGS OF FACT & REASONS FOR DENIAL

DATE OF VOTE: January 5, 2011

APPLICANT: David Kingen with NDZA, Inc for Feroze & Sons LLC, Mo Hanif
618 E Market St
Indianapolis, IN 46202

PROPERTY ADDRESS: 1010 Dr. Martin Luther King Jr. Street

HISTORIC AREA: Ransom Place

FINDINGS OF FACT AND REASONS FOR DENIAL of a Certificate of Appropriateness to construct a commercial building and gas station and rezone the property at 1010 Dr. Martin Luther King Jr. Street. Findings and reasons are as follows:

1. The IHPC, in accordance with I.C. 36-7-11.1, considered this matter at a public hearing on January 5, 2011.
 2. The proposed building size is too large for the site. Rather than attempting to better fit the project on the site, the applicant presented revised plans with a building that is twice the size of the one originally proposed, and less parking relative to building size than originally proposed.
 3. The relationship of the building to the 10th St. curb cut will cause problems as drivers must maneuver around the corner of the building.
 4. Providing access to and from 10th St. creates a safety problem with no apparent successful remedy. Either drivers must enter and/or exit on the left (as proposed by the applicant), which is counter-intuitive, or drivers must cross each other's paths if driving on the right, which is standard.
 5. The Ransom Place Plan recommends retaining the existing C-3 zoning and encourages the redevelopment of the property for an appropriately designed business use. Changing the zoning of this property to expand its permitted uses to include residential is not appropriate, given the small size of the property, its serious access problems and the traffic growing traffic congestion described in testimony.
 6. Access to the dumpster is blocked by parking spaces and requires maneuvering in the 10th St. access area.
 7. Maneuvering on-site will be difficult for tank trucks supplying the gasoline.
 8. Not enough is known about the intended use of the second floor to ascertain a realistic idea of how much parking might be needed.
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