

## **STAFF REPORT**

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

**Case Number:** 2023-ZON-012  
**Address:** 813 South Kenwood Street (approximate address)  
**Location:** Center Township, Council District #16  
**Petitioner:** Aaron Jefferson, by Brent Bennett  
**Request:** Rezoning of 0.07-acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential uses.

### **RECOMMENDATIONS**

Staff **recommends approval** of the petition.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

- ◇ The request would provide for the rezoning of a site developed with a single-family dwelling on a lot which a dwelling has existed since at least 1915. This area was historically residential, however, due to proximity to downtown and interstates, has become more commercial and mixed-use in nature. A few dwellings exist in this area but are typically not zoned residential. The petitioner proposes to renovate the existing structure for residential purposes.
- ◇ The Land Use Plan recommends City Neighborhood. This typology is “dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly-accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.” This request would only rezone one parcel to D-8, however, it could promote further properties south of the site to D-8, to further encourage dense residential development in compliance with the Plan.

#### **REGIONAL CENTER**

- ◇ The site is located within the Regional Center overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Administrator of the Division of Planning. A Regional Center Approval petition has been filed, through 2022-REG-078.

(Continued)



## **STAFF REPORT 2023-ZON-012 (Continued)**

### **GENERAL INFORMATION**

#### EXISTING ZONING AND LAND USE

D-8 (RC) Vacant single-family dwelling

#### SURROUNDING ZONING AND LAND USE

North	-	C-5 (RC)	Vacant commercial
South	-	C-5 (RC)	Undeveloped
East	-	C-5 (RC)	Interstate 70 off-ramp
West	-	C-5 (RC)	Automobile collision repair

COMPREHENSIVE PLAN	The Comprehensive Plan of Marion County recommends City Neighborhood development.
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THOROUGHFARE PLAN	The Official Thoroughfare Plan for Marion County indicates that Kenwood Avenue is a local street, with an existing and proposed 48-foot right-of-way.
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### **ZONING HISTORY - SITE**

**2023-REG-078; 813 South Kenwood Avenue**, requested Regional Center Approval to provide for removal of rear garage portion of dwelling and to provide for an addition to the dwelling, **pending**.

