

STAFF REPORT

**Department of Metropolitan Development
Division of Planning
Current Planning Section**

Case Number: 2023-DV2-032
Address: 911 Sanders Street (approximate address)
Location: Center Township, Council District #21
Zoning: D-5 (TOD)
Petitioner: E&D Hopkins LLC, by Mark and Kim Crouch
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of either:

A single-family dwelling:

- a) On a medium lot typology with an area of 2,817 square feet (minimum lot area of 7,200 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street;
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required);
- f) An open space of 40 percent (60 percent required); and
- g) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

Or a two-unit multi-unit home:

- a) On a small lot with an area of 2,817 square feet (minimum lot area of 5,000 square feet required);
- b) A six-foot front yard setback from Sanders Street (20-feet required);
- c) A three-foot front yard setback from Hartford Street;
- d) A five-foot front yard setback from I-65;
- e) A five-foot rear yard setback (20-foot rear yard setback required); and
- f) A front-loaded garage comprising 100 percent of a façade along Hartford Street (prohibited).

RECOMMENDATIONS

Staff **recommends denial of the request as proposed.**

Otherwise, this petition should be continued so that the petitioner can amend the petition to a specific request.

(Continued)

STAFF REPORT 2023-DV2-032 (Continued)

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

Compact	D-5	Undeveloped
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SURROUNDING ZONING AND LAND USE

North -	D-5	Single-family dwellings
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South -	D-5	Undeveloped
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East -	D-5	Single-family dwellings
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West -	D-5	I-65 Interstate exit ramp / Single-family dwellings
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COMPREHENSIVE PLAN	The Comprehensive Plan recommends traditional neighborhood uses for the site, with an overlay for the Red Line Transit Oriented Development.	
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- ◇ After filing the petition, the petitioner indicated that a revised site plan and findings of fact would be submitted to amend the petition to a specific request. No additional information has been submitted to date.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ Staff believes that any proposed new construction should adequately align with modern development standards in order to better preserve the intent of each development standard. Given the size of the proposed structure and attached garage, along with the number of requested variances, in Staff's opinion, this site would be overdeveloped.
- ◇ Staff feels the requested two-unit multi-unit home would be out of character for the area, as no other multi-unit dwellings are located nearby. In addition, with the number of variances requested for an undeveloped site, the proposed two-unit multi-unit home would be an overdevelopment of the small site.
- ◇ The proposed single-family dwelling with seven variances requested for an undeveloped site, presumably using the same submitted site plan, as no updated site plan has been submitted, would also be an overdevelopment of the site.
- ◇ Staff has recommended to the petitioner that the request be amended to provide for a single-family dwelling only, and to eliminate at least four or five of the original requested variances. No additional information has been submitted in a timely manner to amend the petition or update the site plan.
- ◇ Therefore, Staff recommends this petition be continued so that the petitioner can submit an amended petition and related elevations, and to allow time to review the amended information. New notice may also be required.

(Continued)

STAFF REPORT 2023-DV2-032 (Continued)

GENERAL INFORMATION

THOROUGHFARE PLAN This portion of Sanders Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 49-foot existing and proposed right-of-way.

This portion of Hartford Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 40-foot existing right-of-way and a 48-foot proposed right-of-way.

SITE PLAN File-dated October 4, 2023

FINDINGS OF FACT File-dated October 4, 2023

ZONING HISTORY

2021-UV1-021; 929 Sanders Street (east of site), requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the renovation of existing buildings for a community center with light hosting capabilities, to provide for community meetings, artist pop-up exhibits, family gatherings such as reunions, or small business milestone celebrations and similar events, with zero parking spaces and to provide for pavers and/or stamped concrete improvements and an arbor with 0.8-foot east side setback and a planter with a zero-foot west side setback, **withdrawn**.

2017-DV3-015; 1015 Orange Street (south of site), requested a variance of development standards to provide for three lots, with 3,325 square feet, 4,728 square feet, and 3,268 square feet, with two lots having 35 feet of lot width, containing dwellings, with five-foot front setbacks, with setbacks along the interstate right-of-way ranging from three feet to 28 feet for dwellings and a detached garage, with 405 open space for lot one, and with a dwelling on lot one being within the clear sight triangle of the street and the abutting alley, **granted**.

2014-HOV-014; 914 Sanders Street (north of site), requested a variance of development standards to provide for the construction of a 440-square foot garage, and an open space ratio of 50%, **granted**.

