

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV3-034
Address: 3309 East St. Clair Street, 601 and 603 North LaSalle Street
(Approximate Address)
Location: Center Township, Council District #12
Zoning: C-S and D-5 (In Process of Rezoning to D-8)
Petitioner: City of Indianapolis – Department of Metropolitan Development, by Joseph D. Calderon
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 43-unit townhome style apartment development (maximum 12 units permitted) with 35 parking spaces provided (43 parking spaces required), 10 feet of separation between buildings (20-foot separation required).

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the following commitment:

The site shall be developed in substantial compliance with the site plan dated September 12, 2023.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING, CONTEXT AREA, AND LAND USE

C-S, D-5	Compact	Vacant land, single-family dwelling
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SURROUNDING ZONING AND LAND USE

North	D-5	Single-family dwellings
South	C-S	Vacant land
East	C-S	Vacant land
West	D-5	Single-family and two-family dwellings
Inholding	D-5	Single-family dwelling, vacant lot

(Continued)

STAFF REPORT 2023-DV3-034 (Continued)

COMPREHENSIVE LAND USE PLAN The Center Township Comprehensive Plan (2018) recommends Traditional Neighborhood.

- ◇ Historic mapping and aerial photography indicate that the subject site was originally developed with single-family, two-family and three-family dwellings. In the late 1960s or early 1970s, demolitions began to occur on the site to make way for parking for nearby industries. A single dwelling remains on the site today.
- ◇ The 2018 Comprehensive Land Use Plan recommends Traditional Neighborhood for the subject site. The Traditional Neighborhood typology provides for a spectrum of housing types with a typical residential density of five to 15 units per acre. It also provides for some commercial development under certain criteria.
- ◇ The neighborhood to the west is also recommended for the Traditional Neighborhood typology, while a half-block to the east, the Heavy Industrial typology is recommended by the Land Use Plan.
- ◇ The site was the subject of a pending rezoning petition at the time when this variance petition was submitted. Petition 2023-ZON-065 requested a rezoning to the D-8 district. The petition was approved by the Metropolitan Development Commission on August 16, 2023. The approval was affirmed by the City-County Council on September 11, 2023 after the submission of this petition.
- ◇ The D-8 district provides for range of housing types including single-family dwellings, duplexes, multi-unit houses, rowhouses, and small apartment buildings.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ The petitioner seeks variances to provide for:
 - the construction of a 43-unit apartment project in the D-8 district where a maximum of twelve units per project is permitted,
 - a reduction in the number of parking spaces from the required 43 to 35 and,
 - ten feet of separation between buildings where 20 feet of separation between buildings is required.
- ◇ The Ordinance limits the number of units in a small apartment project in the D-8 district to twelve in order to fit those apartment buildings into a dense mixed-housing neighborhood without overwhelming nearby dwellings with the apartment buildings' height or bulk.

(Continued)

STAFF REPORT 2023-DV3-034 (Continued)

- ◇ The proposed buildings are a full two stories with high-pitched roofs. The dwellings in the vicinity are a mix of one-stories buildings with front-gabled or hip roofs or full two-story structures with hip or side-gabled roofs. The height of the proposed buildings is not out of scale with the neighborhood.
- ◇ The orientation of the neighboring dwellings to the west is to face LaSalle Street and the orientation of the neighboring dwellings to the north is to face St Clair Street.
- ◇ The site plan shows units facing St Clair, LaSalle and North streets. This orientation fits the pattern of the neighborhood. It makes the development more “outward-facing” and helps to tie it into the neighborhood and create more pedestrian-friendly streets.
- ◇ The proposed buildings are larger in mass than the dwellings in the neighborhood and each building would have six or seven units. However, this site can be seen as transitional between the dense mixed single-family and two-family dwellings to the west and the industrial area planned to the east. An increase in density and building mass is reasonable in a transitional area.
- ◇ For apartment buildings of three floors or less, one parking space is required per unit. This number can be reduced by 30% if the apartment buildings are within one-quarter mile of a bus stop on a Transit Emphasis Corridor. The subject site would meet this criterion.
- ◇ The Ordinance requires a minimum space between buildings within multi-family dwelling projects. In the D-8 district that minimum spacing is 20 feet. The minimum spacing is established to provide for air movement, sunlight, and open space for the enjoyment of the tenants. It also provides space for passage between buildings in times of emergency and in everyday life.
- ◇ In this instance the rows of units have been designed to be entered from the front only, with no access to the back. This has been done as a security measure. The back space is intended only for utility space and to provide egress during emergencies.
- ◇ The distance between the backs of the proposed buildings is similar to the distance between the dwellings on the opposite side of the street.
- ◇ Also, by reducing the space between the backs of the buildings, the spaces between the fronts of the buildings are increased. This enhances the functionality of the front spaces.

(Continued)

STAFF REPORT 2023-DV3-034 (Continued)

GENERAL INFORMATION

THOROUGHFARE PLAN

St Clair Street 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.

