

INDY REZONE CASE STUDIES

SITE COMPARISONS AND REFLECTIONS

MARCH 14, 2016



WORRIED?

- Developed Under Current Zoning



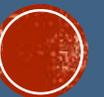
WORRIED?

- Developed Under Indy ReZone??



WORRIED?

- Developed Under Indy ReZone??



Ben Houle, PE

President of LandWorx Engineering

Over 16 years of Private Site Development experience

Representative clients including Meijer, Target, Marriott,

Many multi-family, single family and industrial projects as well.

10 years as a Client Representative in the Indianapolis Area

Involved with ULI, IACED, and former Board President at Habitat

Jeffrey Mader, ASLA, LEED AP

President of Mader Design LLC

Landscape Architecture firm in Indianapolis founded in 2009.

Over 18 years of experience working on a wide variety of project types,

including Institutional, Commercial, and Parks & Recreation

throughout Indiana.

Work includes master planning and conceptual design to construction

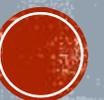
documents and construction administration.

Board member at Friends of Garfield Park and Keep Indianapolis

Beautiful.

WHO?

Consulted with
project owners,
several developers,
City staff, and others.





FINAL - effective April 1, 2016

MDC ratified 10/7/2015; 2015-P-10

City-County Council approved 9/28/2015; G.O. 24, 2015

MDC approved 6/17/2015; 2015-AO-02

Version includes footnotes

City of Indianapolis

Consolidated Zoning Subdivision Ordinance



The Zoning Ordinance – Indianapolis-Marion County – Effective April 1, 2015

4. Replacing windows in an existing building is permitted; however, the replacing window must match the building's original window opening within a tolerance of 2 inches of each opening side.⁹⁶⁶

d. *Roof*⁹⁶⁷

All roof-mounted mechanical equipment shall be completely and effectively screened from view on all sides of the building with a parapet consistent with the building's design and materials.

e. *Administrative adjustments*

Upon petition of the applicant, adjustments to any of the Form Standards in this Section 742-105.B.4 except the requirements and standards for perimeter sidewalks may be approved by the Administrator if compliance would result in reduced pedestrian access to the property, or damage to or removal of mature and healthy trees, provided that any adjustment of a dimensional standard shall not exceed 5%, and the Administrator determines that any adverse impacts on the surrounding area have been mitigated to the extent reasonably practicable.

5. *Illustration*



⁹⁶⁶ Clarified that the 2-inches is per side.

⁹⁶⁷ Roof requirements deleted except for basic screening of mechanicals.

WHAT?

- Near total reboot of the Ordinance
- Some scuttle about previous drafts
- Discussions about how to improve Indianapolis on a long term basis with land use as a tool.
- But... no real look at what it means on the ground.



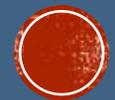
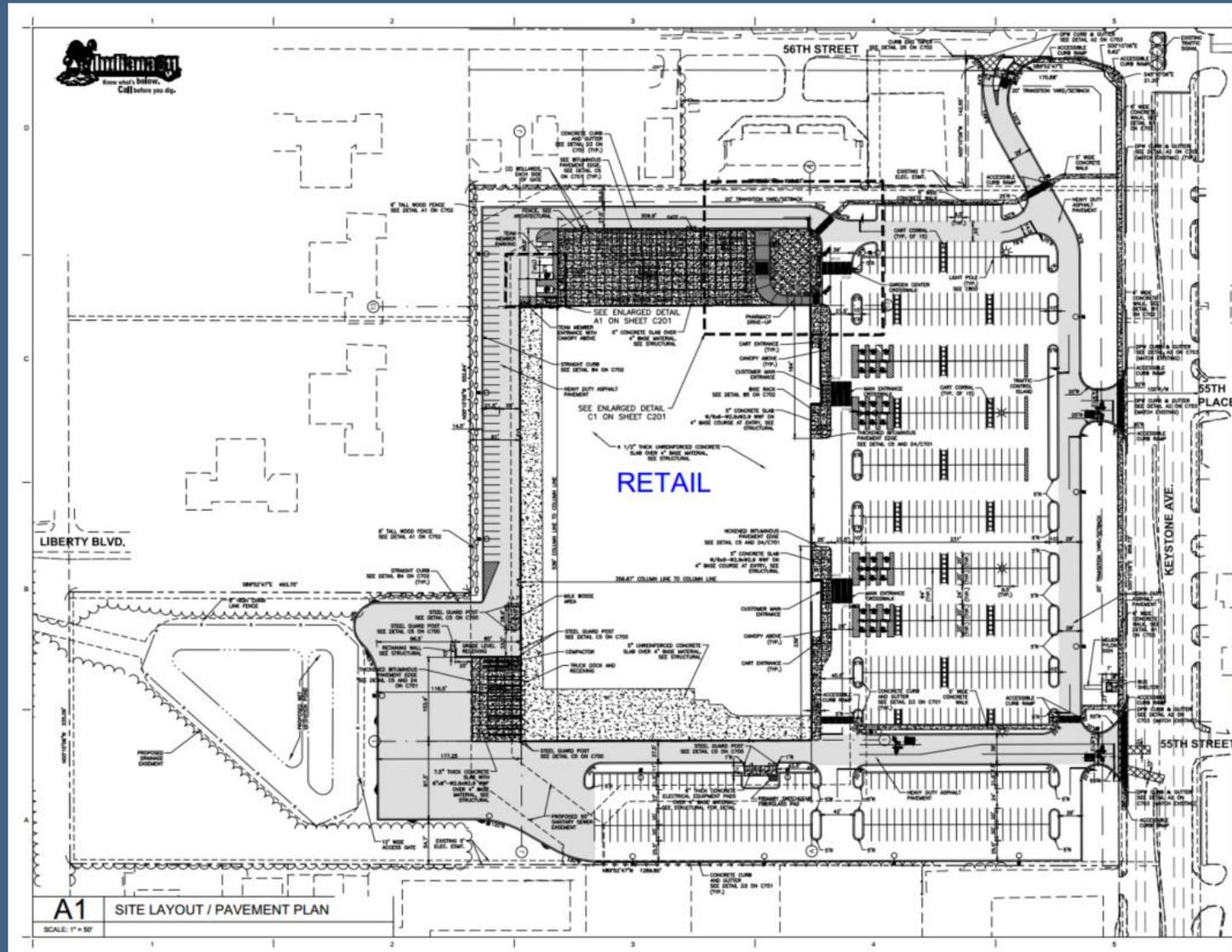


