

CU24-06 853 W. Fifth St., Lots 16 & 17 Thayers Park Front Addition, H.D. Mize Rentals, LLC, Applicant, requests a Conditional Use approval for 2 three-unit multi-family dwellings and a variance to reduce the required number of parking spaces to a total of 9 spaces, zoned RU Residential Urban, .28 acres +/-

EXHIBITS:

Site plans file dated November 21, 2024

Building plans file dated December 10, 2024



Aerial Map of Proposed Project Location

Surrounding Uses

- North: "RU" Residential Urban, Single-Family Dwelling
- South: "RU" Residential Urban, Single-Family Dwelling
- East: "RU" Residential Urban, Vacant Lot
- West: "RU" Residential Urban, Single-Family Dwelling

Site History

The site is two empty lots located on West Fifth St. between North Broadway St. and North Hendricks St. The two lots that comprise the site were previously used as a single-family dwelling. The dwelling which was located on lot 16 was deemed unsafe by the City of Greenfield and demolished in 2014. The lots have remained vacant since.

Current Proposal

The petitioner is seeking conditional use approval to construct two multi-family dwellings. There will be two 1968 square foot buildings. Each building will contain three units that are 656 square foot each. These are all one-bedroom units with ingress/egress on both sides of the unit. The petitioner proposes nine parking spaces with access from the alley. This is one space less than the required 10 spaces. To

accommodate parking across the lot line the petitioner will be combining the lot with a new deed. They will be following the requirements for lot combination in the UDO.

CONDITIONAL USE FINDINGS: For two three-unit multi-family dwellings.

Section 155.094 of the Greenfield Zoning Ordinance addresses the approval procedures for conditional uses. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions “if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:”

(a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire and catastrophe.

Findings: There is adequate traffic flow and access for traffic and emergency response vehicles on the public rights-of-way. Along with the access from West Fifth St., there is also an alley behind the lots to allow access to the structures.

(b) Off-street parking and loading areas, with particular attention to the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Findings: The petitioner proposes to improve the site with nine parking spaces on the rear of the property along the alley. The UDO requires 1.5 spaces per unit; therefore, the proposed number of spaces is one short of the requirement. The petitioner is requesting a variance to allow a reduction of the parking requirement to a total of nine spaces.

Per the Residential Urban section of the UDO the “Parking lots shall be screened with a brick or masonry opaque wall of at least three feet in height or landscaping of a similar mass”. The petitioner has stated that they will install the landscaping screen on the east and west property lines. A landscaping plan for this screen, done by a landscape architect, will need to be submitted with the plans for permitting.

The neighborhood in which this site is located does not have curbs and sidewalks. The city engineer has reviewed the site and has waived the requirement for a sidewalk along the street.

(c) Refuse and service areas.

Findings: The petitioner is proposing to utilize standard size totes for refuse collection. These totes will be stored behind the buildings so that they are not visible from the street.

(d) Special screening and buffering with reference to type, dimensions, and character.

Findings: The site will have screening of the parking area mentioned above. Two street trees will also be required and installed per Section 97.03 of the municipal code or ordinance.

(e) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Findings: A sign plan was not included in the application.

(f) Additional setback distances, yards, and other open space.

Findings: The structures are located behind the minimum setback lines, and the lot coverage and open space requirements have been met.

(g) General compatibility with adjoining properties, with reference to site development standards designed for their mutual protection and the environmental harmony of the district.

Findings: This proposal will not negatively impact the compatibility of the property with surrounding parcels. The UDO states that the Residential Urban District is intended to regulate land located in the urban areas surrounding downtown and other neighborhoods exhibiting traditional development pattern, and that this district is appropriate higher density uses. This neighborhood exhibits these characteristics.

