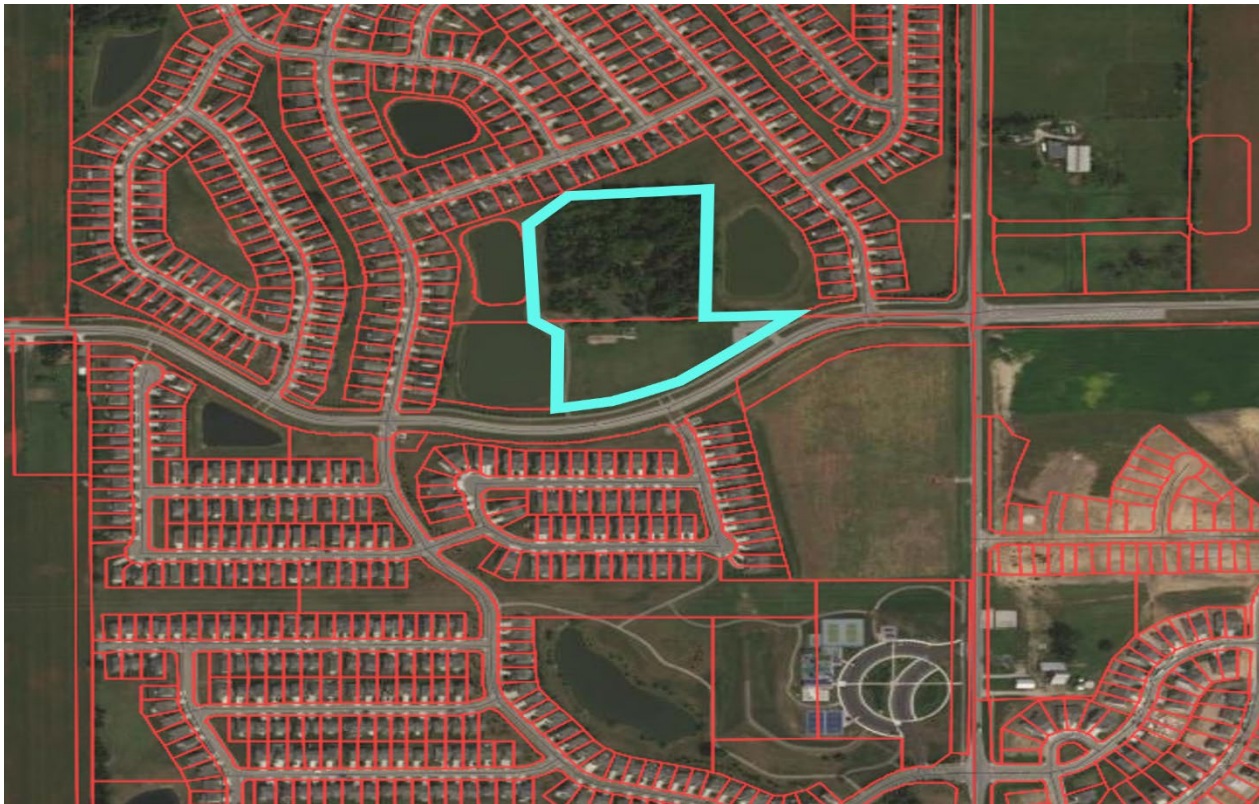




Staff Report BZA21-007-VA

Hussey Mayfield Library Parking Variance

Docket BZA21-007-VA Hussey Mayfield Library Parking Variance. The petitioner is requesting a variance to exceed the maximum number of parking stalls to 101 parking stalls where the maximum per the zoning requirement is 41.42. The property is located at 6310 E Albert S White Drive, Whitestown IN. The applicant and owner is Hussey Mayfield Memorial Library.