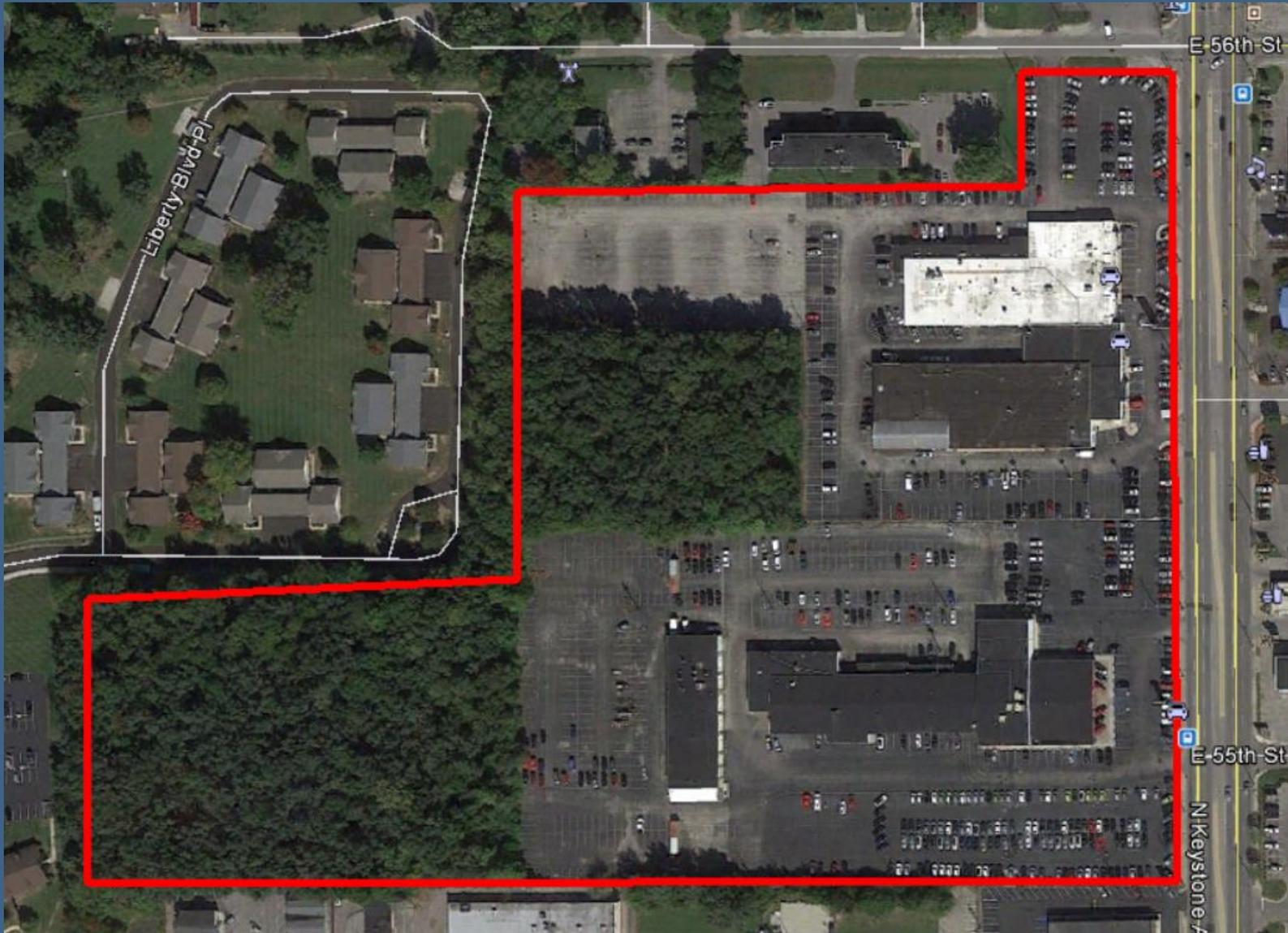
WHAT?

- Review of code (all 727 pages)
- Looked for projects approved and constructed recently to see how they would fare with the new code.