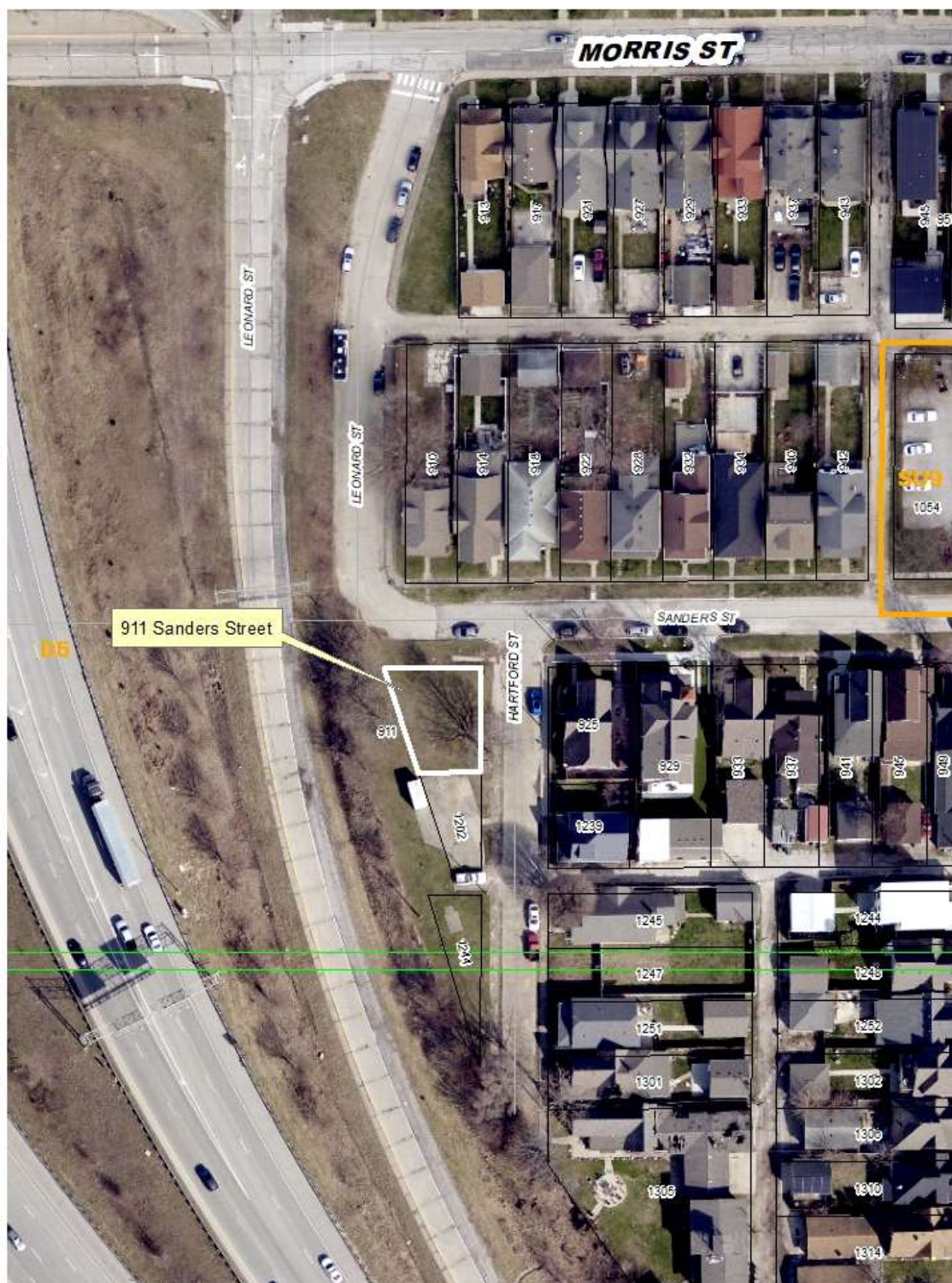
2014-HOV-043; 1249 Ringgold Avenue (east of site), requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 576-square foot garage, creating an open space ratio of 55%, **granted**.

2004-DV1-018; 1305-1309 Hartford Street (south of site), requested a variance of development standards of Dwelling Districts Zoning Ordinance to provide for a 29-foot tall, 2,250-square foot accessory structure, **granted**.

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STAFF REPORT 2023-DV2-032 (Continued)

2023-DV2-032; Location Map



Hand-drawn site plan of a property at the intersection of Hartford and Block Av East. The plan shows a large lot with a driveway, a covered area, and a parking area. Dimensions are provided for various sections of the lot and the surrounding streets. A north arrow is located in the bottom left corner.

Dimensions and Features:

- Top Boundary:** 70' (Total width), 46' (Left section), 6.5' BLOCK AV EAST (Right section).
- Left Boundary:** 25' (Top section), 24' (Middle section), 25' (Bottom section).
- Right Boundary:** 62' (Total width), 3' (Top section), 51' (Middle section), 22' (Bottom section).
- Bottom Boundary:** 35.88' (Total width), 5' (Left section), 29' (Middle section), 32' (Right section).
- Internal Features:**
 - DRIVEWAY (Top left section)
 - COVERED (Middle section)
 - 700 SF (Top left section)
 - 700 SF (Middle section)
 - 700 SF (Bottom section)
 - 2 CATS (Bottom section)
- Other Labels:**
 - 70' (Top left corner)
 - 46' (Top left section)
 - 25' (Top left section)
 - 24' (Top left section)
 - 25' (Top left section)
 - 62' (Right section)
 - 3' (Right section)
 - 51' (Right section)
 - 22' (Right section)
 - 35.88' (Bottom section)
 - 5' (Bottom section)
 - 29' (Bottom section)
 - 32' (Bottom section)
 - 700 SF (Top left section)
 - 700 SF (Middle section)
 - 700 SF (Bottom section)
 - 2 CATS (Bottom section)
 - DRIVEWAY (Top left section)
 - COVERED (Middle section)
 - 70' (Top left corner)
 - 46' (Top left section)
 - 6.5' BLOCK AV EAST (Top right section)
 - 3' (Right section)
 - 51' (Right section)
 - 22' (Right section)
 - 35.88' (Bottom section)
 - 5' (Bottom section)
 - 29' (Bottom section)
 - 32' (Bottom section)
 - 700 SF (Top left section)
 - 700 SF (Middle section)
 - 700 SF (Bottom section)
 - 2 CATS (Bottom section)
 - DRIVEWAY (Top left section)
 - COVERED (Middle section)

2023-DV2-032; Photographs



Undeveloped subject site, looking south.



Undeveloped subject site, looking west.



Adjacent single-family dwelling to the east of subject site.



Adjacent single-family dwellings to the north of subject site, looking northeast.



Adjacent undeveloped lot to the south of subject site, looking west.



Interstate I-65 northbound exit ramp to the west of subject site.