

BEECH GROVE BOARD OF ZONING APPEALS

**Beech Grove City Hall
800 Main Street
1:00 p.m.**

STAFF REPORTS FOR May 2, 2018

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

DIVISION OF PLANNING

PETITION NO.	PETITION ADDRESS AND LOCATION	PAGE
NEW PETITIONS:		
2018-UVB-004	520 North 11 th Avenue Center Township, CD #21	2
2018-UVB-005	5361-5401 Elmwood Avenue Franklin Township, CD #18	11

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

Case Number: 2018-UVB-004
Address: 520 North 11th Avenue (approximate address)
Location: Center Township, Council District #21
Zoning: D-5
Petitioner: Michael Hughes
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an electrical contracting business (not permitted).

Staff **recommends approval** of the variance petition subject to the following commitments:

1. There shall be no vehicular access to the building from Southern Avenue.
2. There shall be no outside storage of materials on site.
3. The dumpster shall be relocated to an area west of the front (east) building façade.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE

- ◇ This request would legally establish and provide for the expansion of an electrical contracting business. The site has been used as an industrial or commercial business for over 70 years. The main part of the structure was built in 1941. All of the dwellings to the south and east were constructed after 1941. A variance was granted in 2006 for an automobile repair business on the subject site. In 1997, a variance was granted for the fabrication, assembly, repair and storage of pump units. Prior to that it was apparently used as an appliance repair facility for approximately three years. From the mid 80's to the mid 90's it was used as an industrial manufacturing facility. Staff was unable to locate any uses prior to the mid 80's, however the structure was clearly built as an industrial or commercial building and was probably used as such since 1941.
- ◇ The proposed use is consistent with the neighborhood plan (Redevelopment/Revitalization of the Southside Community Plan, 1998) which recommends light industrial uses. A contracting business is a permitted I-1 use which corresponds to the light industrial recommendation. Because the site was built for and has been used for commercial or industrial uses since 1941, a hardship exists on the property. It would be difficult to utilize the structure on the site for residential purposes, therefore, a deviation from the plan is warranted.

COMMITMENTS

- ◇ Because the site is surrounded by residential uses and some of the structures are located in close proximity to adjacent dwellings, staff has listed several conditions that are an integral part of the approval recommendation. They are critical in limiting any potential negative impacts on the adjacent properties.

(Continued)

STAFF REPORT 2018-UVB-004 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE D-5 Industrial Building

SURROUNDING ZONING AND LAND USE

North - D-5	Residential
South - D-5	Residential
East - D-5	Residential
West - D-5	Residential

**NEIGHBORHOOD PLANNING
AREA**

The site is located within the boundaries of the Redevelopment/Revitalization of the Southside Community Plan which designates the site for light industrial development.

THOROUGHFARE PLAN

North 11th Avenue and Southern Avenue are not indicated on the Official Thoroughfare Plan.

ZONING HISTORY

2006-UVB-008; 520 North 11th Avenue (subject site), requests a Variance of Use to provide for a motor vehicle repair business, **granted**.

97-BGSV-17; 520 North 11th Avenue (subject site), requests a Variance of Use to provide for the shipment, receipt, fabrication, assembly, machining, repair, storage and delivery of pump units, assemblies, ancillary equipment and components, **granted**.

LA



C1.1
SHEET NO.