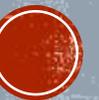
SITE 1: RETAIL REDEVELOPMENT

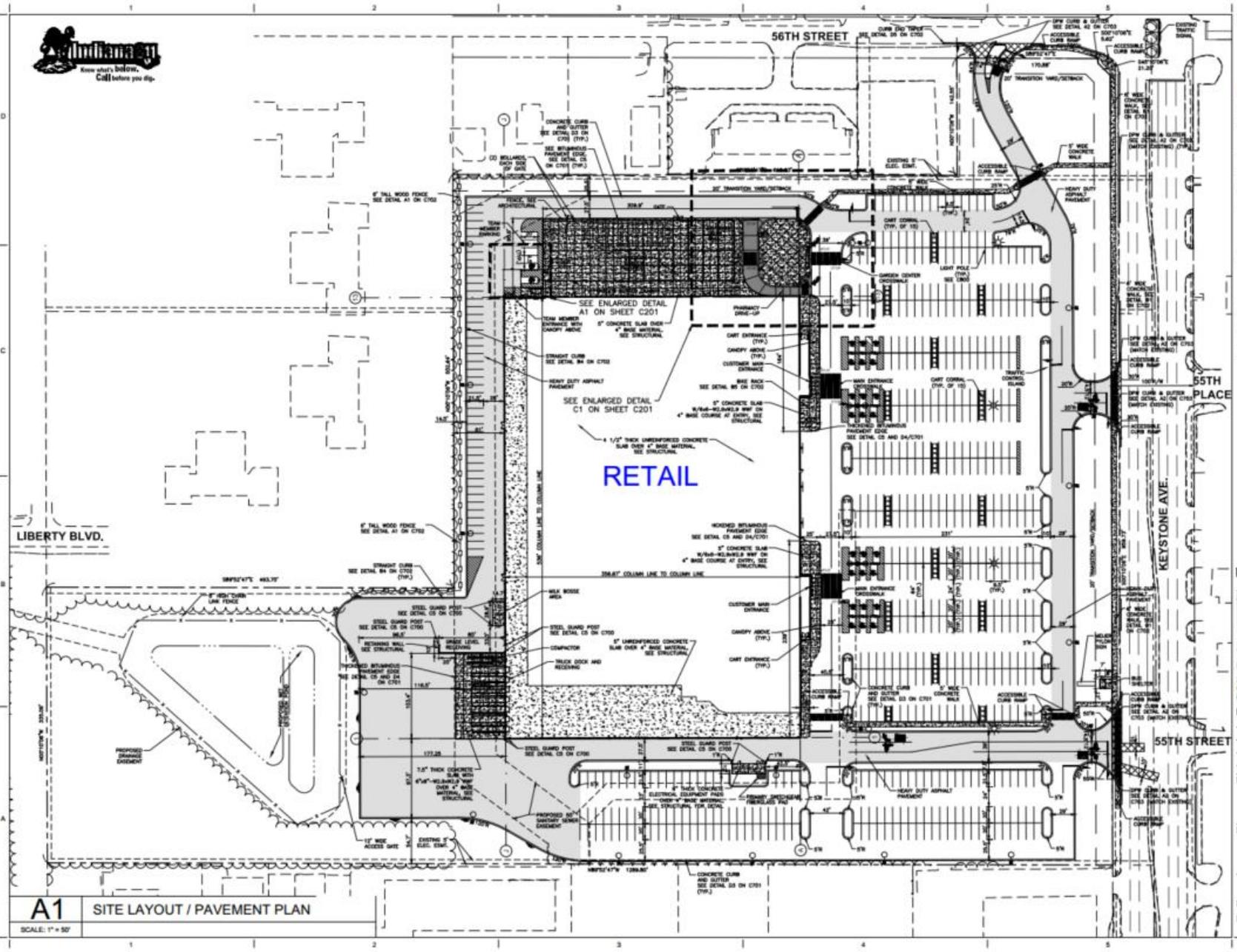




FACTS:

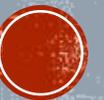
- About 20-acres
- Three parcels, zoned C-5, existing auto dealerships / service centers
- Large sanitary sewer relocation
- About 190k sf





AS APPROVED:

- About 620 spaces (reduced by 10% from 675 reqd per code for bus line)
- No setback to the south or west. 20' Transition yard to the north (D8 zoning)
- Three lots with a relocation of public sanitary sewer
- 40' greenspace along main road – not required, but desired with any future R/W taking and for aesthetics.



E. General Commercial District (C-5)⁸³²

1. Purpose

The C-5 District is designed to provide areas for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed. The types of uses found in this district tend to be outdoor functions, brightly lit, noisy, etc. Therefore, to provide a location where such uses can operate in harmony with the vicinity, the C-5 district should be located on select heavy commercial thoroughfares and should avoid locating adjacent to protected districts.⁸³³

**TABLE 742-104.4
C-5 DISTRICT
DIMENSIONAL STANDARDS**

| LOT STANDARDS | | |
|--|---------------------|--------------------------|
| Minimum street frontage | 50 ft. | |
| SETBACKS | | |
| | METRO | COMPACT |
| Minimum depth front yard | See Table 744-201-3 | 10 ft. from existing ROW |
| Minimum front transitional yard | 20 ft. | 10 ft. |
| Minimum width of side yard | 10 ft. | 10 ft. |
| Minimum side transitional yard | 20 ft. | 15 ft. |
| Minimum depth of rear yard | 10 ft. | 10 ft. |
| Minimum rear transitional yard | 20 ft. | 15 ft. |
| BUILDING STANDARDS | | |
| | METRO | COMPACT |
| Maximum height buildings and structures | 65 ft. | 65 ft. |
| Maximum height along a transitional yard | 18 ft. | 25 ft. |

This Table is a summary of selected standards; refer to Chapter 744-II Lot and Building Dimensions, for additional regulations.

⁸³³In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.

For every five bicycle parking spaces provided in excess of the required bicycle parking spaces (or where no bicycle parking is required), the minimum number of required off-street parking spaces may be reduced by one, up to a maximum reduction of five off-street parking spaces.

D. Proximity to public transportation

1. The minimum number of off-street parking spaces required for any development with a lot line located within one-quarter (1/4) mile of a transit stop improved with a shelter and located on an Indianapolis Public Transportation Corporation (IndyGo) Transit Emphasis Corridor shall be reduced by 30%.¹⁸⁸⁵
2. The minimum number of off-street parking spaces required for any development with a lot line located between 1/4-mile to 1/2-mile of a transit stop improved with a waiting pad and located on an IndyGo Transit Emphasis Corridor in operation for one year or more may be reduced by 10%.
3. If an IndyGo transit corridor or center is eliminated or relocated, any development approved in conformance with this Section shall not be deemed nonconforming in terms of required parking and shall not be required to provide additional parking for uses or development existing at the time the transit corridor or center is eliminated or relocated.¹⁸⁸⁶

Off-Street Parking

ble 744-402-1 may be reduced by ally or in combination, but the all not exceed 35% of the minimum

e minimum number of required off-charging station counts toward the

§1883
rovided, the minimum number of four. Each shared vehicle, num number of required parking

