



Address: 10345 Macy Ct (aka 5426 Poindexter Dr)
Parcel: 4042767
Docket #: 24 LSV 10
Hearing Date: February 18, 2025
Council District #: 4 ~ Jennings

Petitioner/Owner: BGP Development, LTD
10443 E 56th St
Lawrence, IN 46236
317-823-6837
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Application:

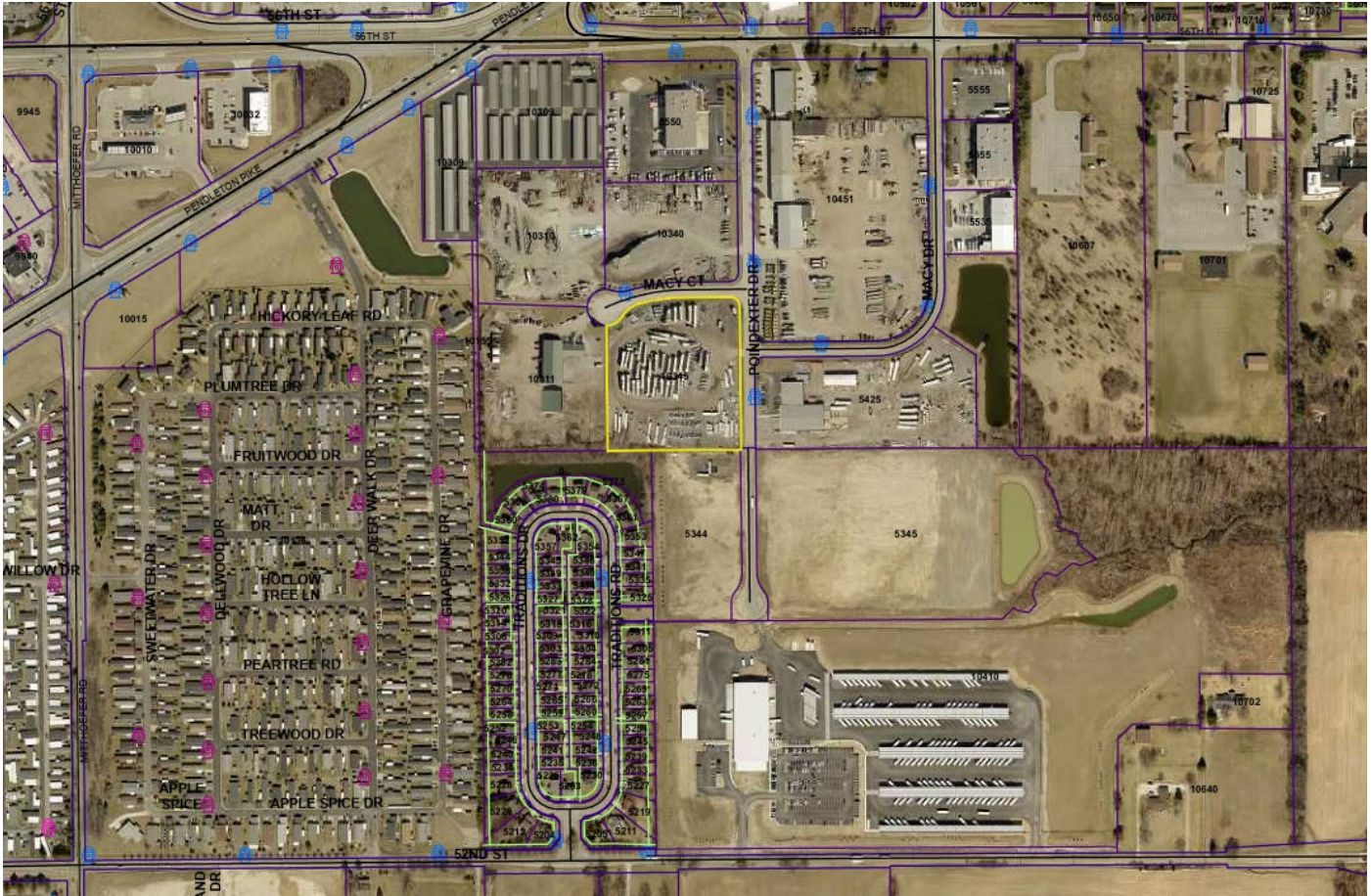
Variance of Development Standards of the City of Indianapolis Zoning and Subdivision Ordinance Chapter 744, Article IV, Section 04D6a4 to allow crushed/compacted gravel as a permanent surface.

