

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-031
Address: 3807 Graceland Avenue (*Approximate Address*)
Location: Washington Township, Council District #7
Petitioner: Larry K. Covington, by Jamilah Mintze
Request: Rezoning of 0.35 acre from the D-5 district to the D-8 district to provide for a seven-unit townhome development.

A valid Automatic Continuance was received from a registered neighborhood organization, the Butler-Tarkington Neighborhood Association, that continued this petition from the May 25, 2023 hearing to the June 29, 2023 hearing.

RECOMMENDATION

Staff **recommends approval** of this request, with the provision that the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

The decorative street nameplates embedded in the sidewalks of 38th Street and Graceland Avenue shall be replaced by the property owner if the nameplates become damaged during the construction process. They shall be replaced in a manner identical to the original installation.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ The subject site is three lots platted as part of C.E. Shover's Addition in 1905. Historic mapping and aerial photography indicate that a dwelling was built on each lot. By 1986, the dwellings on the northern two lots had been demolished. The dwelling on the south lot remains.
- ◇ The area to the north and west is a residential neighborhood of mostly single-family dwellings. The 38th Street corridor heading east is mostly commercial uses. The subject site, being at the boundary between single-family residential and commercial land uses, has potential as a transitional or buffer area.

(Continued)

STAFF REPORT 2023-ZON-031 (Continued)

- ◇ The 2018 Comprehensive Land Use Plan recommends Village Mixed-Use for the subject site. This typology envisions a mixed-use village core of small neighborhood office/retail nodes, public and semi-public uses, open space and light industrial development surrounded by varying densities of residential development.
- ◇ The site fronts on 38th Street, a six-lane divided street that was formerly a state highway. When the state highway was transferred to the responsibility of the City, decorative streetscape elements were added. These features include medians with raised planters and street names emblazoned on the sidewalk pavement.
- ◇ The site is located about four and a half blocks from the Red Line Bus Rapid Transit Line.

ZONING

- ◇ This petition requests a rezoning from the D-5 district to the D-8 district. Both are dwelling districts. The D-5 districts provides for single-family dwellings, duplexes, and multi-unit houses. The D-8 district also provides for those uses, but additionally permits rowhouses and small apartment buildings.
- ◇ The site plan submitted with this petition proposes seven multi-family units, five facing 38th Street and two facing Graceland Avenue. They will have the appearance of three-story townhouses. However, because the units will all be on one lot rather than individual lots, the Ordinance treats them as apartments. Eight parking spaces are proposed along the alley to the east.
- ◇ The petitioner has not submitted commitments requiring compliance with the proposed site plan, so the plan should be considered illustrative of what could be built at the site under the D-8 district.
- ◇ The D-8 district is appropriate as it is responsive to the Village Mixed-Use recommendation of the Comprehensive Land Use Plan.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

D-5	Compact	Single-family dwelling, vacant lots
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(Continued)

STAFF REPORT 2023-ZON-031 (Continued)

SURROUNDING ZONING AND LAND USE

North	D-5	Single-family dwelling
South	D-5	Auto repair shop
East	C-3	Tire repair shop
West	D-5	Single-family dwellings

COMPREHENSIVE LAND USE PLAN The Washington Township Comprehensive Plan (2018) recommends Village Mixed-Use.

THOROUGHFARE PLAN Graceland Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 50-foot existing right-of-way and a 48-foot proposed right-of-way.

38th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 101-foot existing right-of-way and a 114-foot proposed right-of-way

FLOODWAY / FLOODWAY FRINGE This site is not located within a floodway or floodway fringe.

WELLFIELD PROTECTION DISTRICT This site is not located within a wellfield protection district.

ZONING HISTORY – SITE

95-V1-128; 3807 Graceland Avenue, requested a variance of development standards to legally establish excess accessory structure area, deficient side setback and open space, **approved**.

ZONING HISTORY – VICINITY

2023-UV1-006, 201 West 38th Street & 3750 North Capitol Avenue (southeast of site), requested a variance of use to provide for a convenience store in a dwelling district and variances of development standards to provide for a trash enclosure in the front yard, deficient transitional yard, bicycle parking and street trees, **pending**.

2018-UV3-026; 227 West 38th Street (south of site), requested a variance of use to provide for an automobile repair facility, **approved**.

(Continued)

STAFF REPORT 2023-ZON-031 (Continued)

2013-ZON-038; 3820 North Capitol Avenue (northeast of site), requested a rezoning of 0.12 acre from the D-5 district to the C-3 district, **withdrawn**.

2013-UV1-038; 202 West 38th Street (east of site), requested a variance of use to legally establish an addition to a tire repair shop and a variance of development standards to provide for a deficient transitional yard, **withdrawn**.

2007-ZON-804 / 2007-VAR-804; 202 West 38th Street (east of site), requested the rezoning of 0.35 acre from the D-5 district to the C-3 district, a variance of use to provide for tire sales and repair in a C-3 district and variance of development standards to provide for deficient setbacks and transitional yard, **approved**.

93-UV2-23; 227 West 38th Street (south of site), requested a variance of use to provide for an automobile repair shop, **approved**.

87-UV2-26; 3820 North Capitol Avenue (northeast of site), requested a variance of use to provide for an office and accessory parking in a dwelling district, **approved**.

88-UV2-9; 227 West 38th Street (south of site), requested a variance of use to provide for an automobile repair business, **approved for a period of five years**.