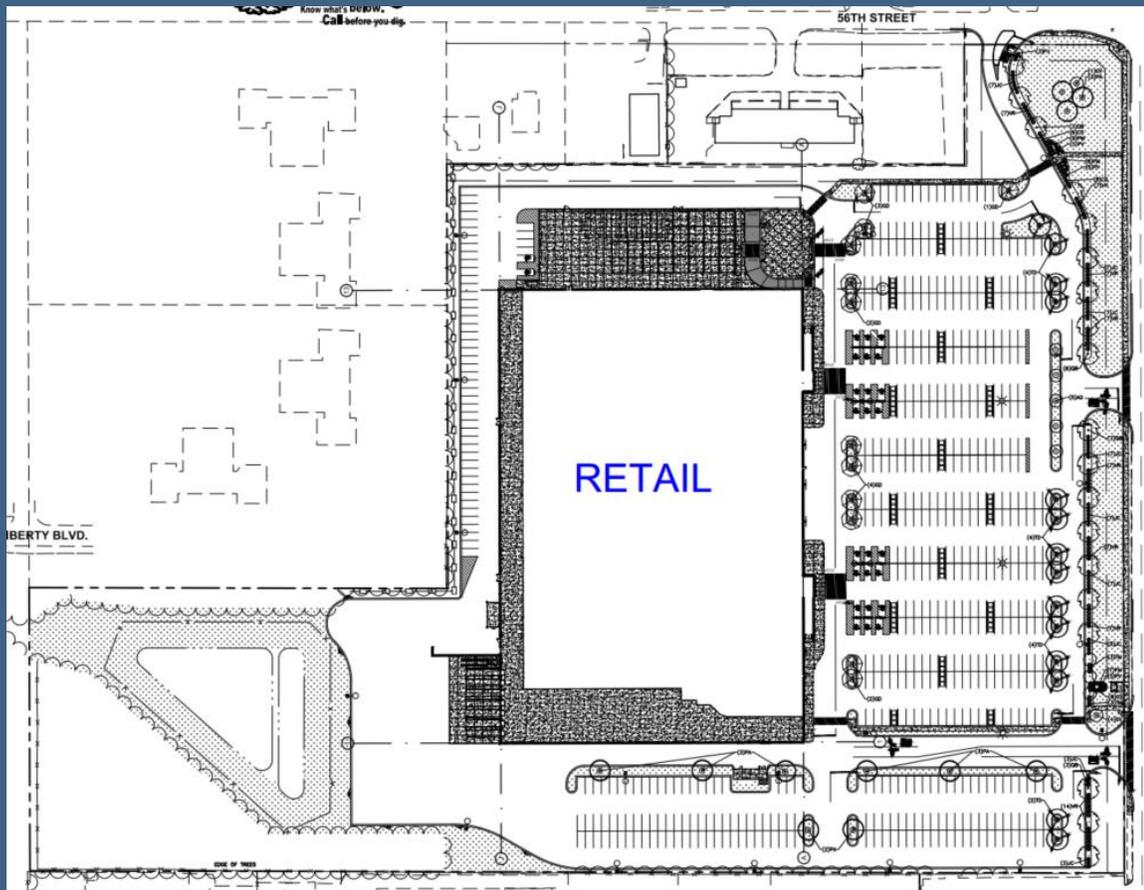
CONSIDERATIONS:

- Commercial/Industrial Subdivision Plat now Required
- Setbacks modified very little
- Uses allowed modified, but all still allowed (C-5)
- Parking required WAY down (Min 542, Max 960)
- With other considerations, parking required reduced 30% (380 spaces)

