



Address: 8121 E 45th St
Parcel #: 4044395
Docket #: 26 LZO 01
Hearing Date: February 18, 2026,
continued to March 2, 2026,
continued to March 18, 2026

Council District #: 1 ~ Giles

Owner/Petitioner: JR Commercial, LLC
12923 rocky Pointe Rd
Fishers, IN 46055
219-689-7060
Jeffrey1275@msn.com

Agent: David Gilman
211 S Ritter Ave, Suite H
Indianapolis, IN 46219
317-833-6331
Davidgilman78@gmail.com

REQUEST

The petitioner is requesting approval to rezone the subject property from a split zoning designation of D5 and C5 to the C5 Commercial zoning district. The intent of the request is to establish a single, consistent zoning classification across the entire property to allow for future commercial development.

SITE DESCRIPTION AND SURROUNDING AREA

The subject property consists of approximately 0.806 acres and is currently developed with an approximately 4,000-square-foot commercial building. The site is located within a developed commercial corridor and is designated within the Metro Compact Context Area.

Surrounding Zoning:

- North: D5
- South: C5
- East: C5
- West: SU9

The surrounding area contains a mix of commercial and service-oriented uses consistent with the C5 zoning district.

COMPREHENSIVE PLAN CONSISTENCY

The City of Lawrence Comprehensive Plan designates the subject property for Community Commercial land use. The proposed C5 zoning district is consistent with this designation and supports commercial uses intended to serve the surrounding community.



PROPOSED DEVELOPMENT

The petitioner proposes to retain the existing 4,000-square-foot building and construct a new approximately 5,000-square-foot building on the site. No specific tenant has been identified at this time.

Proposed and Existing Uses:

- Existing Building: Owner storage for vehicles, boats, recreational equipment, and household or seasonal items
- Proposed Building: Builder or commercial service uses, storage uses, e-commerce businesses, and office/warehouse uses

All proposed uses are permitted or conditionally permitted within the C5 zoning district, subject to applicable standards.

DEVELOPMENT STANDARDS REVIEW

Lot Area:

- Total site area: 0.806 acres (35,109 square feet)

Setbacks:

- The proposed site layout meets required setbacks for the C5 zoning district.

Parking:

- Parking is required at a rate of one (1) space per 1,500 square feet of floor area.
 - Proposed Building: Four (4) parking spaces, including one (1) accessible space, are shown on the site plan.
 - Existing Building: Three (3) parking spaces, including one (1) accessible space, are required. Paved parking spaces will be added to serve the existing building.

Final parking counts and layout will be reviewed and approved during site development plan review.

Parking Surface:

- The existing parking area is gravel. Gravel parking is permitted for a limited duration unless otherwise approved. The petitioner has indicated that the gravel area south of the existing building is intended solely for private, non-commercial storage use and not for customer or public access. The petitioner has also indicated a willingness to install fencing and a secured gate to restrict public access. The final surface treatment will be reviewed during site development plan approval.

Lighting:

- No site lighting is proposed beyond motion-activated lighting at building entrances. All required lighting at entrances and within parking areas will be provided in compliance with the Zoning Ordinance.

Landscaping:

- A formal landscape plan has not yet been submitted. The petitioner has stated that the site will be landscaped in compliance with the required front transitional yard along East 45th Street, including required ornamental trees and shrubs. A detailed landscape plan will be submitted with construction documents and reviewed during site development plan approval.



Refuse Service:

- A dumpster is not proposed at this time. Staff has previously confirmed that a dumpster is not required for this site. If a dumpster is installed in the future, it will be required to comply with enclosure standards of the ordinance.

STAFF ANALYSIS

1. Consistency with the Comprehensive Plan

The Comprehensive Plan designates this property for Community Commercial land use, which is intended to support a variety of commercial services that serve surrounding neighborhoods. The proposed C5 zoning district directly aligns with this designation and supports the continued development of the East 45th Street corridor as a commercial area.

2. Zoning Consistency with Surrounding Properties

The subject property is already partially zoned C5, and adjacent properties to the south and east are also zoned C5. Rezoning the entire parcel to a single zoning classification would create consistent zoning across the property and align it with the surrounding commercial zoning pattern.

3. Elimination of Split Zoning

Split zoning can create challenges in site planning and redevelopment. Establishing a single zoning designation across the entire parcel allows the property to be developed more cohesively while remaining subject to all applicable development standards during site development plan review.