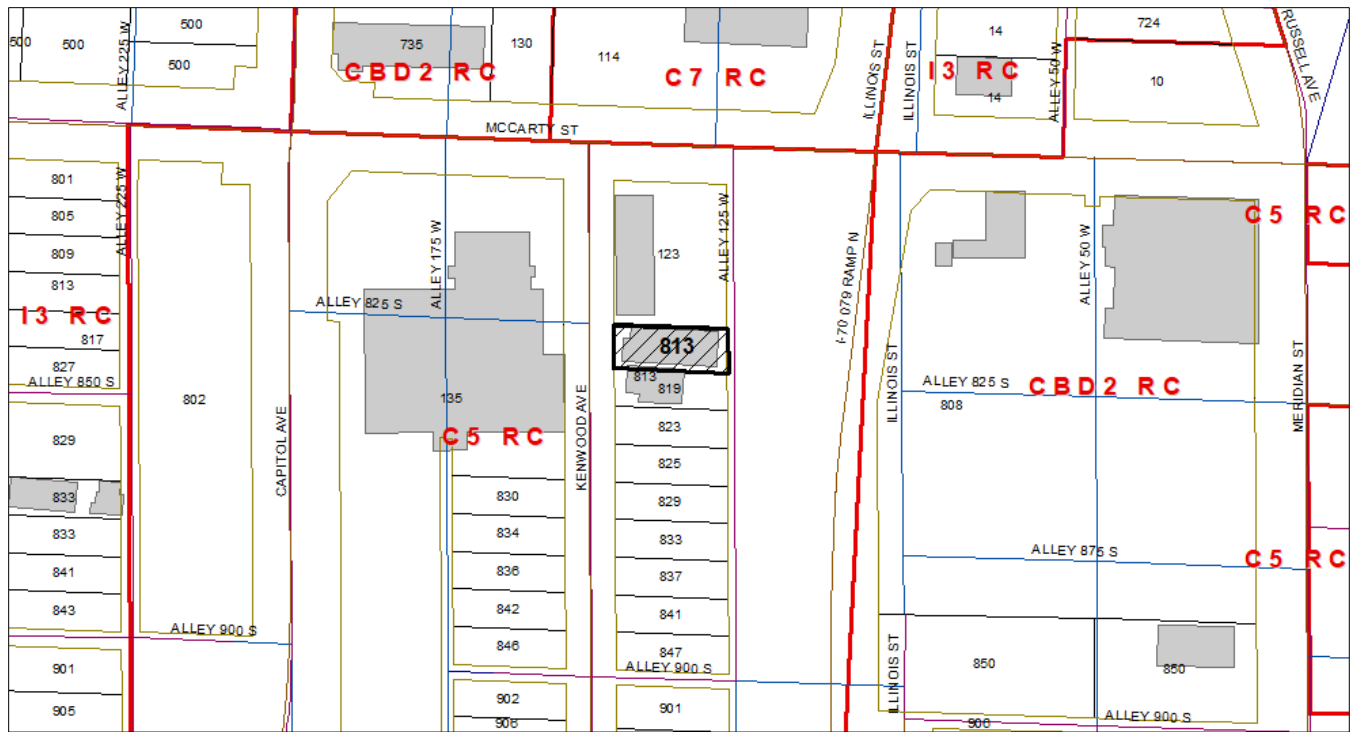
### **ZONING HISTORY - VICINITY**

None.

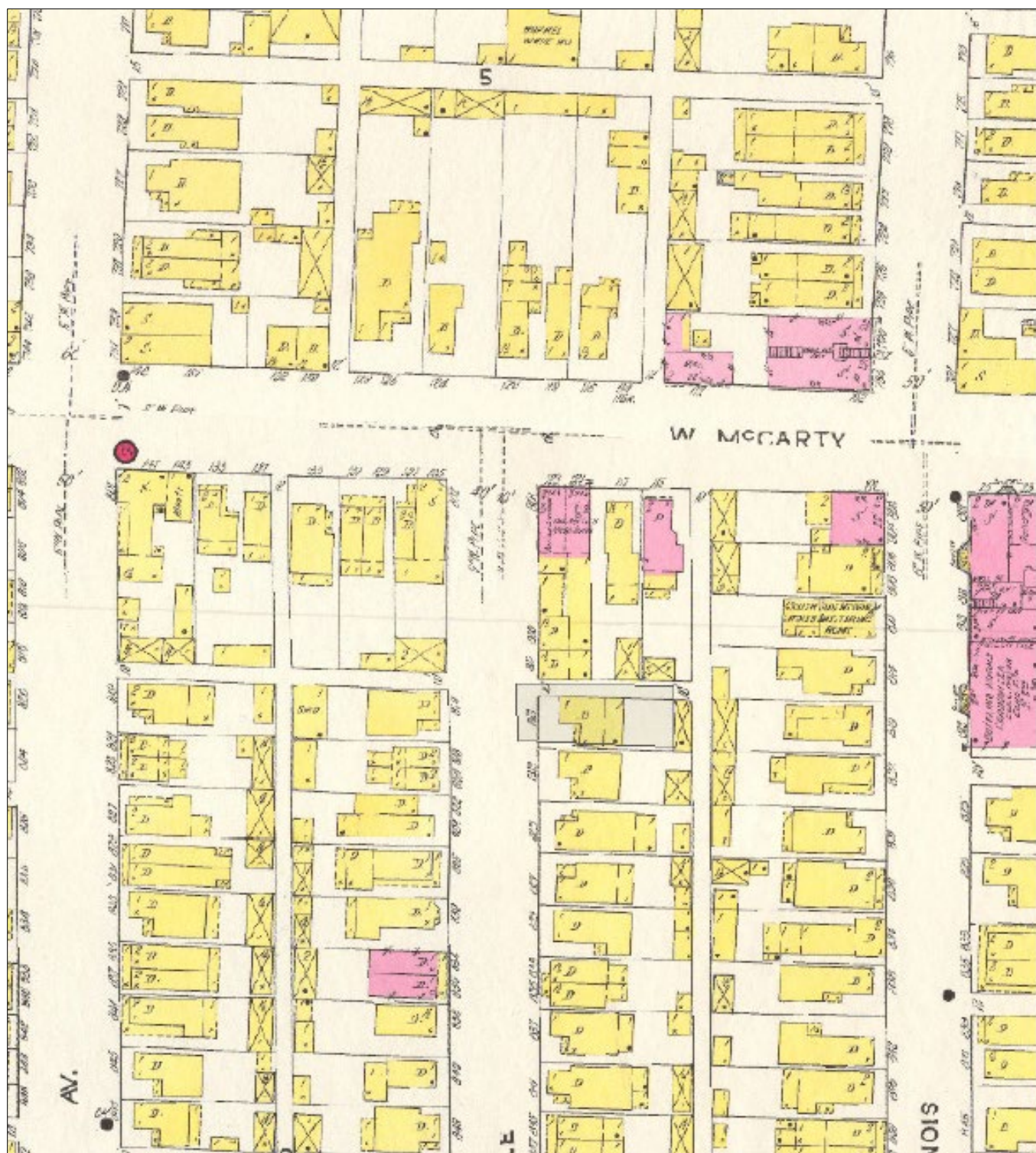
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1915 Sanborn Fire Insurance Map of site and area





View of the site