All conditional use approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.) Conditional use approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

VARIANCE FINDINGS: Reduction of the required number of parking spaces to a total of Nine. Section 155.093 (B) of the Zoning Ordinance of Greenfield addresses variances from development standards. "The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the Zoning Code, unless already heard by the Plan Commission during the platting process. In approving variances, the Board of Zoning Appeals may attach such conditions to the variances as it deems necessary to assure compliance with the purpose of the Zoning Ordinance. If the conditions of the variance are not completely and continuously adhered to after the granting of the variance, the property and/or owner may be subject to enforcement actions and revocation of the terms of approval. A variance may be approved under this section only upon a determination in writing that:"

(1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings: The proposal **would not be** injurious to the public health, safety, morals and general welfare of the community. The Residential Urban district is intended for higher density uses such as the proposed multi-family dwellings. Street parking is available in this neighborhood and is common in the Residential Urban district.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings: The proposal **would not** affect the adjacent area in a substantially adverse manner. Staff finds that reducing the parking requirements by one space is not a large variation and is easily absorbed by the available on street parking.

(3) The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

Findings: A strict application of the Ordinance **would** result in practical difficulty. The Residential Urban district requires parking to be in the side and/or rear yards for multi-family. The proposed parking spaces on the site use all available space in the rear yard. The lots that comprise this site are narrow and do not accommodate parking in the side yards.

(4) There are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district.

Findings: Extraordinary conditions **do** exist for this property. Other properties within the vicinity utilize on street parking exclusively. Housing, specifically work force housing, is in short supply within the community. This proposal helps to address that need.

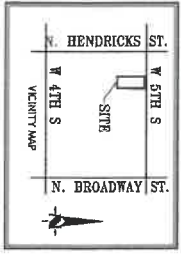
All variance approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.) Variance approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

Section 155.093, 2, A of the Zoning Ordinance of Greenfield states that “A variance may be approved under this section only upon a determination in writing that [the above four criteria]” are met in the petitioner’s favor. If the Board does not ascertain findings in the Petitioner’s favor in all criteria, then it may not legally approve the variance.

Staff Recommendation: Approve the conditional use to allow 2 three-unit multi-family dwellings with the following conditions:

1. Complete the platted lot combination using the specific language required per Section 155.080 of the UDO.
2. Provide a revised site plan with the nine parking spaces on the rear of the lot prior to permitting.
3. A landscaping plan for the parking lot screening, done by a landscape architect, will need to be submitted with the plans for permitting.
4. Install two street trees in accordance with Section 97.03 of the municipal code or ordinance.
5. All required permits be obtained.

Staff Recommendation: Approve the variance to allow the reduction of the required parking spaces to a total of 9 spaces.



CONSTRUCTION DRIVE:
 TEMPORARY CONSTRUCTION DRIVE TO COMPLY WITH CITY OF GREENFIELD ORDINANCES

BEACH MARK INFORMATION:
 17M x 10M SIGN ON NORTH EAST CORNER OF LOT 17 (ELEVATION = 421.17)

LOT NO. 17
THAYERS PARK FRONT ADDITION
6663 BARRINGTON PLACE
HANCOCK COUNTY
INDIANA

- NOTE:**
- 1) EROSION CONTROL MEASURES MUST BE FUNCTIONAL AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - 2) EROSION CONTROL MEASURES AND PROVISIONS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - 3) MANAGEMENT OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE APPROVED AND SUBMITTED TO THE CITY OF GREENFIELD FOR APPROVAL.
 - 4) CHANGES TO THIS PLAN SHALL BE SUBMITTED TO THE CITY OF GREENFIELD FOR APPROVAL.
 - 5) THE INDIVIDUAL LOT OPERATOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE LOT OPERATOR'S PORTION OF THE LOT OPERATOR'S PORTION OF THE EROSION AND SEDIMENT CONTROL MEASURES OF THE CITY OF GREENFIELD.

NOTE: THE PROPOSED RESIDENCE IS IN ZONE "R" WHICH IS NOT ZONED FOR FLOOD PROTECTION. THE CITY OF GREENFIELD HAS A FLOOD HAZARD MAP DATED 04/2007. THE ACCURACY OF THIS FLOOD HAZARD MAP IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO REFERENCED FLOOD INSURANCE RATES.