83-UV1-34; 201 West 38th Street (southeast of site), requested a variance of use to provide for a convenience store with gasoline sales in a dwelling district, and variances of development standards to provide for a deficient transitional yard and sign setback, **approved**.

84-UV2-21; 227 West 38th Street (south of site), requested a variance of use to provide for automobile repair shop, **approved for three years**.

klh

STAFF REPORT 2023-ZON-031, Location



STAFF REPORT 2023-ZON-031, Aerial photograph (2022)



THE GRACELANDS
1807 GRACELAND AVE
INDIANAPOLIS, IN 46208

REVISIONS	
DATE	DESCRIPTION

DATE: 2-29-2023
DRAWN BY: BP
CHECKED BY: BP
SHEET TITLE:
SITE PLAN
SHEET NUMBER:

A010

Scale: 1/8" = 1'-0"

THE GRACELANDS
3807 GRACELAND AVE
INDIANAPOLIS, IN 46208

ISSUED FOR		DATE

REVISIONS	
WORK DESCRIPTION	DATE

DATE: 2-23-2023

DRAIN BY BP

CHECKED BY: BP

SITE PLAN

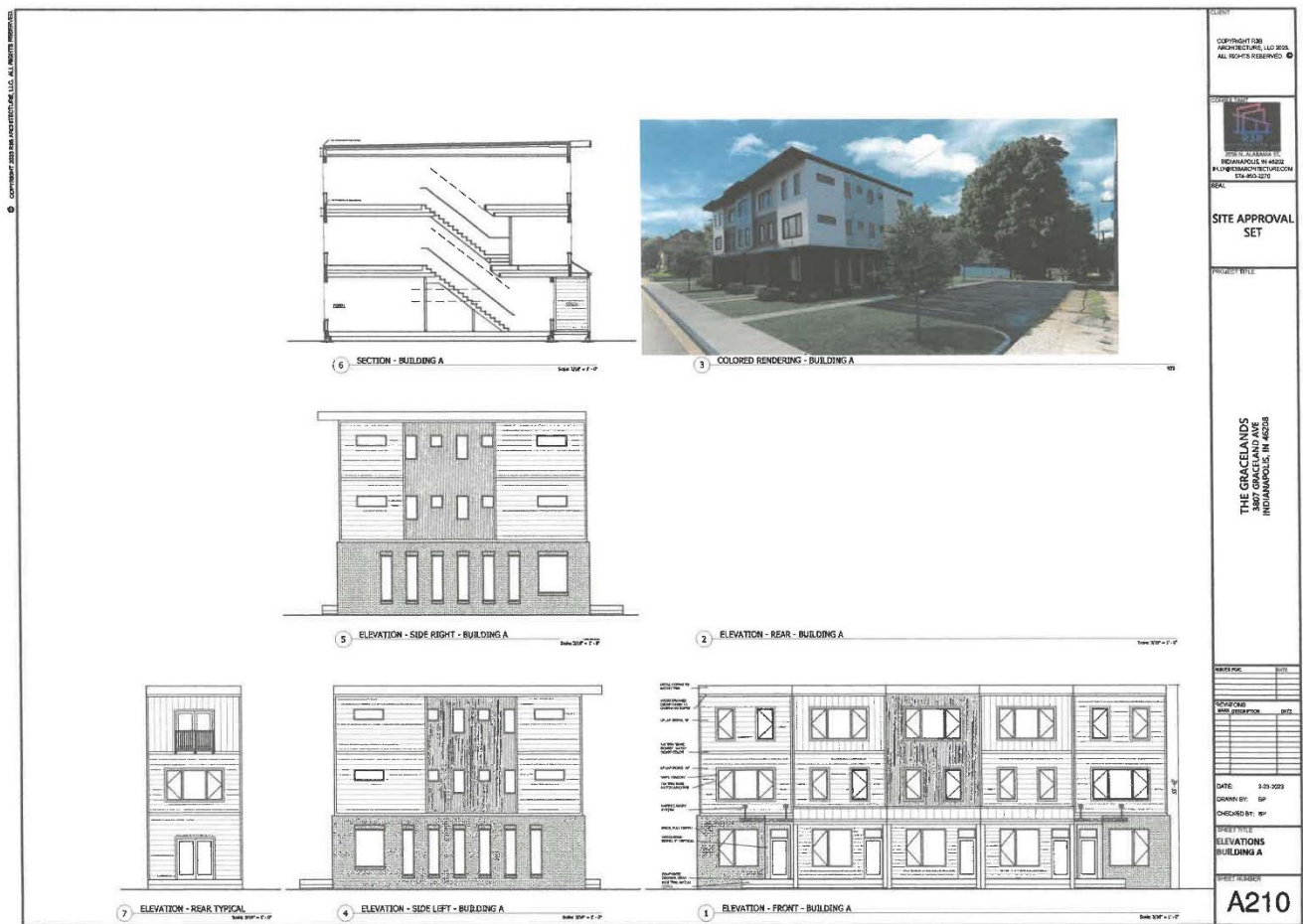
STANDARD FORM NO.

A010

STAFF REPORT 2023-ZON-031, Rendering



STAFF REPORT 2023-ZON-031, Elevations



STAFF REPORT 2023-ZON-031, Photographs



Looking east at southern portion of the subject site.



Looking east at the northern portion of the site.



Looking north along Graceland Avenue. The subject site is to the right.



Looking south across 38th Street to the neighbors to the south.



Looking northeast at the neighbor to the east.



Looking southwest across 38th Street from the site.



Looking north on alley. Subject site is to the left.



Street nameplates in the sidewalks at the intersection.