CERTIFICATION

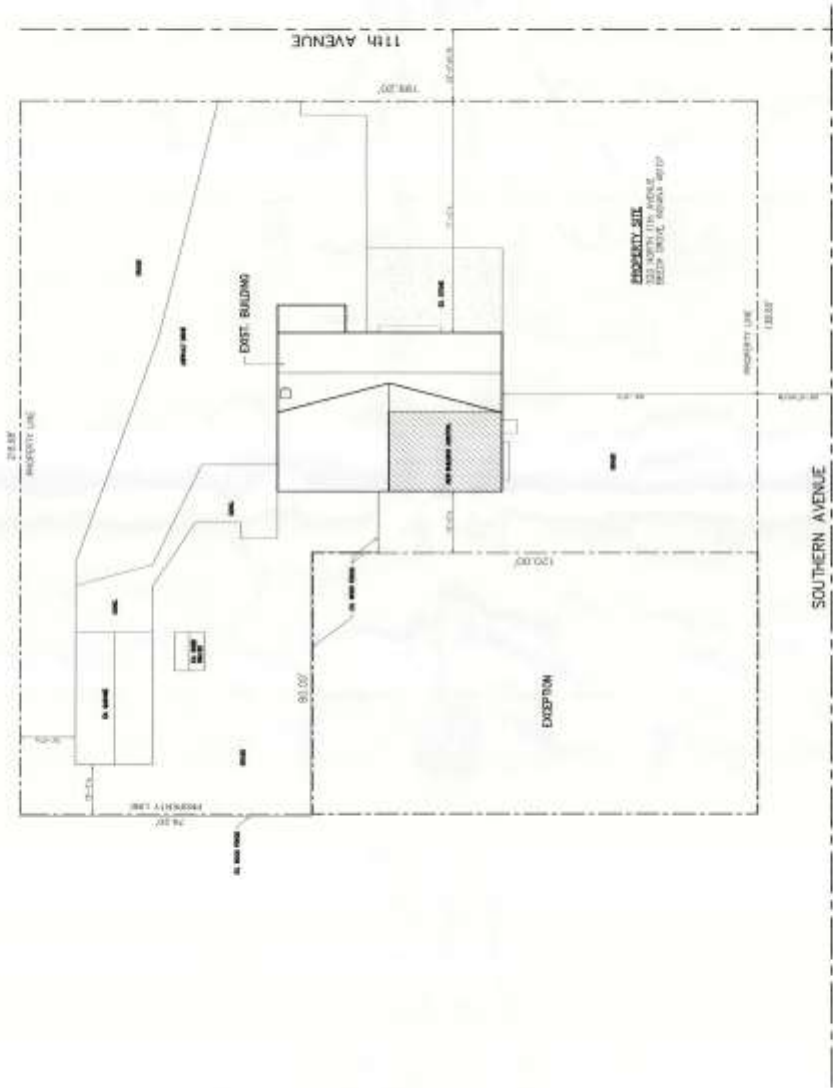
DATE	
REVISION	
PROJECT NO.	
PROJECT NAME	
PROJECT ADDRESS	
PROJECT CITY	
PROJECT STATE	
PROJECT ZIP	
PROJECT PHONE	
PROJECT FAX	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT URL	

HUGHES ELECTRIC CO.
520 NORTH 11TH AVENUE
BENCH GROVE, MISSOURI

BUILDING ADDITION PROJECT FOR:
HUGHES ELECTRIC CO.
520 NORTH 11TH AVENUE
BENCH GROVE, MISSOURI

B.H.R.
CONSTRUCTION SERVICES, LLC
2770 N. GARDNER AVE., SUITE 100
BENICORVILLE, MO 64012
TEL: 816-338-1111
WWW.BHRCORPORATION.COM

Map scale: 1" = 40'
Scale of Plotting



S I T E P L A N
P L A N N O T E



1. Subject site frontage along 11th Ave - looking south



2. Adjacent to the east



3. Subject site



4. Subject site



5. Subject site - looking south



6. West side of main building looking south



7. Accessory structures on northwest portion of site



8. Adjacent to south



9. Adjacent to west



10. Subject site looking north - proposed location of building addition

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2018-UVB-005
Address: 5361-5401 Elmwood Avenue (approximate address)
Location: Franklin Township, Council District #18
Zoning: I-2
Petitioner: Big Tex Trailer World, Inc.
Request: Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the sale, rental and repair of trailers (not permitted).

RECOMMENDATIONS

Staff **recommends approval** of this request subject to the following condition:

The gravel parking area adjacent to Elmwood Avenue shall be paved, according to the site-plan, file-dated April 27, 2018, within six months of the variance grant.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

VARIANCE

- ◇ This request would allow the sale, rental and repair of trailers. The previous use of the subject site was for heavy equipment sales, rental and repair. While the heavy equipment use is a permitted use in the I-2, trailer use is not because trailers are technically classified as vehicles and not equipment.
- ◇ This section of Elmwood Avenue has a combination of heavy commercial and industrial uses with some residential uses across Elmwood Avenue to the north. Many of these uses have heavy truck traffic and significant outside storage and operations. The addition of trailer sales would be consistent with the nature of other intense uses in the area.
- ◇ Because the site would be used similar to its historical use and trailer sales would be consistent with other heavy commercial uses along Elmwood Avenue, the variance grant would be appropriate.

(Continued)

STAFF REPORT 2018-UVB-005 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE I-2 Vacant

SURROUNDING ZONING AND LAND USE

North - I-2	Industrial
South - C-S	Interstate 465
East - I-2	Undeveloped
West - C-5	Commercial

COMPREHENSIVE GENERAL LAND USE PLAN

Recommends community commercial use development for this site.