4. Appropriate Commercial Corridor Development

The property is located along East 45th Street, a corridor that already contains a mix of commercial and service-oriented uses. Rezoning the property to C5 supports continued reinvestment and redevelopment consistent with the character of the corridor.

5. Future Development Oversight

Although a specific tenant has not yet been identified, any future development on the site will still be subject to site development plan review, where staff will evaluate compliance with parking, landscaping, lighting, drainage, and other development standards to ensure compatibility with surrounding properties.

STAFF RECOMMENDATION

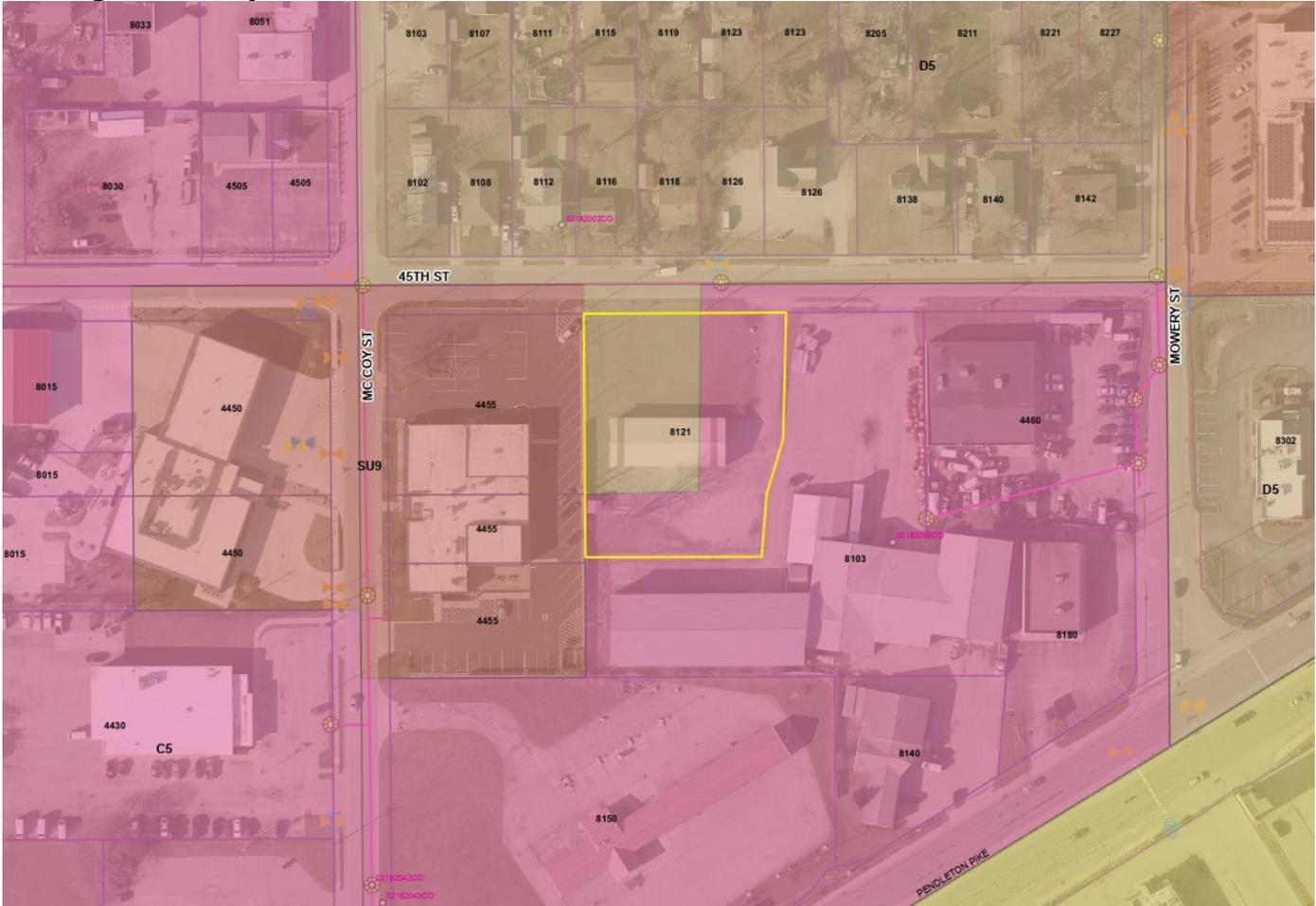
The requested rezoning is consistent with the Comprehensive Plan, aligns the zoning classification with surrounding commercial properties, and eliminates split zoning on the parcel. The request supports continued commercial investment along the East 45th Street corridor while maintaining oversight through the site development plan review process to ensure compliance with all applicable development standards.

