

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

April 23, 2024, 6:00 P.M.

**Northminster Presbyterian Church
1660 Kessler Blvd. E. Drive**

Present: Bo Boroski, Andrew Baldwin, Karen Valiquett, Richard Michal, Chad Fallis, Daisy Winkler, Tim Oprisu, Brian Gamache, Matt Hornyak, Kristen Kraus, and Jordan Dillon

Guests: Alan Hague, Rebecca Dodge, Aaron Marrow, Tuan Nguyen, Chris Short, and Rachel Hickey

Bo Boroski, LUD Chairman, called the meeting to order at 6:02pm. He explained the objectives of the Land Use & Development Committee, the rules of presenting to the committee and the committee members were introduced.

Bo asked if there is a motion to approve the minutes from the prior meeting. Sam made a motion to approve, Tim seconded. The minutes were approved.

Jordan Dillon, BRVA Executive Director, had a call with the fire department regarding the new station. They had had been waiting for the flood plain to be lifted and that has happened. They have a bid out for approval. Closes on Thursday. They intend to start work later this year, as early as this summer, with the anticipation of it being completed in one year. They also talked about what will happen with the historic fire station once they have vacated and Chief Malone said that the BRVA will have a seat at the table for that discussion on what will go in there in the future, making sure that it's something enrichment to the community.

Bo said we are amending the agenda again. 6575 N College will not be presenting tonight. They are still in the process of filing their application.

6013 N College Avenue – Tuan Nguyen, the proprietor of 6013 N College Avenue, will deliver a comprehensive update from their previous presentation on March 26, 2024. Seeking additional input, Mr. Nguyen will discuss the proposed rezone of the property from D-5 to MU-2, with the intention of integrating a commercial aspect into the premises.

Chris Short with Haus Architecture, introduced himself. He is working with Mr. Nguyen. Mr. Nguyen presented last month and they made a few modifications to the proposal for this month. The site plan is the same, difference is they pushed the upper stories back about 12-15 feet to a point where it lines up with the average setbacks with the rest of the adjacent properties. The lower commercial level is still being proposed in the same location with a 10-foot front yard setback. The original site plan, that is still the current site plan, meets the parking requirements of MU-2. It's about 1,000 square feet of commercial on the main level. The existing residential structure in the back will be a residential unit and the upper second story is also a living unit. So it's two residential units and one commercial space.

Chris - When they contacted the planning department and spoke with Kathleen Lakin, she suggested MU-2 would be the most appropriate zoning for this location. Last time they had a basic blue box, this time they added a little bit more architectural detail. They are still keeping the integrity of the back half of the original bungalow structure. The architectural concept is modern and traditional, blending two buildings with materiality and color.

Chris - Another concern was parking. The proposed plan does meet the MU-2 requirements. There are other possibilities to add additional parking, if there is a serious concern. From an architectural compatibility standpoint, we think this will be a successful solution. Mr. Nguyen did some research up and down the block. The commercial use properties are still zoned D-5, so they have assumed that the businesses had filed for variances of use.

Tuan Nguyen spoke. He said they went back to tweak the concerns from the last meeting. They opened it up to questions.

Bo opened it up to the Committee.

Karen said with an MU-2 rezone, what they're doing with it might be great, but it's future uses that could be questionable. She asked if they know what the height restrictions are.

Chris said it's 40 feet.

Karen asked how it will compare to other buildings in height.

Chris said he thinks the adjacent apartment building is about 28-feet in height. He said that D-5 zoning allows up to 35-feet. This project is almost 34-feet.

Andrew asked if this a 3-story.

Tuan answered that it's 2.5 stories.

Chris said it's officially 2.5 stories.

Andrew said the rendering looks better than last month. He said he's having a tough time wrapping his head around the location. He said it's residential and that it's in a different portion of the block that feels like more traditional homes.

Tuan said if you go 61st Street and North of that, it's all commercial with a residential component. And where they are at in the middle, there is an apartment complex across the street and a law office adjacent and further down is more commercial. He said his goal is not to have full commercial, he just wants to operate his nail salon in his house basically. If he had it his way, he wouldn't even make it look like commercial. He said that most of his clients are appointment only.

Andrew said his concern is what the next person will do with it down the road.

Tuan said he plans to be there for the next 15 years.

Daisy clarified that approval would not be needed for the next business once it's been rezoned, if they weren't seeking a liquor license.

Andrew said that is correct, once we do it, it's done.

Tuan spoke about MU-2 & MU-5 being introduced about 8 years ago to the city to promote mixed use commercial development.

Jordan said that it's not new to the committee and the committee is very familiar with mixed use and handle it all of the time.

Daisy said thank you for coming back. She still has reservations around the height.

Rich asked if the garage is proposed in the rendering or if it already exists.

Tuan said correct, that would be a new garage.

Rich asked if the drive is existing or if that would be new.

Tuan said the drive is existing and it will be upgraded.

Rich mentioned preserving the trees and how close to the drive they are.

Tuan said there will be some trimming of the trees, but that's all.

Rich confirmed that they do meet the parking requirements for this zoning.

Chris said yes, one for each of the residential and they have two spaces next to the garage and two spaces out front for the commercial requirement. They are taking credit for bike parking as well.

Chad said architecturally, he thinks it's really cool and he's not bothered by the height of it. He said he sees they stepped back the upper floor, but asked if the front of the main level is the same place it was last month. Chad said you must have gained more space by losing the front half of the existing house.

Chris said yes, the upper story is taking the front half.

Chad asked for confirmation that it will be two residential units.

Chris said yes, it's two residential units.

Tuan said the main one is a small two-bedroom house with one living room and the addition will be one-bedroom with a loft with the commercial space on the bottom.

Chad asked if the existing structure is a two-bedroom, one-bath.