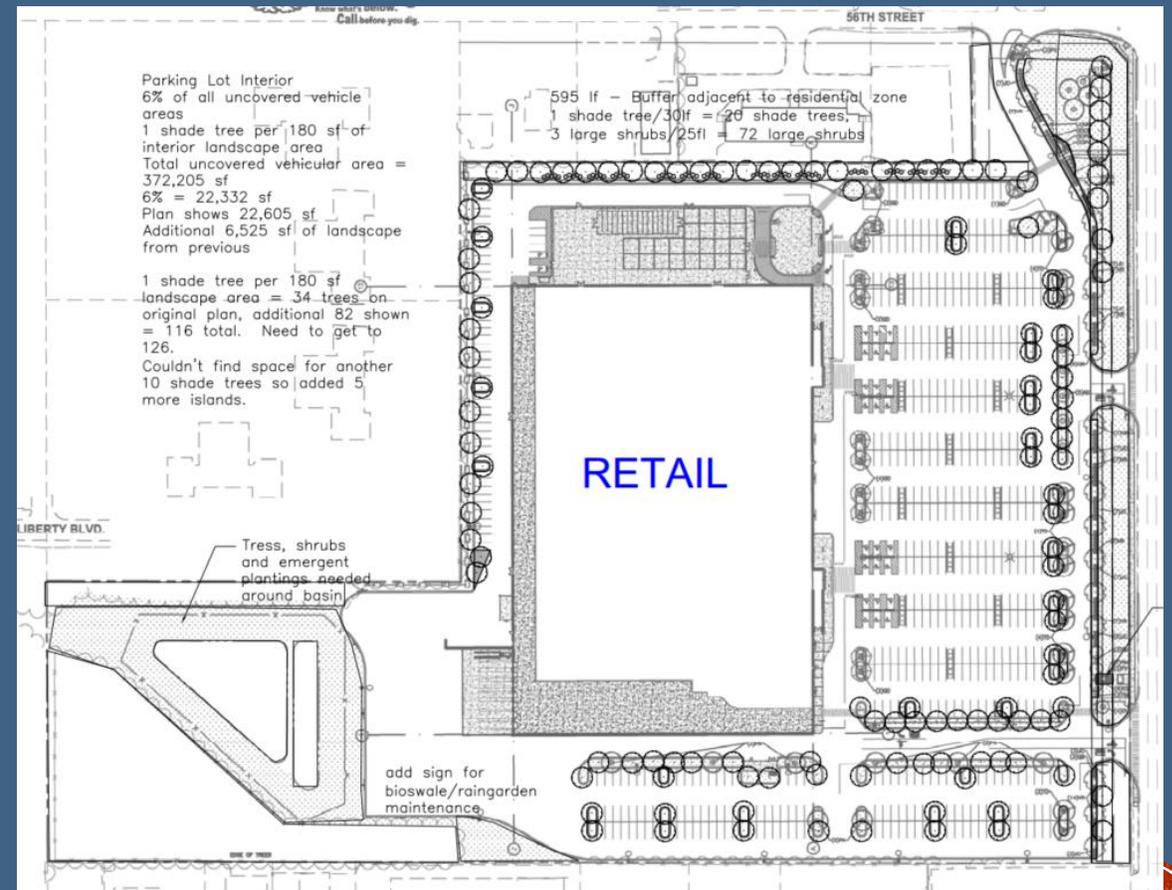


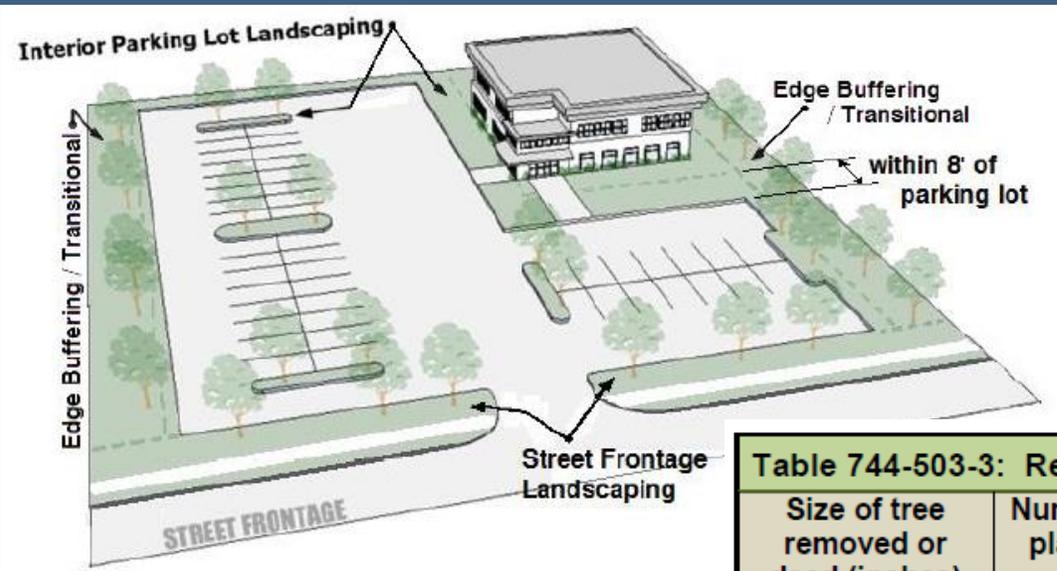
CONSIDERATIONS

Before



After





CONSIDERATIONS:

- Landscape requirements modified significantly
- Some trees protected and require mitigation
- Street trees and parking interior required
- Green Factor (see next page)
- Flexibility kept in mind and tree diameters reduced.

Table 744-505-2: Required interior landscaping area

Internal landscape areas shall be dispersed on the lot to break large uninterrupted expanse of pavement.

| Type of development | A |
|--|----------------------------------|
| For development occurring on land in which 75% or more of the land area was previously developed for purposes other than residential or agricultural | 6% of all uncc vehicle areas |
| For any undeveloped commercial out lot established before the first day of the month that is six months after the date of adoption that is 2 acres in size or less | 6% of all uncc vehicle areas lot |
| For new development and any other type of development | 9% of all uncc vehicle areas |
| Minimum width of required landscape areas ²⁰¹⁸ | |
| Landscaped area | 8 feet |
| Landscaped area using structural soil | 6 feet |
| Minimum number of shade trees ²⁰¹⁹ | 1 per 180 squ interior landsc |

Table 744-503-3: Replacement Trees

| Size of tree removed or dead (inches) | Number of Trees to be planted to replace a Heritage Tree | Number of Trees to be planted to replace an existing tree |
|---------------------------------------|--|---|
| Over 36 DBH | 15 | 10 |
| 25.5 to 36 DBH | 11 | 8 |
| 13 to 25 DBH | 8 | 6 |
| 10.5 to 12.5 DBH | 6 | 4 |
| 8.5 to 10 DBH | 5 | 4 |
| 6.5 to 8 | 3 | 2 |
| 4 to 6 | 2 | 2 |
| 2.5 to 3.5 | 1 | 1 |

Table 744-503-1: Minimum Plant Sizes

| Plant material type (ASNS types) | Minimum size |
|---|-------------------------------|
| Deciduous/ Overstory Shade Tree (Type 1 or 2) | |
| Single Trunk | 2 in. caliper ¹⁹⁹⁴ |
| Multi Trunk | 10 ft. in height |
| Evergreen/Coniferous Tree | 6 ft. in height |
| Ornamental/ Understory Tree | 1.5 in. caliper |
| Large Shrub – Deciduous (Type 2 or 3) | 24 in. in height |
| Large Shrub – Evergreens (Types 4, 5 or 6) | 30 in. in height |
| Small Shrub – Deciduous (Type 1) | 18 in. in height |
| Small Shrub – Evergreens (Type 1, 2 or 3) | 24 in. in spread |
| Ground cover | 3 in. in height |