Staff recommends APPROVAL with the following commitments:

1. Only the Following Uses Shall be Permitted
 - Commercial or Building Contractor
 - Office/Warehouse Use (E-commerce Businesses)
2. A Landscape Plan shall be approved, prior to obtaining an Improvement Location Permit. Landscape Plantings shall contain a combination of both evergreen and ornamental trees and shall be approved by the Electric Utility Company.

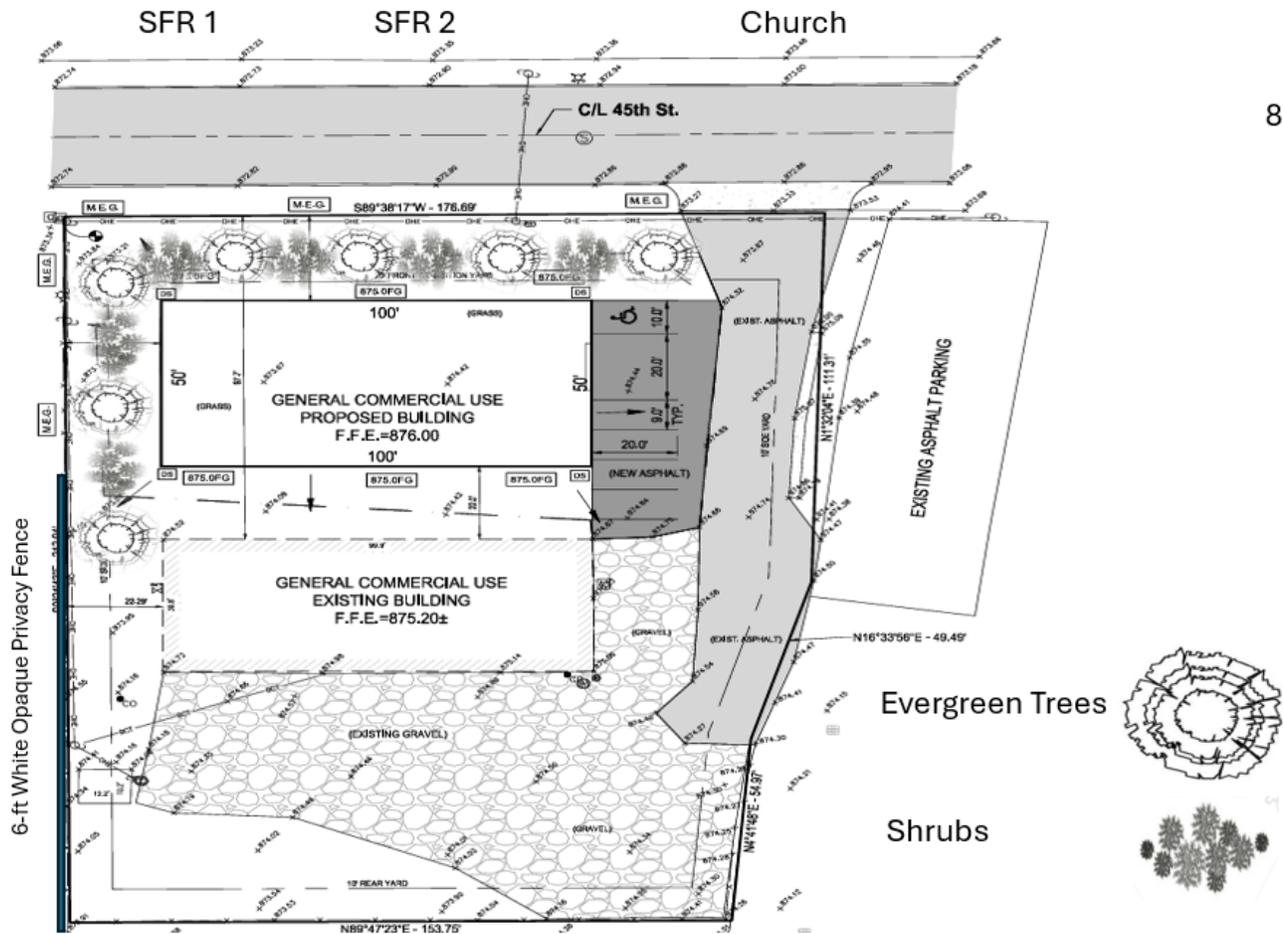


Zoning Base Map:





Proposed Site Plan:





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