THOROUGHFARE PLAN

Interstate 465 is listed as a freeway with a 200-foot right-of-way existing and a 300-foot right-of-way proposed. Elmwood Avenue is a primary collector with a 60-foot right-of-way existing and an 80-foot right-of-way proposed.

ZONING HISTORY

2018-UVB-002; 5457 Elmwood Avenue, requests a Variance of Use to provide for heavy truck repair, **granted**.

2014-UVB-006; 5245 Elmwood Avenue, requests a Variance of Use of the Commercial Zoning Ordinance to provide for swimming pool sales, construction and service, **granted**.

2013-DVB-006; 5324 Elmwood Avenue, requests a Variance of Development Standards to provide for a gravel parking area for semi-cab truck parking (paving required), **granted**

2012-DVB-001; 5336 Elmwood Avenue, requests a Variance of Development Standards of the Commercial Zoning Ordinance to provide for gravel parking and drive aisle, with a zero-foot south landscape strip and parking encroaching into the right-of-way, a zero-foot west transitional yard, a 19-foot driveway access and a 20.25-foot access drive and parking without proper maneuvering, **granted**.

2011-UVB-005; 5245 Elmwood Avenue, requests a Variance of Use of the Commercial Zoning Ordinance to provide for automobile sales, an antique store and a pawn shop, **granted**.

2007-DVB-012; 5336 Elmwood Avenue, requests a Variance of Development Standards of the Commercial Zoning Ordinance to provide for automobile display at the rear of the site on gravel, a four-foot south landscape strip, a zero-foot west transitional yard, a 15-foot driveway access and parking without proper maneuvering, **denied**.

2007-ZON-109; 5354 Elmwood Avenue, request a rezoning of 1.16 acres, from the D-3 District to the I-2-S classification to provide for light industrial uses, **approved**.

(Continued)

STAFF REPORT 2018-UVB-005 (Continued)

2007-ZON-011; 5423 Elmwood Avenue, requests a rezoning of 0.555 acres, from the D-3 District to the I-2-S classification to provide for light industrial uses, **approved**.

2006-DVB-005; 5401 Elmwood Avenue, request a Variance of Development Standards of the Sign Regulations to legally establish a 40-foot tall, 137.7 square-foot free-standing sign and to provide a 46.22 addition to said sign located 160 feet from an existing free-standing sign on the same street frontage and to legally establish three freestanding signs all located on the on the same premises, **granted**.

2006-UVB-013; 5423 Elmwood Avenue, requests a variance of use of the Dwelling Districts Zoning Ordinance to provide for a contractor's business, **granted**.

2004-UVB-003; 5454 Elmwood Avenue, requests a Variance of Use of the Dwelling Districts Zoning Ordinance to provide for retail sales of parts for all terrain vehicles, **granted**.

2003-ZON-017; 5418 Elmwood Avenue, requests a rezoning of 3.09 acres from the D-7 and I-2-S Districts to the I-2-S Classification to provide for industrial uses, **approved**.

2000-ZON-093; 5348 Elmwood Avenue, requests a rezoning of 1.79 acres from the D-3 District to the I-2-S classification, **approved**.

2000-DVB-009; 5348-5352 Elmwood Avenue, requests a Variance of development standards of the Industrial Zoning Ordinance to provide for the construction of 2,896-sqaure foot building, with a related parking area, with a 10-foot transitional side yard along the east property line, **granted**.

2000-ZON-064; 5350 and 5352 Elmwood Avenue, requests a rezoning of 1.79 acres from the D-3 District to the C-ID classification, **withdrawn**.

86-BGV-5; 5342 Elmwood Avenue, request a Variance of Development Standards of the Commercial Zoning Ordinance to provide for 15-foot side and rear transitional yards for parking and drive aisles, **granted**.

83-BGV-12; 5342 Elmwood Avenue, request a Variance of Development Standards of the Commercial Zoning Ordinance to provide for 10-foot side and rear transitional yards for commercial/warehouse buildings, **denied**.

81-Z-30; 5342 Elmwood Avenue, requests a rezoning of 2.0 acres, from the D-3 District to the C-ID classification to provide for a contractor's office, **approved**.

77-Z-158; 5508 Elmwood Avenue, requests rezoning of 5.0 acres, being in the A-2 and I-3-S Districts to the I-2-S classification to provide for office/warehouse uses, **approved**.