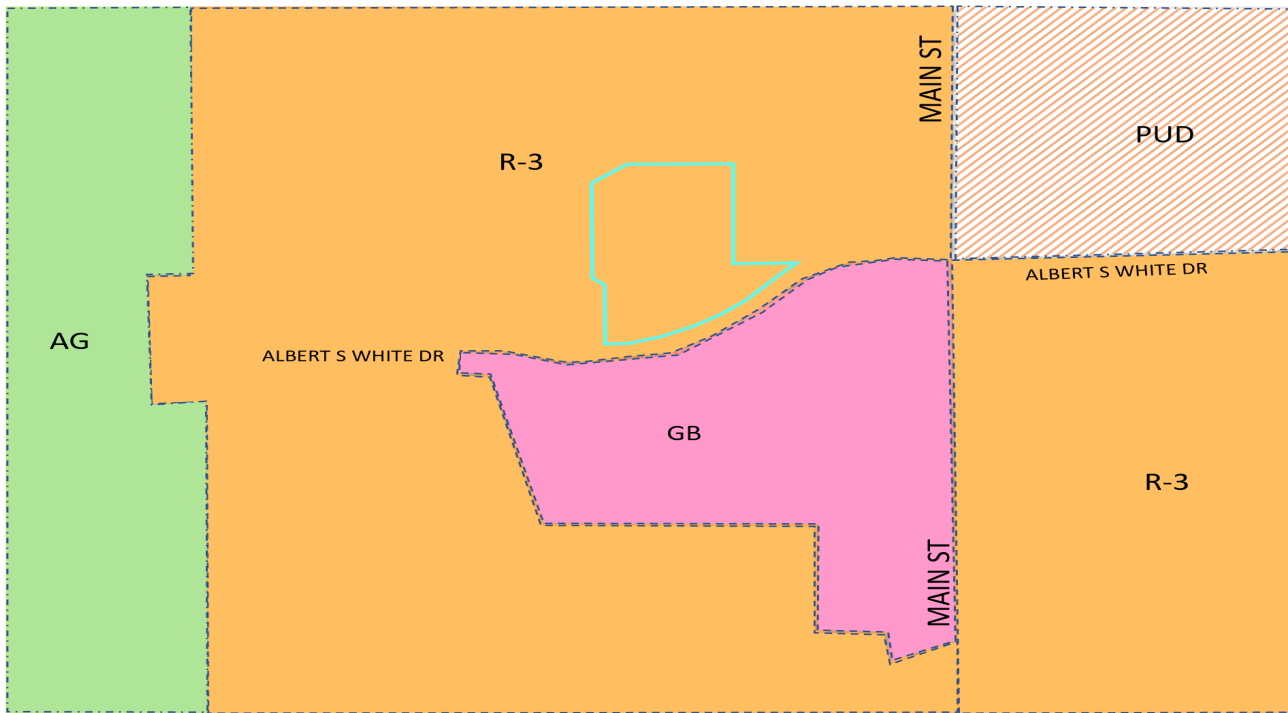


Site Location

The site in question is located on the north side of Albert S White Drive, approximately 1,632 feet west of the intersection of Albert S White Drive and Main Street. The site in question is currently being used as Town owned and maintained park. The surrounding area is characterized by residential uses.

Zoning

The site in question is zoned R-3, a medium density single-family and two-family residential zone. The R-3 “is a medium-density single-family district, which may include two-family dwellings with development plan approval. Development in this district typically ranges from 1.75 to 3.00 dwelling units per acre.” Permitted uses include single- and two-family residences, government buildings, libraries, and farms amongst others.



Unified Development Ordinance

Section 7.11 G:

CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USES	Vehicle Min	Vehicle Max	Bicycle Min
Basic Utilities			
All Types	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
Community/Public Service			
Community Center	0.5/1,000 of GFA	1/1,000 of GFA	1/10,000 of GFA
Correctional Institution	0.5/1,000 of GFA	1/1,000 of GFA	No requirement
Day Care Center	1/1,000 of GFA	1.5/1,000 of GFA	1/10,000 of GFA
Fairgrounds	No requirement	No requirement	No requirement
Hospital	2.5/1,000 of GFA	4/1,000 of GFA	1/20,000 of GFA
Municipal & Government Buildings	1/1,000 of GFA	1.75/1,000 of GFA	1/10,000 of GFA
Cultural/Special Purpose/Public Parks & Open Space			
Cemetery	1/1,000 of GFA	2/1,000 of GFA	1/10,000 of GFA
Libraries	1/1,000 of GFA	1.75/1,000 of GFA	1/10,000 of GFA
Museum	1/1,000 of GFA	1.75/1,000 of GFA	1/10,000 of GFA
Publicly Owned Park or Recreational Facility	No requirement	No requirement	No requirement

Proposed Development

The petitioner requests a variance from the maximum number of parking stalls allowed from 41.42 stalls to 101 parking stalls based on building gross floor area.

The applicant has submitted materials that indicate the following:

- The proposed structure will be used as the Whitestown Branch of the Hussey Mayfield Library located on Albert S White Dr;
- The proposed structure is approximately 23,669 square feet.

- Proposed onsite parking includes
 - 97 standard vehicle parking stalls
 - 4 ADA accessible stalls

Decision Criteria

Per the Zoning Ordinance, *Section X.C.5.a(3)* the Board of Zoning Appeals shall use the following three decision criteria, consistent with the requirements of the Indiana Code IC 36-7-4-918.5, when taking action on all variance requests:

1. The use will not be injurious to the public health, safety, morals, and general welfare of the community.
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.
3. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property seeking the variance.

Only upon written findings satisfying each element shall the variance be approved.

Petitioner's Proposed Findings

1. The approval of the variance will not be injurious to the public health, safety, morals and general welfare of the community because:
The library will be a hub for the community to engage in lifelong learning and as a place to gather. The entrance area at Albert S White Drive will be expanded to accommodate turning into the library side and not interrupt the regular traffic pattern on the drive.
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 because:
The library will enhance the quality of the surrounding area by offering opportunities for the community to engage with the sire and the library's materials.
3. The strict application of the terms of the zoning ordinance will result in unusual and unnecessary hardship as applied to the property for which the variances are sought because:
The library offers programming on a daily basis, and it is anticipated that it will be visited by approximately 500 patrons per day. There is a large conference room that will be made available to the community as well. The ordinances maximum parking limit would harm the ability for the library to serve the community as intended.