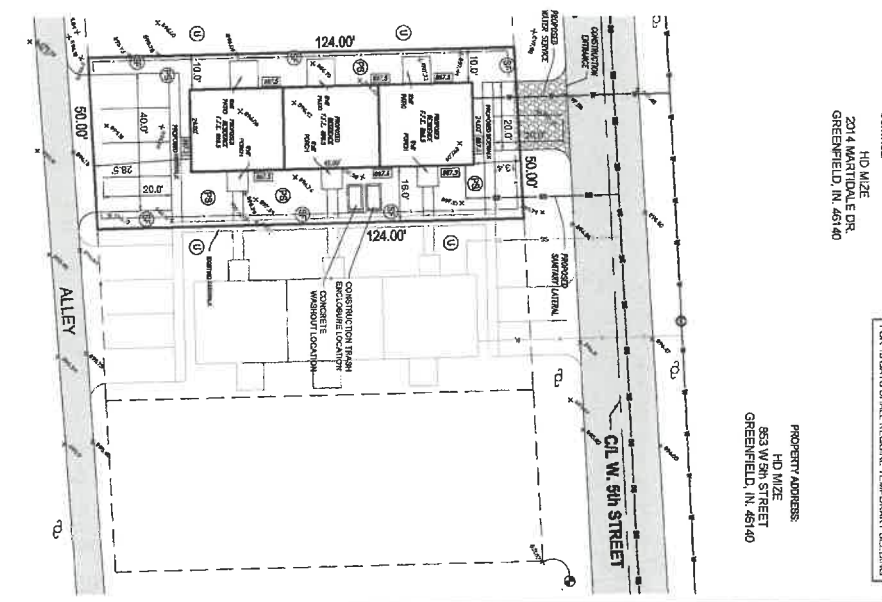
- General notes:**
- 1) Proposed 1st floor elevations of 420.00' shall be used.
 - 2) The proposed 1st floor and 2nd floor elevations shown are minimum elevations in order to provide positive surface drainage away from the proposed residence. The 2nd floor elevations shall not be less than 2' above the existing ground surface elevation. The 1st floor elevations shall not be less than 1' above the existing ground surface elevation. The 2nd floor elevations shall not be less than 2' above the existing ground surface elevation. The 1st floor elevations shall not be less than 1' above the existing ground surface elevation.
 - 3) The 2nd floor elevations shall not be less than 2' above the existing ground surface elevation. The 1st floor elevations shall not be less than 1' above the existing ground surface elevation.
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 - 5) The 2nd floor elevations shall not be less than 2' above the existing ground surface elevation. The 1st floor elevations shall not be less than 1' above the existing ground surface elevation.
 - 6) Any subsurface drainage that is not shown shall be provided for the entire lot. The subsurface drainage shall be provided for the entire lot. The subsurface drainage shall be provided for the entire lot.
 - 7) The 2nd floor elevations shall not be less than 2' above the existing ground surface elevation. The 1st floor elevations shall not be less than 1' above the existing ground surface elevation.
 - 8) The 2nd floor elevations shall not be less than 2' above the existing ground surface elevation. The 1st floor elevations shall not be less than 1' above the existing ground surface elevation.
 - 9) The 2nd floor elevations shall not be less than 2' above the existing ground surface elevation. The 1st floor elevations shall not be less than 1' above the existing ground surface elevation.

LEGEND

- DEMOTES EXISTING GRADE ELEVATIONS
- DEMOTES PROPOSED FINISH GRADE ELEVATION
- DEMOTES PROPOSED FINISH GRADE ELEVATION
- DEMOTES PROPOSED FINISH GRADE ELEVATION
- DEMOTES STOCKPILE AREA
- DEMOTES UNDISTURBED AREA
- DEMOTES FURNISHED SEEDING
- DEMOTES STRIP PAVE DRAIN (ON APPROVED EQUAL)
- DEMOTES STRIP FENCE (ON APPROVED EQUAL)
- DEMOTES TEMPORARY CONSTRUCTION ENTRANCE (EXISTING DRIVE)

I, the undersigned Registered Land Surveyor, hereby certify that I have prepared a survey in accordance with the provisions of the laws of the State of Indiana, and that the same is a true and correct copy of the original survey as the same appears in my records. I am a member in good standing of the Indiana Board of Land Surveyors, and I am duly licensed to practice as a Registered Land Surveyor in the State of Indiana.