LaSalle Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Collector, with a 60-foot existing right-of-way and a 56-foot proposed right-of-way.

North Street 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.

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

2023-ZON-065; 3309 East St Clair Street and 601 & 603 North LaSalle Street, requested the rezoning of 1.75 acres from the C-S and D-5 districts to the D-8 district, **approved**.

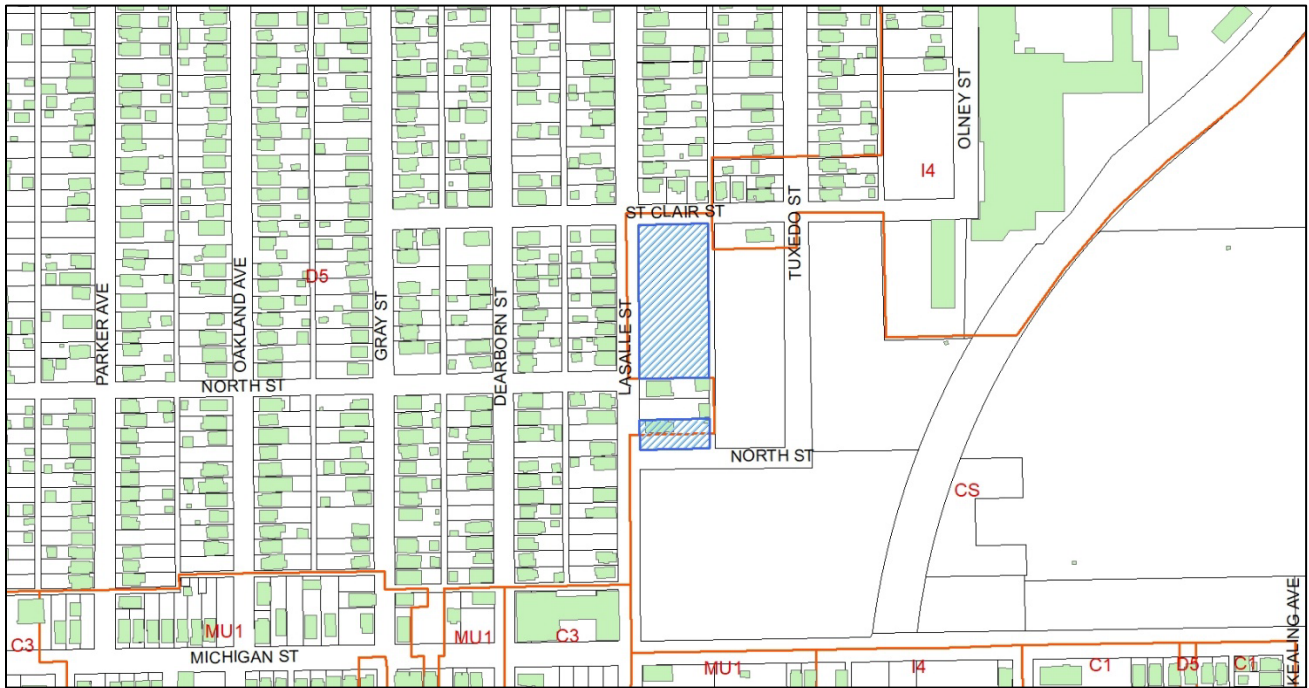
2000-ZON-839 / 2000-VAC-839; 600-800 Sherman Drive, requested the rezoning of 49 acres from the D-5, C-1, C-3 and I-4-U districts to the C-S district to provide for commercial and industrial uses, and vacation of nine rights-of-way, **three right-of-way vacations were withdrawn, the remainder of the petitions were approved**.

ZONING HISTORY – VICINITY

94-V1-125; 640 North LaSalle Street (west of site), requested a variance of development standards to provide for an over-height fence, **approved**.