Staff Recommendation

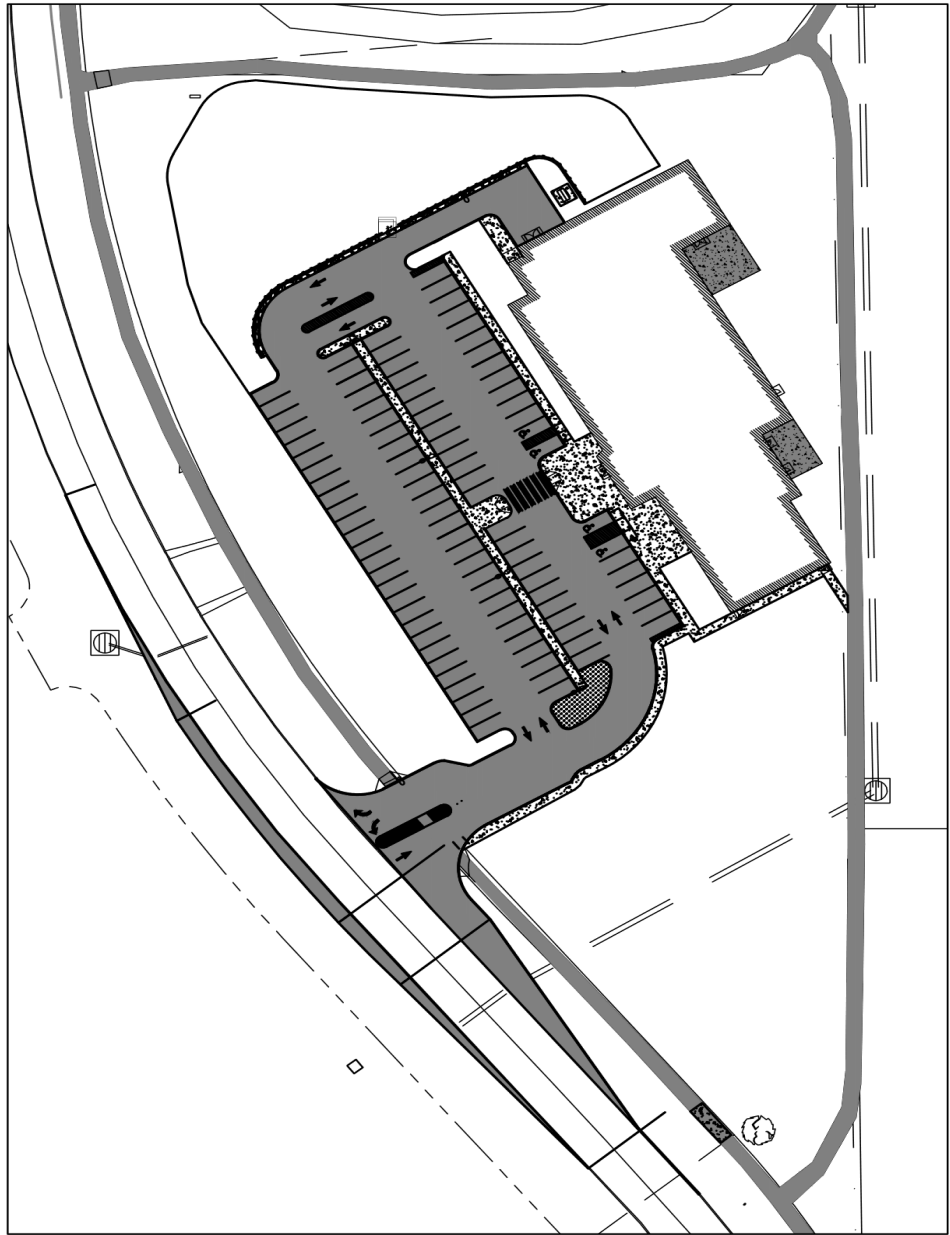
Staff recommends the variance be approved with the following finding of facts for the variance request:

1. The variances will not be injurious to the public health, safety, morals, and general welfare of the community because:
Approval of the variance will not be injurious to the public health, safety, morals, and general welfare because providing more on site parking for this site allows users to safely park within a designated area without risking overflow parking along streets or alleyways.
2. The use or value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner because:
The use or value of the surrounding area will not be negatively affected if the variance is approved. The surrounding area is primarily single-family residential and the applicant is proposing to provide more parking to allow the opportunity for more members of the community to be able to access the facility.
3. The strict application of the terms of the Ordinance will constitute an unusual and unnecessary hardship as applied to the property for which the variance is sought because:
The ordinance's maximum parking limit would constrict the number of community members able to use the facility at one time. It would also cause a hardship for the property and risk community members to seek off-site parking.

Staff Comments

If the Board of Zoning Appeals approves the variance request with the proposed findings.

Materials Submitted by the Applicant



BASIC SITE PLAN
FOR HMMP
WHITESTOWN
BRANCH LIBRARY
LOCATED AT 6310
ALBERT S.
WHITEDRIVE
DRAWN BY
H.FLECK, JQOL
QUALITY OF LIFE