LA

BRCJ
 BROWN COUNTY REGISTERED PROFESSIONAL ENGINEER
 1000 N. W. 10th Street, Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 341-1111
 Fax: (954) 341-1112
 www.brcj.com
 REGISTRATION NO. 125284
 EXPIRES 12/31/2018

DATE: 04/27/2018
PROJECT: METROPLAN
SCALE: AS SHOWN

PROJECT: METROPLAN
SCALE: AS SHOWN

PROJECT: METROPLAN
SCALE: AS SHOWN

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SCALE: AS SHOWN



PROJECT: METROPLAN
SCALE: AS SHOWN

PROJECT: METROPLAN
SCALE: AS SHOWN

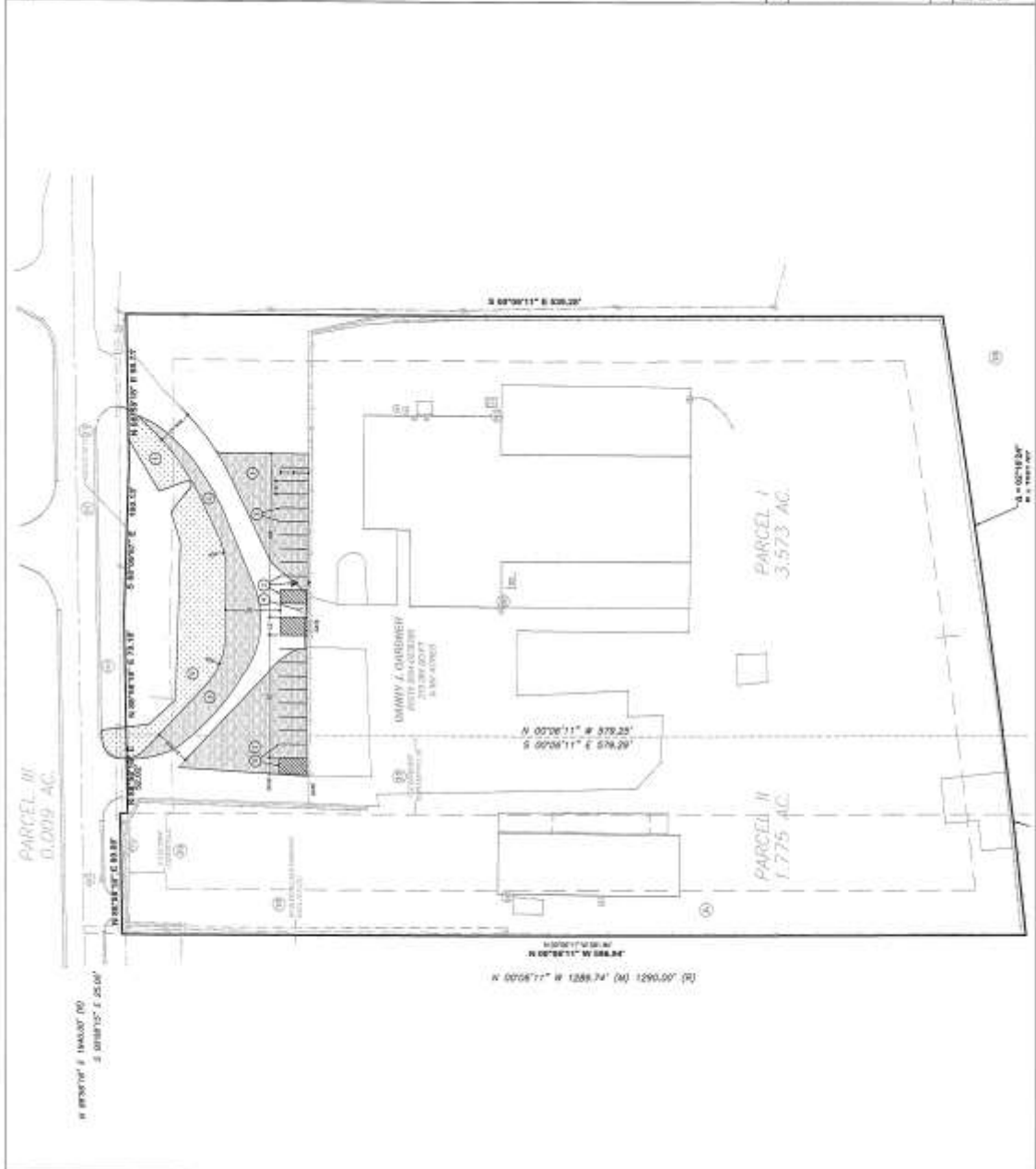
GENERAL NOTES

Metropolitan Development
 APR 27 2018
 Division of Planning

- PLAN NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- PROPOSED TRAILERS



C100







