

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-848 / 2023-CPL-848
Address: 2069 Yandes Street (Approximate Addresses)
Location: Center Township, Council District #17
Petitioner: M/E Residential, LLC, by David Gilman
Requests: Rezoning of 0.42 acre from the I-3 district to the D-8 district.

Approval of a Subdivision Plat to be known as Starks Minor Subdivision, dividing 0.42 acre into four lots.

This petition was automatically continued from the September 28, 2023 hearing, to the October 26, 2023 hearing at the request of a registered neighborhood organization.

RECOMMENDATIONS

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

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated August 22, 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.

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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.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ The subject site is zoned I-3 and consists of an undeveloped lot within the Martindale-Brightwood neighborhood.
- ◇ This petition would subdivide the property into four equal lots. Two lots would face Yandes Street and two others would face Columbia Avenue.

REZONING

- ◇ This petition would rezone this site from the I-3 district to the D-8 district.
- ◇ The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large, and enclosure of activities and storage is required.
- ◇ The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.
- ◇ The Comprehensive Plan recommends traditional neighborhood development, which includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

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PLAT

- ◇ The plat would subdivide the subject site into four lots. The proposed plat meets the standards of the D-8 zoning classifications as proposed in the companion rezoning.

TRAFFIC / STREETS

- ◇ Two of the proposed lots would front on Yandes Street and the other two would front on Columbia Avenue. No new streets are proposed as part of this petition.

SIDEWALKS

- ◇ Sidewalks are required along Yandes Street and Columbia Avenue.

Staff Analysis

- ◇ Staff is supportive of the requests because the proposed D-8 district and subdivision of the site would allow for residential development to occur in line with the traditional neighborhood recommendation of the Comprehensive Plan.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

I-3	Compact	Undeveloped
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SURROUNDING ZONING AND LAND USE

North	I-3	Railroad Right-of-way
South	I-3	Undeveloped
East	I-3	Industrial
West	D-P	Industrial

COMPREHENSIVE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood development.

THOROUGHFARE PLAN

Yandes Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 60-foot existing and a 48-foot proposed right-of-way.

THOROUGHFARE PLAN

Columbia Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 60-foot existing and a 48-foot proposed right-of-way.

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PRELIMINARY PLAT File-dated August 22, 2023.
FINDINGS OF FACT File-dated August 22, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

2022-CZN-835 ; 2069 Yandes Street (subject site), Rezoning of 0.42 acre from the I-3 district to the D-8 district, **withdrawn**.

2022-CVC-835 ; 2069 Yandes Street (subject site), Vacation of the first east-west alley north of 20th Street, being 15 feet in width, from the northeast corner of Lot 19, in Block 14 of S.A. Fletcher Jr North East Addition, Recorded in Plat Book 4, Page 34 in the Office of the Recorder of Marion County, Indiana, west a distance of 155 feet to the northeast corner of Lot 16, in Block 14 of said subdivision, **withdrawn**.

ZONING HISTORY – VICINITY

2022-CZN-834 / 2022-CVR-834; 2134 Columbia Avenue (northeast of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district to provide for residential uses and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a ten-foot front setback (twenty feet required), **approved and granted**.

2022-ZON-005; 2024 Columbia Avenue (south of site), Rezoning of 0.129 acre from the I-3 district to the D-8 district to allow for the construction of a single-family house. **approved**.

2021-CZN-816 / 2021-CVR-816; 2035, 2039, 2043 and 2047 Columbia Avenue (southeast of site), Rezoning of 0.47 acre from the I-3 district to the D-8 district and a variance of development standards to provide for a deficient front setback, **approved**.

2021-ZON-104; 2060 Yandes Street (west of site), Rezoning of 3.6 acres from the I-3 district to the D-P district to provide for 54 total units consisting of 50 single-family attached dwellings and four single-family detached dwellings for a density of 15 units per acre, **approved**.

2021-ZON-063; 2057 Yandes Street (south of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2021-ZON-059; 2020 Columbia Avenue (south of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

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2021-ZON-058 / 2021-VAR-008; 2127 Columbia Avenue (northeast of site), Rezoning of 0.13 acre from the I-3 district to the D-8 and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a detached garage with 3.66-foot side setbacks and 48% open space, **approved and granted.**

2021-ZON-028; 2018, 2024 and 2032 Yandes Street (southwest of site), Rezoning of 0.39 acre from the I-3 district to the D-8 district, **approved.**

2020-CZN-829 / 2020-CVR-829: 2030 Yandes Street (southwest of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district and a variance of development standards to provide for deficient space between dwellings and deficient open space, **approved.**

2020-ZON-076; 2019 and 2023 Yandes Street (south of site), Rezoning of 0.26 acre from the I-3 district to the D-8 district, **approved.**

2020-ZON-055; 2038 Yandes Street (southwest of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved.**

2020-ZON-038; 2028 Columbia Avenue (south of site), Rezoning of 0.1 acre from the I-3 district to the D-8 classification, **approved.**

2019-ZON-038; 2147 Columbia Avenue (northeast of site), Rezoning of 0.21 acre from the I-3 district to the D-8 classification, **approved.**

2019-ZON-028; 2032, 2038, and 2042 Columbia Avenue (south of site), Rezoning of 0.39 acre from the I-3 district to the D-8 classification, **approved.**

2018-ZON-049; 2111, 2121, 2131, 2132, 2136, 2140 and 2144 Columbia Avenue (north of site), rezoning of 1.188 acres from the I-3 district to the D-8 classification, **approved.**

2017-ZON-030; 2001-2044 Alvord Street (southwest of site), Rezoning of 2.57 acres, from the I-3 district to the D-8 classification, **approved.**

2007-ZON-866 / 2007-VAR-866; 1145 East 22nd Street & 2108 Columbia Avenue (north of site), Rezoning of 6.2 acres, from the I-3-U District, to the C-S classification to provide for two development areas: Parcel "A" permits: mixed-use or stand-alone buildings including dwelling units, offices, C-3 uses, I-1, I-2 and specified I-3 uses and schools Parcel "B" permits: C-3C uses and two-family and multifamily residential uses and a variance of development standards of the Commercial Zoning Ordinance to provide for a zero-foot front setback and yard along Yandes Street; provide for a zero-foot front setback and yard along 22nd Street; provide for zero-foot side and rear yards; and without a setback increase for buildings taller than 35 feet in height, **approved and granted.**

2023-CZN-848 / 2023-CPL-848; Photographs



Photo of Lot 1.



Photo of Lot 2.



Photo of two undeveloped I-3 parcels south of Lot 2 and a single-family dwelling, zoned D-8.



Photo of the existing sidewalk condition.



Photo of the D-P district west of the site.



Photo of the proposed Pogues Run Trail looking east.



Photo of Lot 3.



Photo of Lot 4.



Photo of the industrial building south of the subject site.



Photo of the existing sidewalk condition.



Photo of the proposed Pogues Run Trail looking west.



Photo of the industrial building east of the subject site.