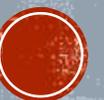


Table 744-509-1: Green Factor Calculation ²⁰³⁴

| Column A | Column B | Column C | Column D | Column E |
|--|------------------|---|------------|----------|
| Type of Area or Element | Number of Plants | Measured Area or Area Equivalent in Sq. Ft. | Multiplier | Score |
| Parcel Size | | 858640 | | |
| Landscaped areas with uncompacted soil depth less than 24 inches | | | | |
| Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity | | 49750 | 0.2 | 9950 |
| Large shrubs or ornamental grasses [1] | | 16 sq. ft. per | 0.3 | |
| Landscaped areas with uncompacted soil depth of 24 in. or more | | | | |
| Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity | | 7014 | 1.0 | 7014 |
| Area of other areas with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity | | 22605 | 0.7 | 15824 |
| Large shrubs or ornamental grasses [1] | 262 | 16 sq. ft. per | 0.3 | 1258 |
| Small trees [2] | | 50 sq. ft. per | 0.3 | |
| Medium trees [3] | 10 | 100 sq. ft. per | 0.4 | 400 |
| Large trees [4] | 178 | 200 sq. ft. per | 0.4 | 14240 |
| Undisturbed Areas [5] | | | | |
| Undisturbed areas less than 10,000 sf | | | 0.8 | |
| Undisturbed areas 10,000 sf or more | | 65817 | 1.5 | 98725 |
| Significant Trees over 10 in. DBH preserved | | 250 sq. ft. per | 0.5 | |
| Heritage Trees over 8 in. DBH preserved | | 250 sq. ft. per | 0.5 | |
| Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees | | 250 sq. ft. per | 0.5 | |
| Building or Structural Features | | | | |
| Permeable paving for walkways, parking lots, etc. | | | 1.2 | |
| Photocatalytic pavement or building exterior | | | 1.5 | |
| White roof area | | 191860 | 0.1 | 19186 |
| Vegetated walls - area of wall covered | | | 0.7 | |
| Infiltration areas, underground chambers or surface, such as sand filters | | | 1.5 | |

GREEN FACTOR:

- New Requirement
- Some exceptions
- Can meet it in a variety of ways
- Promotes redevelopments and green building
- Totally exempt if under 1/2 acre or if building is Energy Star rated 75 or higher (in perpetuity)



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- New Requirement
- Some exceptions
- Can meet it in a variety of ways
- Promotes redevelopments and green building
- Totally exempt if under 1/2 acre or if building is Energy Star rated 75 or higher (in perpetuity)

| | | | | |
|---|--|-----------------|-----|-------|
| Green roofs: | | | | |
| Area of green roof with more than 2 in. but not more than 4 in. growing depth | | | 1.2 | |
| Area of green roof with over 4 in. growing depth | | | 1.4 | |
| Off-site improvements | | | | |
| Tree credit to the Tree Fund [6] | | 100 sq. ft. per | 0.4 | |
| Bonuses applied to factors above | | | | |
| Bioretention areas such as rain gardens, stormwater planters, and bioretention swales | | * | 1.5 | |
| Landscaping that consists entirely of drought-tolerant or native species, as defined by the Administrator | | 45920 | 0.4 | 18368 |

Table 744-509-1: Green Factor Calculation ²⁰³⁴

| Column A | Column B | Column C | Column D | Column E |
|---|------------------|---|------------|----------|
| Type of Area or Element | Number of Plants | Measured Area or Area Equivalent in Sq. Ft. | Multiplier | Score |
| Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water | | | 0.2 | |
| Landscaping visible to passersby (adjoining & up to 85 ft depth) | | 49850 | 0.1 | 4985 |
| Landscaping to be maintained in food cultivation | | | 0.1 | |
| Landscape area utilizing structural soil [7] | | | 0.1 | |