KENNETH GIBSON, REGISTERED LAND SURVEYOR, LICENSE NO. 11533



PROPERTY ADDRESS:
 HD MIZE
 2014 MARTINDALE DR.
 GREENFIELD, IN 46140

RESPONSIBLE FOR EROSION CONTROL:
 HD MIZE
 2014 MARTINDALE DR.
 GREENFIELD, IN 46140

NOTE: ALL STOCK PILES TO BE REMOVED

NOTE: ANY DISTURBED AREA LEFT UNDISTURBED ON 10/23/2024 SHALL BE REVEGETATED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION.

SCALE: 1" = 20'

DATE:	10-23-2024
DRAWN BY:	CW
CHECKED BY:	KG
SCALE:	1"=20'
PROJECT NO.:	22-241.2

Project Name:	HD MIZE
Sheet Title:	PLOT PLAN

Prepared For:
 HD MIZE
 2014 MARTINDALE DR.
 GREENFIELD, IN 46140

M. J. GIBSON
 LAND SURVEYORS

1800 N. Meridian Road
 Suite A
 GREENFIELD, IN 46140
 OFFICE: 317-457-4535

DATE:	9-17-2024	REVISION NO.:	REVISED FINISH FLOOR
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NO.	DESCRIPTION	BY	DATE

Elevations

SHEET TITLE:

PROJECT DESCRIPTION:
 LOC # 17 Trayers Park Addition to the City of Overland

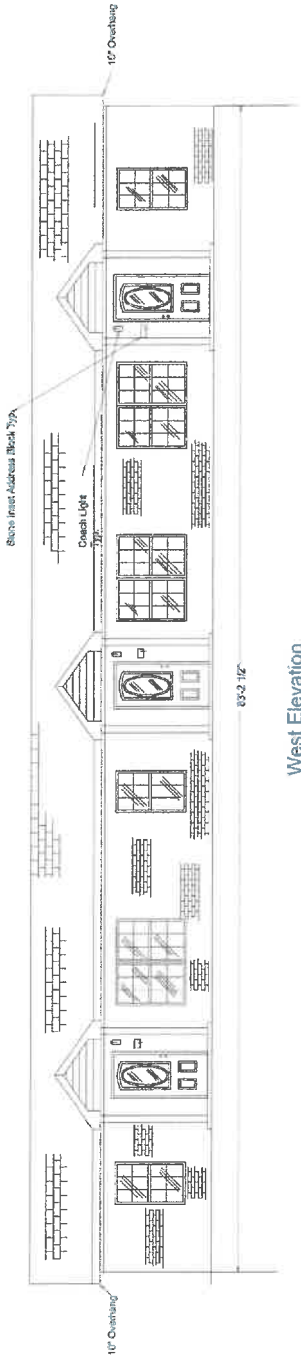
DRAWINGS PROVIDED BY:
 H.D. Mize Rentals, LLC
 101 N. Midway Dr. Overland, MO
 64110
 317-467-7091
 www.cdconstruction.com

DATE:
 11/7/2024

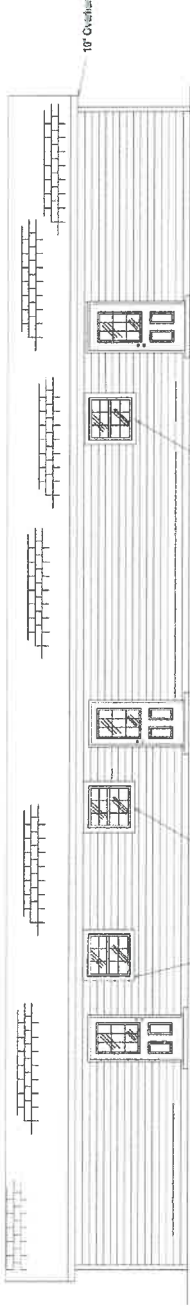
SCALE:
 1/4" = 1'-0"

SHEET:
 A-6

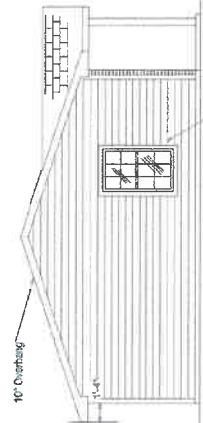
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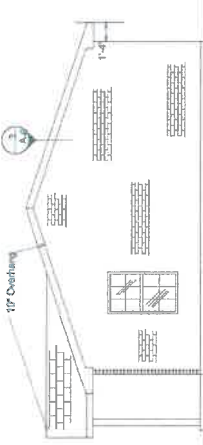
West Elevation