Summary of the Subject Property Zoning Standards

Current Zoning Designation:	I3
Surrounding Property Zoning	
North:	I3
South:	CS
East:	I3
West:	I3
Comprehensive Plan Land Use Designation:	
Current Land Use:	Industrial
Compact Context Area:	Metro
Relevant Code Sections:	Chapter 744, Article IV, Section 04D6a4

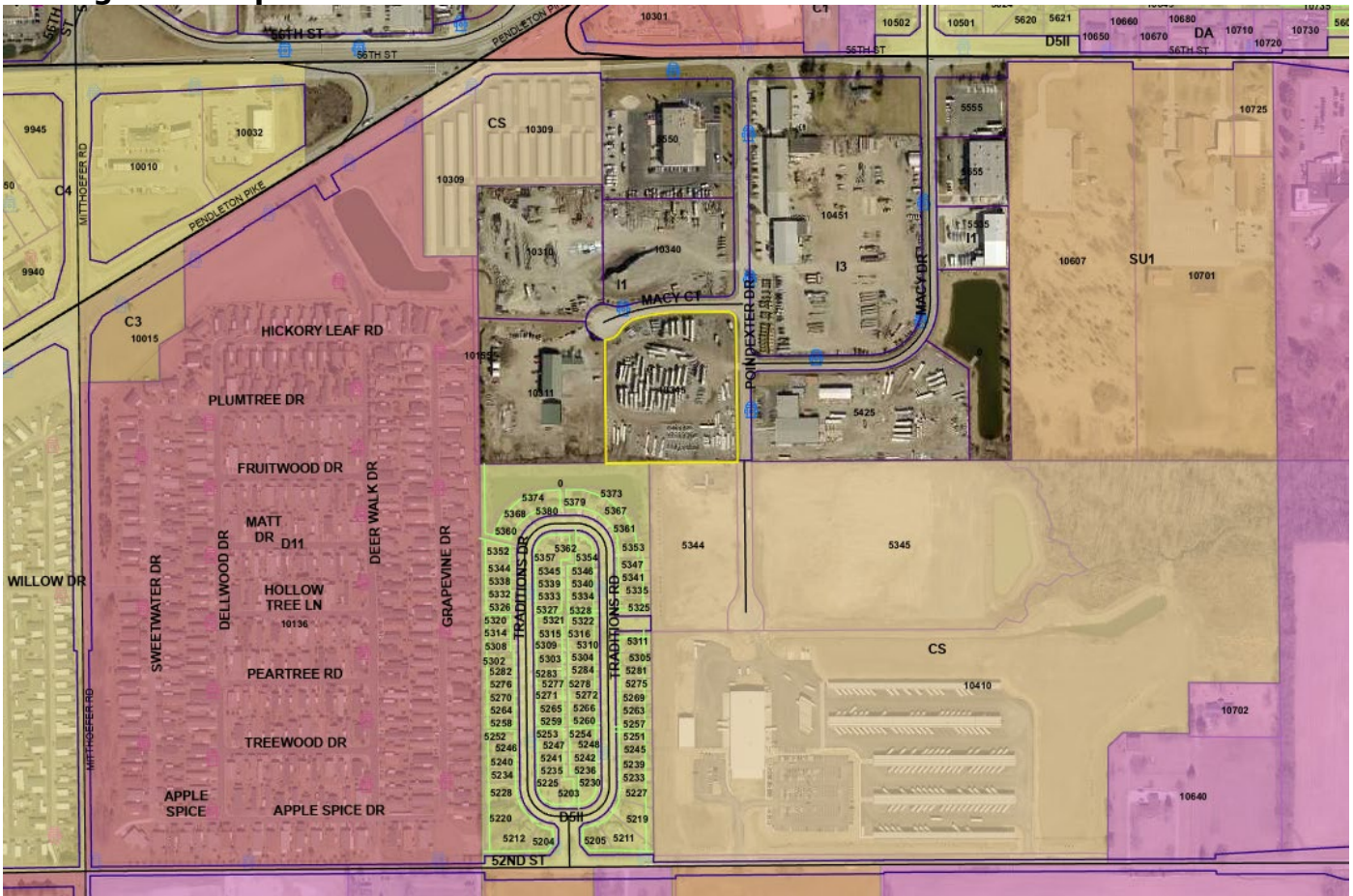


Aerial:



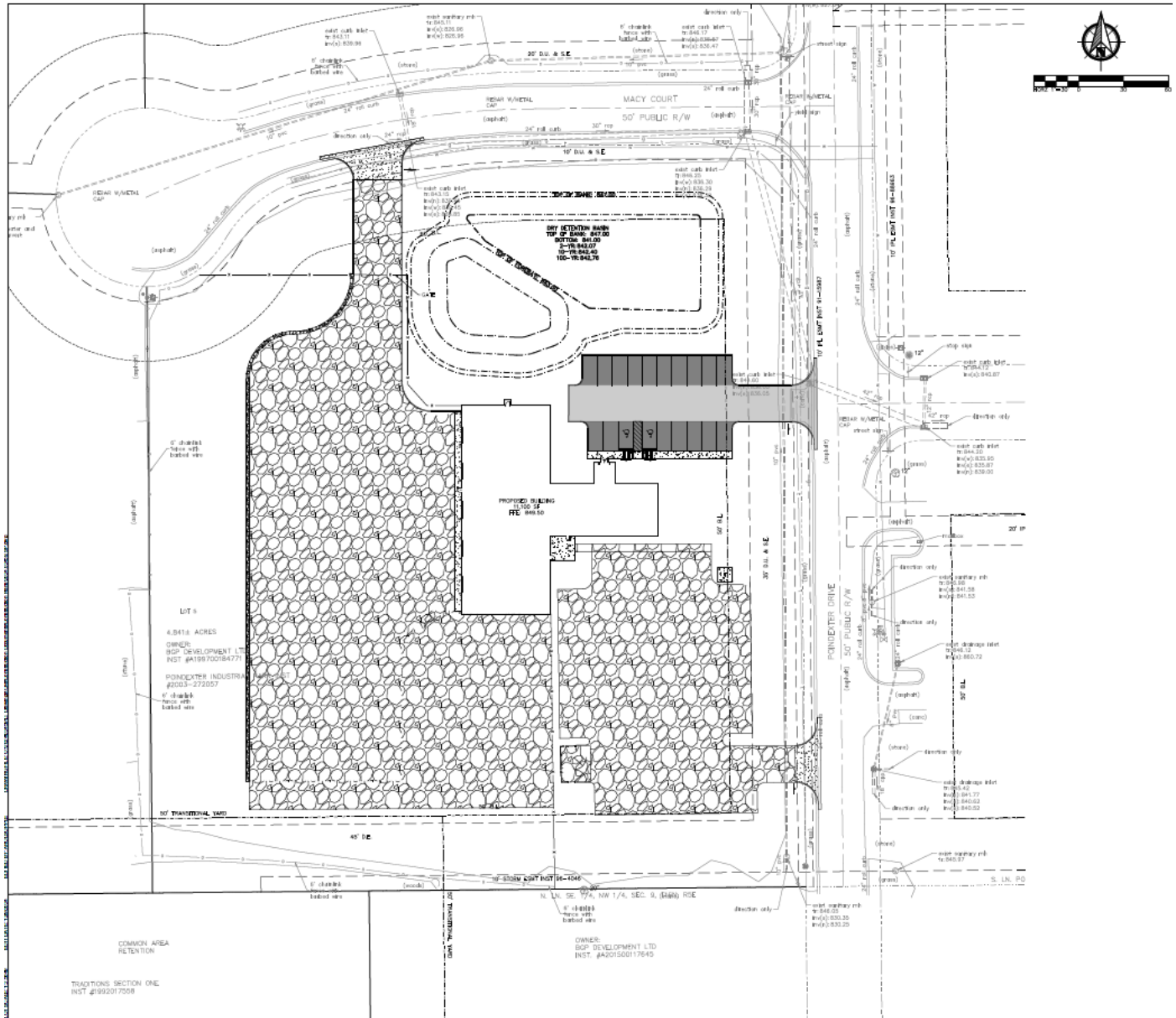


Zoning Base Map:





Site Plan:





Findings of Fact (as provided by applicant):

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:

Enhanced Drainage and Filtration:

1. **Improved Permeability:** An aggregate base is significantly more permeable than asphalt, allowing water to percolate through the material and into the underlying soil. This natural infiltration process reduces surface runoff, decreasing the risk of flooding and erosion on the site.
2. **Reduction of Puddling:** The aggregate base promotes faster drainage, minimizing the formation of puddles and standing water. This is especially beneficial in areas prone to heavy rainfall, where asphalt surfaces might lead to water pooling and subsequent damage or hazards.
3. **Natural Filtration:** An aggregate base acts as a natural filter, trapping sediments, pollutants, and debris carried by stormwater. This helps to improve the quality of the water that eventually reaches the groundwater table, contributing to better overall environmental health.
4. **Mitigating Mud and Debris:** Equipment used on construction sites often brings in mud and debris, which can accumulate on asphalt surfaces, leading to maintenance issues and potential hazards. An aggregate base allows for the natural filtration of these materials, preventing buildup and maintaining a cleaner and safer parking lot surface.



2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE:

No, they are all the same owners and they are all industrial buildings.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE:

1. **Reduced Heat Island Effect:** Unlike asphalt, which absorbs and retains heat, an aggregate base does not contribute to the urban heat island effect. This can help to keep the surrounding area cooler and more comfortable.
2. **Cost-Effective Maintenance:** The maintenance of an aggregate base is often less costly and labor-intensive compared to asphalt. It can be easily replenished and graded as needed, ensuring a long-lasting and durable surface.
3. **Sustainable Choice:** Utilizing an aggregate base is a more sustainable option, as it often requires fewer raw materials and less energy to produce and install compared to asphalt. This aligns with environmentally responsible practices and reduces the overall carbon footprint of the project.

In conclusion, an aggregate base for the parking lot offers substantial benefits in terms of drainage, filtration, environmental impact, and long-term maintenance. We believe that this variance will not only meet the functional requirements of the project but also enhance the site's environmental sustainability.

Thank you for considering this request. We are confident that the implementation of an aggregate base will provide significant advantages and contribute to the success of the project.