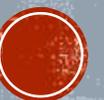
Total Green Factor Score

189,950
Total

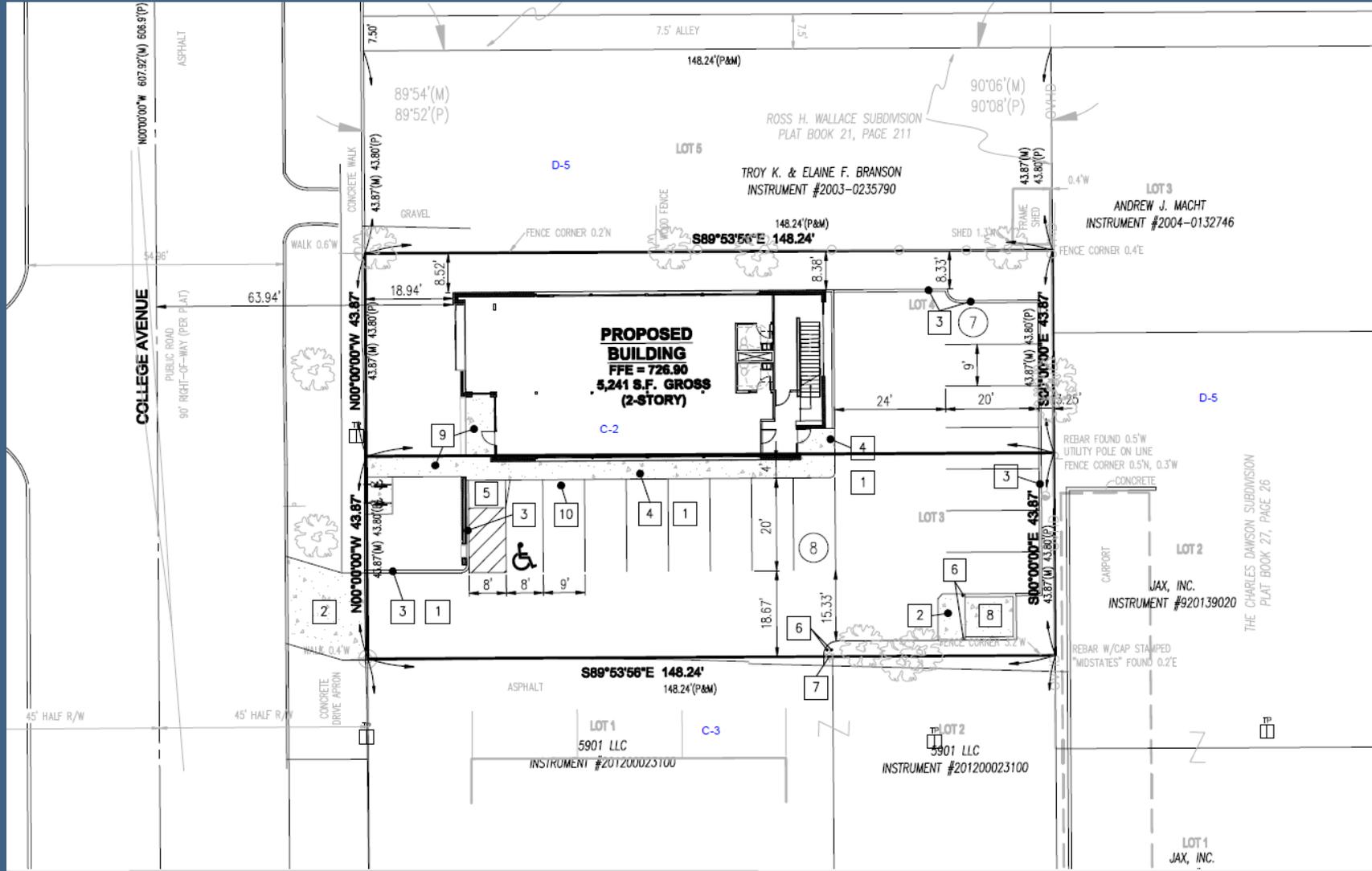
0.22
Green Factor

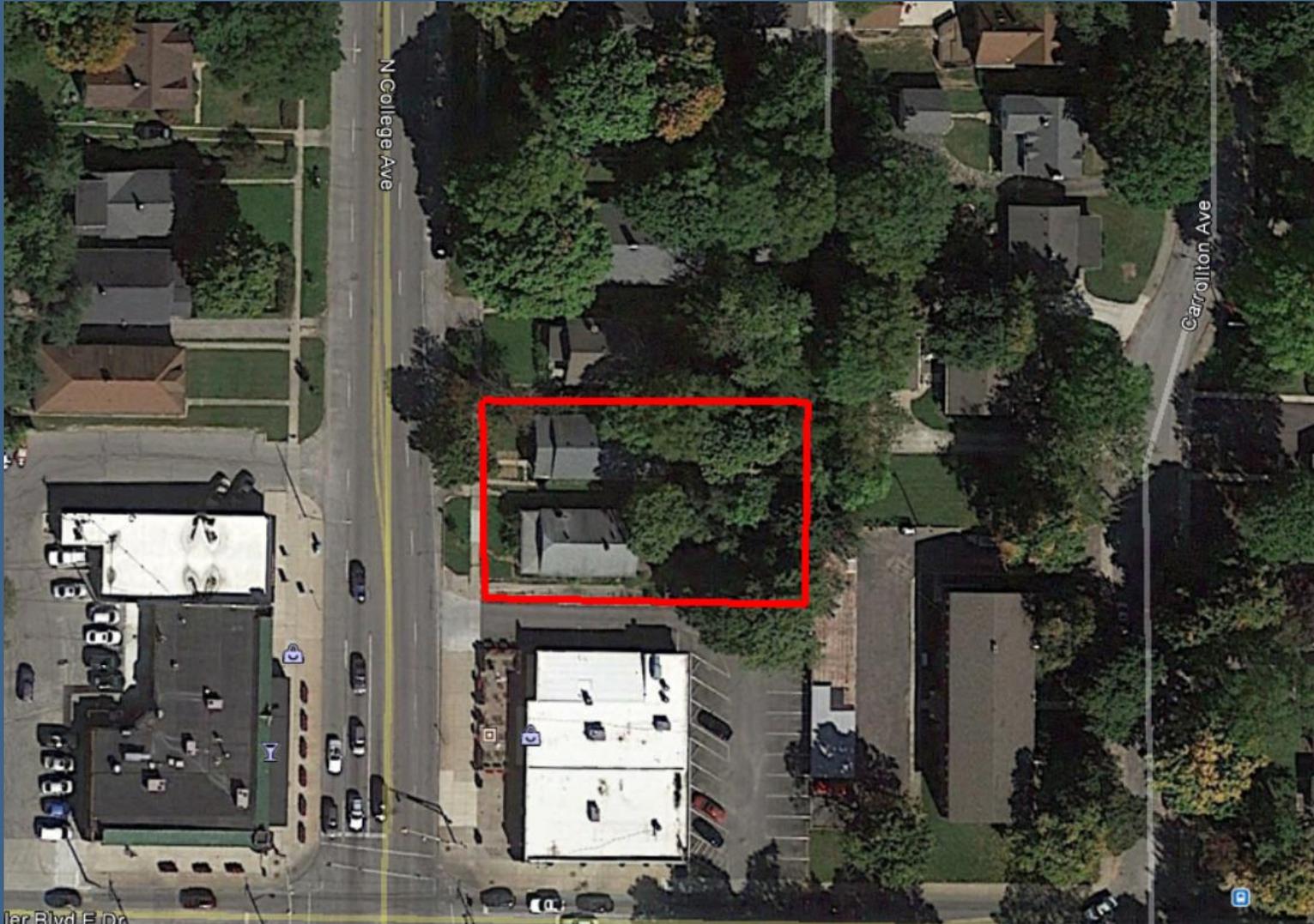
Notes for Green Factor

- [1] Large shrubs or ornamental are those that reach 3 ft or more in height at maturity.
- [2] Small trees are trees that have a canopy spread less than 16 ft at maturity.
- [3] Medium trees are trees that have a canopy spread of 16 ft to 24 ft at maturity.
- [4] Large trees are trees that have a canopy spread of 25 ft or greater at maturity.
- [5] Undisturbed Area is a land area that is not affected by the construction activity; the land area must be stable and include established vegetation as evidenced by the presence of mature trees, understory plants or grasses other than turfgrass.
- [6] Contribution in lieu of a tree may be made for additional trees that are not required in a required yard. No more than 50% of the site's credited trees may be tree credits. Contribution method and amount to be established by Metropolitan Development Commission.



