

## STAFF REPORT

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

**Case Number:** 2023-ZON-071  
**Address:** 707 and 711 East McCarty Street (approximate addresses)  
**Location:** Center Township, Council District #16  
**Petitioner:** Lindsay and Patrick Mullen, by Jason Wolfe  
**Request:** Rezoning of 0.26-acre from the I-3 (RC) district to the D-8 (RC) district to provide for a single-family dwelling.

### **RECOMMENDATIONS**

Staff **recommends approval** of the petition.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

- ◇ The subject site is zoned I-3 (RC) and is developed with two historic single-family dwellings, within the Holy Rosary / Danish Church Historic District, a district recognized on the *National Register of Historic Places*. 707 East McCarty Street is adjacent to the original Trinity Danish Lutheran Church and was constructed in 1872, according to the *National Register of Historic Places* nomination form. This historic district is not a locally designated historic district by the Indianapolis Historic Preservation Commission.

#### **REZONING**

- ◇ This petition would rezone this site from the I-3 (RC) district to the D-8 (RC) district to legalize residential uses and to conform with the zoning that is common for single- and two-family dwellings in this neighborhood.
- ◇ The Comprehensive Plan recommends Traditional Neighborhood uses, which would support a mix of housing types and small-scale commercial uses. Typology standards suggest locating townhomes at intersections near neighborhood-serving retail. This portion of McCarty Street is residential, with a park to the west, however, this street carries traffic between two major arterials, Virginia Avenue and East Street. The Comprehensive Plan suggests that commercial uses are preferred as part of a mixed-use building, located at intersections, and limited to an aggregate of one acre. This petition does not propose mixed uses. The proposed rezoning would be consistent with the land use plan recommendations. Therefore, staff is recommending approval of the rezoning.

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## **STAFF REPORT 2023-ZON-071 (Continued)**

### **REGIONAL CENTER**

- ◇ The site is located within the Regional Center overlay district. Design of all demolitions and new construction in the Regional Center overlay district, is subject to the approval of the Administrator of the Division of Planning, or in the case of High Impact Regional Center cases, approval is subject to the review of the Regional Center Hearing Examiner and approval of the Metropolitan Development Commission. A Regional Center Approval petition has been filed, through 2023-REG-064, for the demolition of the two dwellings and for construction of one, single-family dwelling and is scheduled before the Regional Center Hearing Examiner on August 10, 2023.

### **GENERAL INFORMATION**

#### **EXISTING ZONING, CONTEXT AREA, AND LAND USE**

I-3 (RC)    Compact                      Two single-family dwellings

#### **SURROUNDING ZONING AND LAND USE**

North	- D-8 (RC)	Residential
South	- D-8 (RC)	Residential
East	- I-3 (RC)	Undeveloped
West	- D-8 (RC)	Single-family dwelling and vacant church

COMPREHENSIVE PLAN	The Comprehensive Plan of Marion County recommends Traditional Neighborhood development.
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THOROUGHFARE PLAN	The Official Thoroughfare Plan for Marion County indicates that McCarty Street is a Primary Arterial, with an existing and proposed 78-foot right-of-way.
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### **ZONING HISTORY - SITE**

**2023-REG-064; 707 and 711 East McCarty Street**, requested Regional Center Approval to provide for demolition of two single-family dwellings and one accessory use structure and for construction of one single-family dwelling and one accessory use structure, **pending**.

### **ZONING HISTORY - VICINITY**

**2023-CZN-810 / 2023-CVR-810 / 2023-CPL-810; 809 Noble Street**, requested a rezoning of 0.53-acre from the I-3 (RC) to the D-8 (RC) district, a variance of development standards of the Consolidated Zoning Ordinance to provide for 3.8-foot and 5.7-foot rear setbacks, a 1.75-foot north side yard setback for proposed Lot Two and approval of a subdivision plat to be known as Padbros Noble Street Addition, subdividing 0.53-acre into two lots, **approved**.

**2019-ZON-063; 741 Greer Street**, requested a rezoning of 0.261-acre, from the I-3 (RC) district to the D-8 (RC) district, **approved**.

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**STAFF REPORT 2023-ZON-071 (Continued)**

**2018-ZON-096; 822 Wright Street**, requested a rezoning of 0.20-acre, from the I-3 (RC) district to the D-8 (RC) district, **approved**.

**2018-HOV-086; 726 Noble Street**, requested a variance of development standards of the Consolidated Subdivision and Zoning Ordinance to provide for four feet between buildings, **granted**.

**95-HOV-116; 707 East McCarty Street**, requested a variance of development standards of the Dwelling Districts Zoning Ordinance, to provide for an accessory use structure, with an aggregate side yard setback of eight feet (minimum 10 feet required), **granted**.

JY

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**2023-ZON-071 Photos**



Views of both structures, with top photo also showing former Trinity Danish Lutheran Church





View of 707 East McCarty Street





View of 711 East McCarty Street





View of existing structures east of the site (top); and view of 711 East McCarty from the alley south of the site





View of the rear of 707 East McCarty Street