East



South Elevation



North Elevation

Exterior Finish Material	
Exterior	Milners Dark Victorian Gray
Roofing	Timberline Natural Shadow Charcoal Algae Resistant Gray
Deck	General Shale Woodlook
Overhang	Black aluminum



NO. DESCRIPTION	DATE

Floor Plan
SHEET TITLE:

PROJECT DESCRIPTION:
Lot # 27 Haynes Park Addition to The City of Greentield

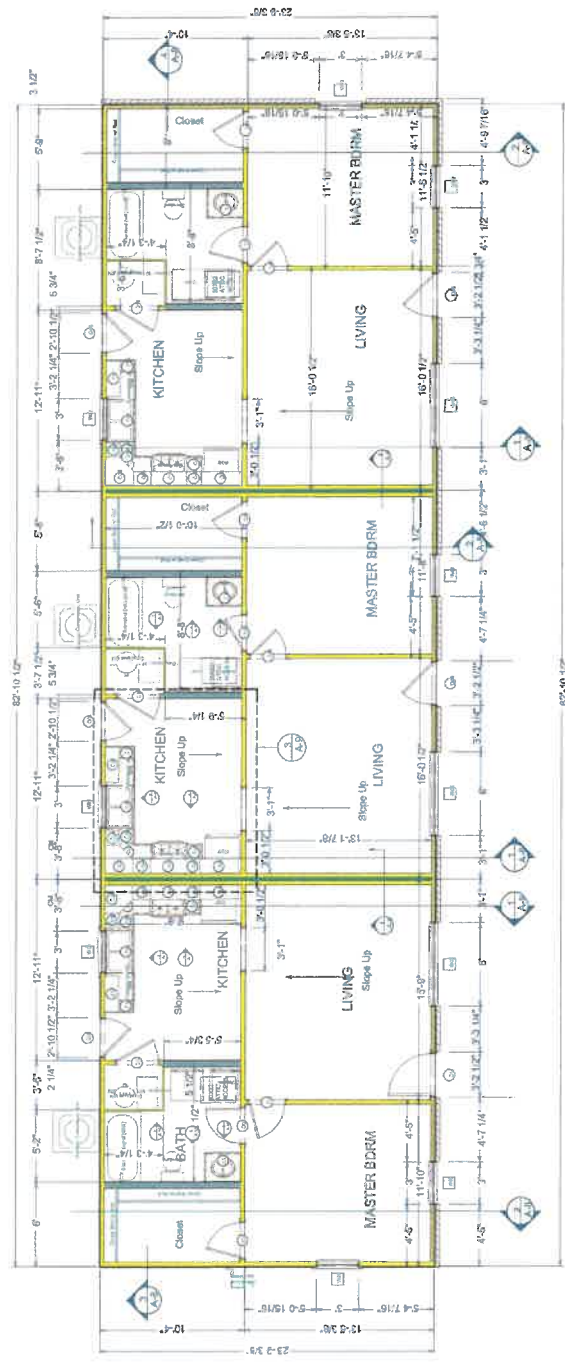
H.D. Mize Rentals, LLC
101 K. Rutherford Dr Greentield IN
46140
317-467-7091

DATE:
11/7/2024

SCALE:
1/4" = 1'0"

