

## STAFF REPORT

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

**Case Number:** 2023-CZN-833 / 2023-CPL-833  
**Address:** 3815 North Lawndale Avenue (*Approximate Address*)  
**Location:** Pike Township, Council District #10  
**Petitioner:** 317 Realty Group LLC, by Jynell D. Berkshire  
**Requests:** Rezoning of 1.192 acres from the D-7 District to the D-5II District to provide for single-family residential development.

**Approval of a Subdivision Plat to be known as Lawndale Addition, dividing 1.192 acres into eight lots.**

This petition was automatically continued from the **July 13, 2023 hearing to the August 10, 2023 hearing.**

### **RECOMMENDATIONS**

Staff recommends **approval of the rezoning** petition.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated June 1, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of the Department of Public Works, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat, prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted, prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance are met, prior to the recording of the final plat.

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## **2023-CZN-833 / 2023-CPL-833 STAFF REPORT (Continued)**

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

- ◇ The subject site is zoned D-7 and is undeveloped.
- ◇ This petition would rezone this property to the D-5II district, and subdivide the property into eight lots for development of single-family detached dwellings.

#### **REZONING**

- ◇ This petition would rezone this site from the D-7 district to the D-5II district. The D-7 district is intended for multi-family or attached dwellings. The D-5II district would allow for single-family detached or attached dwellings of low to medium density.
- ◇ The D-5II district is recommended for multiple comprehensive plan pattern book recommendations, including the Suburban Neighborhood development typology. The rezoning request would be supported by the ordinance per Table 741.103.1 and the comprehensive plan. Therefore, staff is recommending approval.

#### **PLAT**

- ◇ The plat would subdivide the subject site into eight lots ranging from 5,346 square feet to 8,068 square feet. The proposed plat meets the standards of the D-5II zoning classifications for detached houses-small lot as proposed in the companion rezoning.

#### **TRAFFIC / STREETS**

- ◇ The proposed lots would front on Lawndale Avenue. No new streets are proposed as part of this petition.

#### **SIDEWALKS**

- ◇ Sidewalks are required along Lawndale Avenue.

### **GENERAL INFORMATION**

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

D-7	Metro	Undeveloped
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#### **SURROUNDING ZONING AND LAND USE**

North	D-7	Single-Family Residential
South	D-7	Multi-Family Residential
East	D-7	Multi-Family Residential
West	D-7 / C-1	Single-Family Residential / Commercial

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## 2023-CZN-833 / 2023-CPL-833 STAFF REPORT (Continued)

COMPREHENSIVE LAND USE PLAN Suburban Neighborhood

THOROUGHFARE PLAN

Lawndale Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 50-foot existing and proposed right-of-way.

PRELIMINARY PLAT

File-dated June 1, 2023

### ZONING HISTORY – SITE

None

### ZONING HISTORY – VICINITY

**84-UV2-105, 3808 Lawndale Avenue**, variance to provide for a car stereo installation business, denied.

**84-Z-18, 3808 Lawndale Avenue**, rezoning of 0.3 acre from the D-7 district to the C-1 district, approved.

**64-P-63, Approval** of a subdivision to be known as Gateway West, 9<sup>th</sup> Section.

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### 2023-CZN-833 / 2023-CPL-833 Aerial Map







**2023-CZN-833 / 2023-CPL-833 Site Photos**



Subject site proposed lots one through three, viewed from Lawndale Avenue, looking southwest



Subject site viewed from Lawndale Avenue, looking south. Approximate locations of lots three through five





Proposed Lots four through eight and north of site, looking east



View of proposed Lot One frontage on Lawndale Avenue and south of site, looking east