

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-013
Address: 2457 & 2461 Shelby Street (*Approximate Address*)
Location: Center Township, Council District #21
Petitioner: Inpraedium Quarters, LLC, by David Kingen
Request: Rezoning of 0.21 acre from the C-1 (TOD) district to the D-8 (TOD) district to legally establish multi-family dwelling uses.

The petitioner's representative requested that this petition be continued from the March 23, 2023 hearing to the April 27, 2023 to provide time to meet with the neighborhood organization, clear up issues with the legal description, and pay the application fee. The continuance was granted with the understanding that if the fees are not paid by the April 27 hearing, the petition will be dismissed. As of the time of publication of this staff report, the application fee for this petition has not been paid. If the fee has not been paid by the time of the hearing, the **petition should be dismissed** for lack of prosecution.

RECOMMENDATION

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ The subject site is two lots on the northeast corner of the intersection of Shelby Street and Hoefgen Street. The lots were platted as part of Spann and Holloway's Shelby Street Addition in 1899. Historic mapping indicates that a building has stood on the north lot since 1915 and perhaps longer. Petition 90-UV3-101 approved a five-unit multi-family dwelling for the north lot. The buildings on the south lot first appear in the 1950 aerial photograph.
- ◇ The 2018 Comprehensive Land Use Plan recommends Traditional Neighborhood for the subject site. This typology envisions a full spectrum of housing types, ranging from single family homes to large-scale multi-family housing with a development pattern that is compact and well-connected. This typology usually has a residential density of five to fifteen dwelling units per acre, but a higher density in proximity of a transit line, greenway, or park.

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STAFF REPORT 2023-ZON-013 (Continued)

- ◇ The subject site is located on the Red Line Bus Rapid Transit route and across the street from Garfield Park.

ZONING

- ◇ This petition requests a rezoning from the C-1 district to the D-8 district. The D-8 district is a unique district designed for application in older, developed urban areas. The district allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.
- ◇ The D-8 district is appropriate as it is responsive to the Traditional Neighborhood recommendation of the Comprehensive Land Use Plan and is a district found in the vicinity.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

C-1	Compact	Small multi-family buildings, single-family dwelling
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SURROUNDING ZONING AND LAND USE

North	C-1	Single-family dwelling
South	C-1	Single-family dwelling
East	D-5	Single-family dwelling
West	PK-1	Garfield Park Branch Library, Garfield Park

COMPREHENSIVE LAND USE PLAN	The Center Township Comprehensive Plan (2018) recommends Traditional Neighborhood.
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THOROUGHFARE PLAN	Shelby Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Secondary Arterial, with a 61-foot existing right-of-way and a 78-foot proposed right-of-way.
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Hoefgen Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 60-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.
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WELLFIELD PROTECTION DISTRICT	This site is not located within a wellfield protection district.
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STAFF REPORT 2023-ZON-013 (Continued)

ZONING HISTORY – SITE

90-UV3-101; 2457 Shelby Street, requested a variance of use to provide for a five-unit, multi-family dwelling in a C-1 district, **approved**.

ZONING HISTORY – VICINITY

2009-HOV-030, 2449 Shelby Street (north of site), requested a variance of use to provide for a single-family dwelling and accessory garage in a C-1 district and a variance of development standards to provide for deficient setbacks and transitional yards, **approved**.

2006-UV3-046; 2509 Shelby Street (south of site), requested a variance of use to legally establish a four-unit multi-family dwelling in a C-1 district and a variance of development standards to provide for deficient setbacks and for parking maneuvering in a public alley, **approved**.

klh

CONSERVATORY DR

General Lawton Monument

Garfield Park

Conservatory & Sunken Gardens

SHELBY ST

FINLEY AVE

HOEFTGEN ST

2401

1122

1126

1130

1002

1208

1210

1216

2435

2437

2441

2445

1117

1121

1123

1125

1201

1205

1209

1215

1217

2449

2455

2457

2451

1116

1120

1124

1130

1134

1202

1206

1210

1214

1218

PK1

C1

D5

2503

2507

2509

1119

1121

1123

1129

1133

1139

1205

1209

1215

1217

1221

2525

2527

2531

1118

1122

1129

1130

1134

1138

1204

1206

1212

1214

1222

1230

This aerial map shows a residential neighborhood in Memphis, Tennessee, centered around the intersection of Shelby St and Hoegen St. A blue rectangle highlights a property at 2457, which is also labeled with a red 'C1'. Other properties are labeled with red 'PK1' and 'OB'. The map includes street names, house numbers, and a scale bar.

STAFF REPORT 2023-ZON-013, Photographs



Looking east from Shelby Street at the subject site.



Looking across Hoefgen Street at the site.



Looking northwest at the site from the corner of Hoefgen Street and the alley.



Looking east along north property line of the north lot of the site.



Looking east along Hoefgen Street.



Looking southwest across Shelby Street at the neighbors to the south. The site is on the far left of the photo.