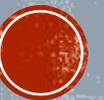
SITE 2: SMALL MIXED USE

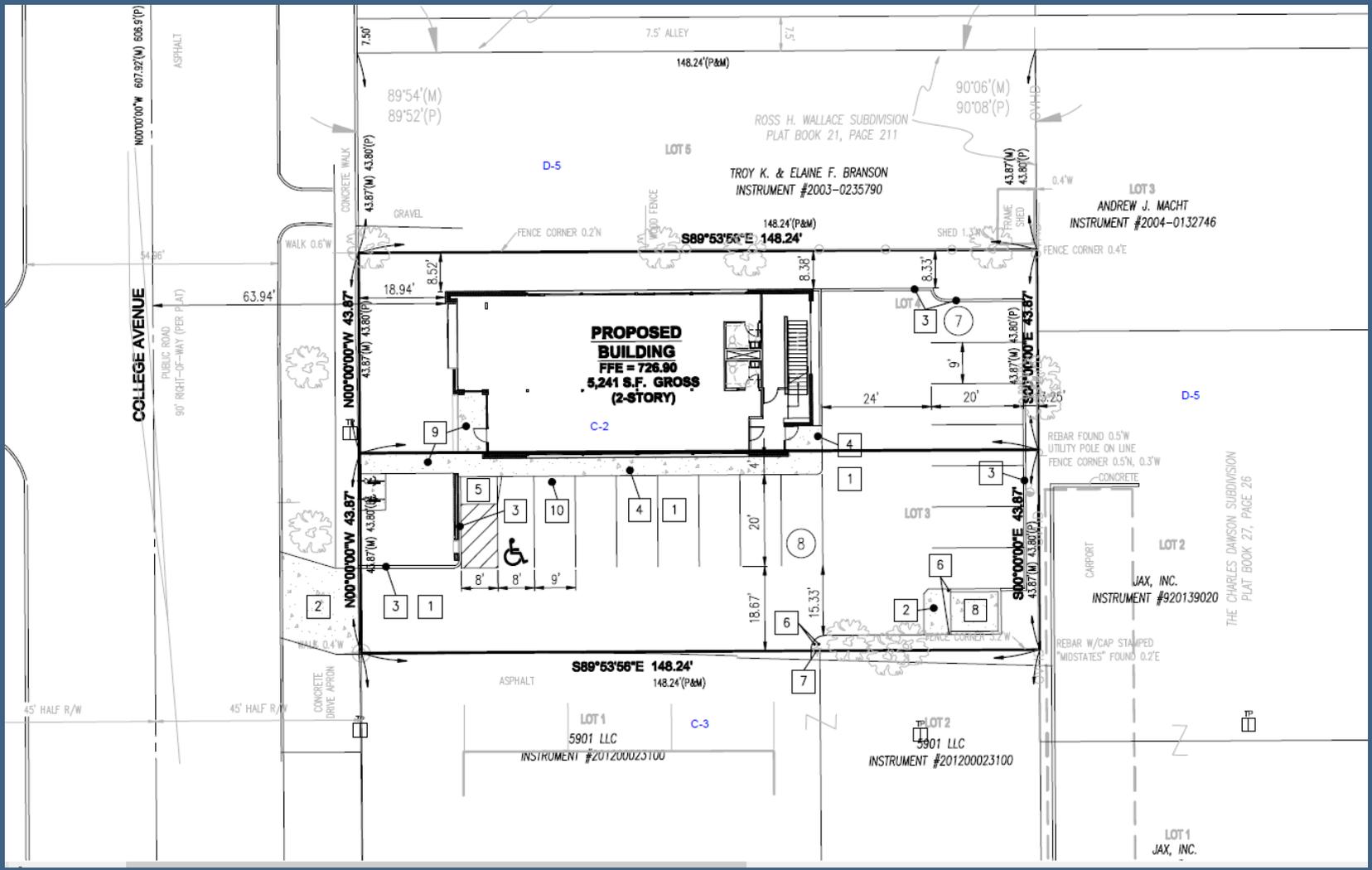




FACTS:

- Less than 0.5-acre
- Two parcels; rezone required to C-2
- Several Development Variances obtained
- Bank, community, café, office





AS APPROVED:

- Transition Yard/Setback variance from north
- Parking variance
- Drive aisle variance
- Long and arduous process with neighborhood



B. Mixed-Use One District (MU-1)⁸⁵²

1. Purpose

The MU-1 District is intended for the development of high-rise office uses and apartments intermixed, grouped in varying combinations or provided in the same building. MU-1 is designed for use along arterials with both high-traffic counts and positive pedestrian experience or demand. Appropriate settings for the MU-1 district include the midtown and uptown areas of the city, very near rapid transit stops, or in the midst of high intensity regional commercial complexes.

2. Examples⁸⁵⁸



**TABLE 742-105-1
MU-1 DISTRICT
DIMENSIONAL STANDARDS**

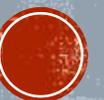
| LOT STANDARDS | |
|--------------------------------------|-----------------------|
| Minimum street frontage | 50 ft. |
| SETBACKS | |
| Minimum front setback | 12 ft. ⁸⁵³ |
| Maximum front setback | 40 ft. ⁸⁵⁴ |
| Minimum front transitional yard | 20 ft. |
| Minimum side yard | 10 ft. |
| Minimum side transitional yard | 15 ft. |
| Minimum rear yard | 10 ft. |
| Minimum rear transitional yard | 15 ft. |
| BUILDING STANDARDS | |
| Minimum building height | 25 ft. ⁸⁵⁵ |
| Maximum building height | unlimited |
| Minimum transitional building height | 25 ft. ⁸⁵⁶ |
| Maximum transitional building height | 45 ft. ⁸⁵⁷ |

This Table is a summary of selected standards; refer to Chapter 744, Article II Lot and Building Dimensions, for additional regulations.

*In case of a discrepancy with this summary table, the master table in Chapter 744-II governs.

CONSIDERATIONS:

- Potential for Subdivision Plat
- Setbacks modified very little – same variances required
- C-2 Zoning now renamed MU-1 with some different uses
- Parking required would be 11 spaces with credit for transit.



- Floodplain Mitigation
- Subdivision Requirements
- Building Expansions
- Redevelopments
- Transit Oriented Development

**ADDITIONAL
ITEMS TO BE
AWARE OF
MOVING
FORWARD**



QUESTIONS?

MARCH 14, 2016