Tuan said that one of the bedrooms in the existing structure will have to accommodate for the commercial space.

Chad said so basically the existing structure is two-bedroom one-bath and you're taking that and turning it into two residential units and a commercial space on this relatively small lot. He said this being in the middle of the block is viewed a little bit differently than the dentist office and banks all being at the ends of blocks. He asked regarding the rezoning, if the Committee were all on board with this, if it's feasible to do a variance over a rezoning.

Chris said sometimes they just leave it up to the city and what they recommend.

Chad said his concern is what will happen to the single family homes on that block.

Chris said that's a good point.

Tuan said the designations of zoning has been concerning, you have two banks that are D-5 and Ambrosia that is D-5.

Chad said at the corners of blocks, on larger pieces of land.

Tuan said the National Bank is not on a corner. He said they are D-5's with commercial spaces.

Karen asked if they've talked with the city staff at all.

Chris said yes, they talked with Kathleen and she said the Broad Ripple plan says a mix of office and residential in that area.

Karen asked if she said that MU-2 would be recommended.

Chris said yes, she said that MU-2 would be the most appropriate for that location.

Sam asked if she seemed supportive.

Chris said she didn't suggest either way, she said let's get neighborhood feedback first.

Tim said he likes the design of the building. He has a hard time with it on this lot. He also mentioned concern about what will happen to the house next door and then the next house – next thing you know that whole block will be nothing but mixed-use developments. He asked if they have any thoughts about losing the gazebo and deck in the back and pushing the development farther back from the street.

Tuan said there isn't anything wrong with it. The typical way of redoing it would be demolishing and rebuilding.

Sam said he was not present at the last meeting and asked if Mr. Nguyen owns the property already.

Tuan answered yes.

Sam asked what his timeline is.

Tuan timeline is to hopefully be done in two years.

Sam asked if both living units will be two-bedroom.

Tuan said yes.

Sam said that's where he's struggling – it seems like it's light on parking even though it meets city code. He asked how they plan on working through that.

Chris said that Mr. Nguyen is open to adding more parking spaces.

Sam said he would encourage them to do that.

Bo - asked if he heard right, that it's a 2 family dwelling now.

Tuan said, no just one.

Bo said based on what they said last month, they will have a total of 4 booths.

Tuan said yes, 4 stations.

Bo said one of the things that Chad brought up last month is that could potentially be 4 people in service, and 4 more people waiting. He said that using that alley consideration known access is really important and probably concerning for your neighbors. He said the building height could be of concern to the people that live next to him and asked if they know the building heights on the homes to the north and south.

Chris said the one to the south is about 28-feet and the one to the north is a one-story structure.

Bo asked what the proposed height is.

Chris said 34-feet.

Bo asked that the goal is to have the first floor be the salon and then the dwelling upstairs.

Bo said let's start over and asked how many families currently live in the existing dwelling.

Tuan said one.

Bo asked if they're proposing to continue to live there and have a rentable space.

Tuan said yes.

Bo asked what their hours of operation will be.

Tuan said 9am to 6pm.

Bo referenced the rendering and asked where the first floor is.

Chris pointed it out on the rendering.

Bo said when you talk about MU-2, there's significant concern of it being in a neighborhood. He can appreciate them bringing up other businesses but they are not necessarily examples of MU-2 – they're are zoned commercial, they're not zoned MU-2. They are commercial lots. He said they need to stay focused on their property. He said there is concern about packing a lot into a small property and potential of another structure being built in the back of the lot with no reliable access for street parking and the impact it could have on the surrounding residents if they do pursue MU-2.

Tuan mentioned that the apartments next door are owned by an LLC, which is still technically a residence but owned by a business. He said he doesn't know what will happen in ten years, if Broad Ripple will continue to grow or die down. He said he wanted to mention that every neighborhood has buffer zones, with streets that have commercial and behind them they have residential. In his opinion, College is the buffer zone street. To drive home to the point, there's a bus line on College.

Bo said we understand why they are there and respect it. If you want to bring up the Red Line, they didn't come in front of the Committee, he would've had some more opinion. He said his point is it's going from a one story to a 2.5 and will exceed rooflines to the direct neighbors by over 10-feet and add 6 spaces and possibly an additional structure. He said he thinks it's a good idea to focus on their property and not on the other businesses. He said they are concerned about the long-term sustainability and the impact on the community.

Tuan said he thinks it's somewhat of a necessity.

Bo said when they do come to look for a vote, they want to be there to assist.

Bo opened it up to the public.

Alan Hague spoke. He said he lives around the corner and has no problem with a nail salon being there and thinks businesses can be there. He said his only concern is the rezone. Once it gets rezoned, someone could probably come in and knock the building down and build whatever MU-2 allows and put in who knows what.

Bo asked if anyone else from the public had comments. There were none. Bo opened it back up to the Committee.

Rich asked for clarification on hours and if they are changing it from their current hours.

Tuan said they will take their last client at 6pm.

Bo asked if there was anything else from the committee.

Karen asked if there is significant street parking where the Redline is.

Chris said it goes the whole block.

Karen said she's less concerned for the parking. The rezone to MU-2 right there is the main concern. She suggested investigating a variance of use instead of a rezone.

Andrew asked what the feedback has been from the residents in the area.

Chad also added the people that back up to that alley.

Bo asked what the alley accessibility looks like.

Tuan said there is a fence with a gate opening.

Andrew asked if they've spoke with the residents behind.

Tuan said he hasn't spoken to the neighbors behind.

Bo suggested they seek an easier path and to anticipate being questioned more aggressively.

Bo asked if there was a motion to adjourn.

Andrew moved to adjourn the meeting. Rich seconded it. The meeting was adjourned at 6:58pm