SHEET:
A-5

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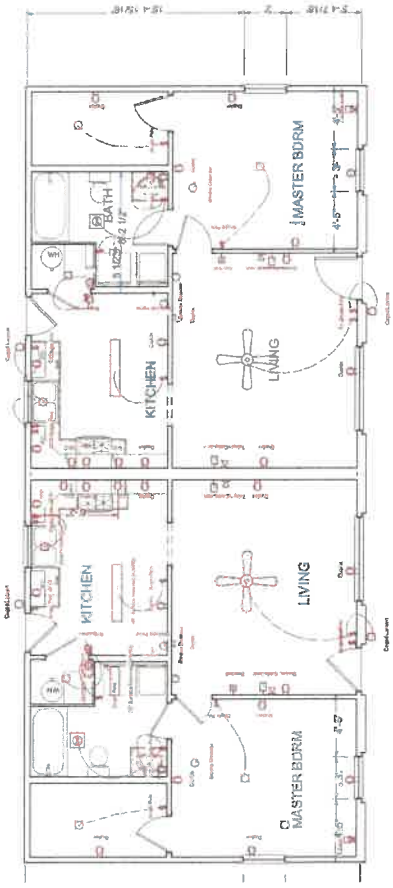
NUMBER	QTY	UNIT	DEPTH	HEIGHT	DESCRIPTION
C101	1	100-1000	36"	42"	WALL CABINET
C102	1	100-1000	36"	42"	WALL CABINET
C103	1	100-1000	36"	42"	WALL CABINET
C104	1	100-1000	36"	42"	WALL CABINET
C105	1	100-1000	36"	42"	WALL CABINET
C106	1	100-1000	36"	42"	WALL CABINET
C107	1	100-1000	36"	42"	WALL CABINET
C108	1	100-1000	36"	42"	WALL CABINET
C109	1	100-1000	36"	42"	WALL CABINET
C110	1	100-1000	36"	42"	WALL CABINET
C111	1	100-1000	36"	42"	WALL CABINET
C112	1	100-1000	36"	42"	WALL CABINET
C113	1	100-1000	36"	42"	WALL CABINET

NUMBER	QTY	UNIT	DEPTH	HEIGHT	DESCRIPTION
D101	1	100-1000	36"	42"	WALL CABINET
D102	1	100-1000	36"	42"	WALL CABINET
D103	1	100-1000	36"	42"	WALL CABINET
D104	1	100-1000	36"	42"	WALL CABINET
D105	1	100-1000	36"	42"	WALL CABINET
D106	1	100-1000	36"	42"	WALL CABINET
D107	1	100-1000	36"	42"	WALL CABINET
D108	1	100-1000	36"	42"	WALL CABINET
D109	1	100-1000	36"	42"	WALL CABINET
D110	1	100-1000	36"	42"	WALL CABINET
D111	1	100-1000	36"	42"	WALL CABINET
D112	1	100-1000	36"	42"	WALL CABINET
D113	1	100-1000	36"	42"	WALL CABINET

NUMBER	QTY	UNIT	DEPTH	HEIGHT	DESCRIPTION
E101	1	100-1000	36"	42"	WALL CABINET
E102	1	100-1000	36"	42"	WALL CABINET
E103	1	100-1000	36"	42"	WALL CABINET
E104	1	100-1000	36"	42"	WALL CABINET
E105	1	100-1000	36"	42"	WALL CABINET
E106	1	100-1000	36"	42"	WALL CABINET
E107	1	100-1000	36"	42"	WALL CABINET
E108	1	100-1000	36"	42"	WALL CABINET
E109	1	100-1000	36"	42"	WALL CABINET
E110	1	100-1000	36"	42"	WALL CABINET
E111	1	100-1000	36"	42"	WALL CABINET
E112	1	100-1000	36"	42"	WALL CABINET
E113	1	100-1000	36"	42"	WALL CABINET

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SYMBOL	DESCRIPTION
	Ceiling fan
	Ventilation Fans, Ceiling Mounted, With Manual
	Ceiling Mounted Light Fixtures, Surface Mounted
	Wall Mounted Light Fixtures, Flush Mounting
	Ceiling Light Fixtures
	300V Receptacle
	120V Receptacles Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 150psi, 40W
	Switches: Dimmer, Timer
	Audio Video Control Panel, Switch
	Speakers: Ceiling Mounted, With Mounted
	Weather Proof CATV, CMTS + TV, TVcable
	Telephone Jack
	Telephone
	Theatrical
	Door Closer, Lock Bed Room
	Smoke Detectors, Ceiling Mounted, With Manual
	Electrical Breaker Panel



Electrical Plan
Typical

Electrical Plan

SHEET TITLE:

PROJECT DESCRIPTION:
 Lot # 17 Trappers Park Addition to the City of
 Grandfield

DRAWINGS PROVIDED BY:
 H.D. Mize Rentals, LLC
 1215 Northside Cr Grandfield, IL
 61810
 317-467-7091
 www.hdmize.com

DATE:
 11/7/2024

SCALE:
 1/4"=1'-0"

SHEET:
 A-7