klh

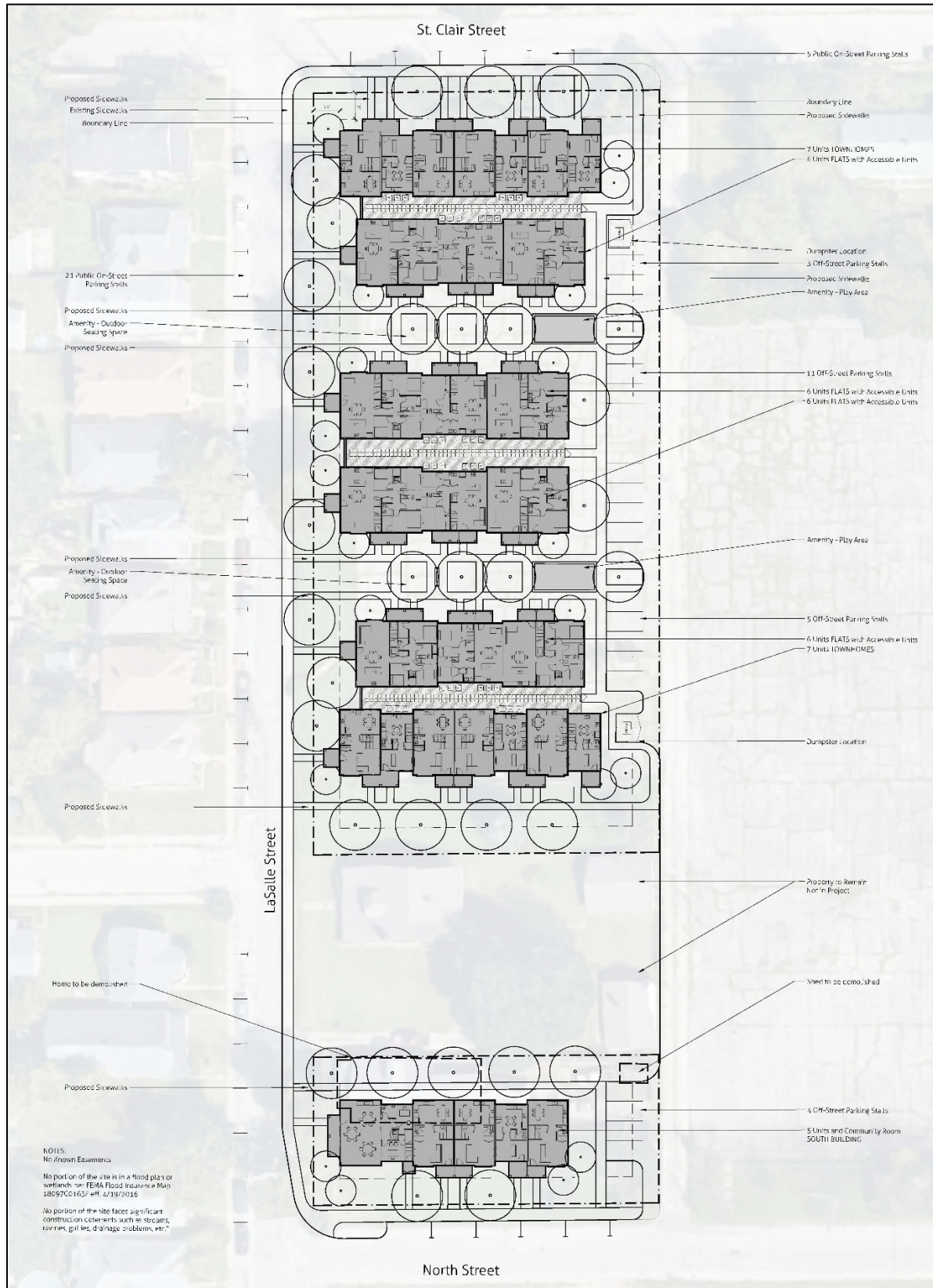
STAFF REPORT 2023-DV3-034, Location



STAFF REPORT 2023-DV3-034, Aerial photograph (2022)



2023-DV3-034; Site Plan



2023-DV3-034; Elevations



Building Elevation
1 Typical Building Front
1" = 10'-0"



Building Elevation
2 Building Rear/South
1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"

Bridges Townhomes SD201
Lasalle and E. St. Clair Streets
09.12.23

WOVE
ARCHITECTURE + DESIGN



Building Elevation
2 Building West
1" = 10'-0"



Building Elevation
1 Building East
1" = 10'-0"

0 4' 0\"/>

Bridges Townhomes SD202
Lasalle and E. St. Clair Streets
09.12.23

WOVE
ARCHITECTURE + DESIGN

2023-DV3-034; Perspectives



WOVE
ARCHITECTURE + DESIGN

3D View
1 Development Perspective

Bridges Townhomes SD203
Lassalle and E. St. Clair Streets
09.12.23

2023-DV3-034; Findings of Fact

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the provided variances will not result in an overcrowded and under parked development which provides for market based parking, code based building separation, and adequate livability space given the density of the project.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

the proposed townhome style project is a natural fit in the traditional neighborhood context and all setbacks between the project and adjoining properties will be met.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

the infill nature of the project makes it difficult to meet all development standards, particularly when there is enough room on the parcels to support the number of units proposed.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____

2023-DV3-034; Photographs



Looking south at the subject site from St Clair Street.



Looking south on the alley to the east of the site.



Looking east along St, Clair Street. The site is to the right.



Looking south along LaSalle Street from its intersection with St. Clair Street. The site is to the left.



Looking west from LaSalle Street at the southern portion of the site. The dwelling would be demolished.



Looking west along North Street at the neighbors to the west. The site is to the right.



Looking south across North Street at the neighbor to the south.



Looking north on LaSalle Street from the corner of North and LaSalle streets. The dwelling on the right is an inholding to the subject site.