

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-CZN-806 / 2023-CPL-806 / 2023-CVC-806
Address: 818, 822, 826, 830, 834 and 838 Union Street, 831, 835 and 837 Charles Street, and 23, 27 and 31 Sycamore Street (*Approximate Addresses*)
Location: Center Township, Council District #16
Petitioner: The Redevelopment Group, by Russell L. Brown
Request: Rezoning of 0.18 acre from the D-8 (RC) district to the CBD-2 (RC) district to provide for residential uses.

Approval of a Subdivision Plat to be known as Meridian Enclave, dividing 0.99-acre into eighteen lots and one common area.

Vacation of the first and second alleys, south of Sycamore Street, both being twelve feet in width, from the west right-of-way line of Union Street, west 184.61 feet to the east right-of-way line of Charles Street, with a waiver of the assessment of benefits.

RECOMMENDATIONS

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

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated February 16, 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.

(Continued)

STAFF REPORT 2023-CZN-806 / 2023-CPL-806 / 2023-CVC-806 (Continued)

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.

RECOMMENDED MOTION (approval): That the Hearing Examiner find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Plat Committee confirm and ratify the adoption of Declaratory Resolution 2023-CVC-806; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ The subject site is comprising of 12 lots of various sizes and is located southeast of McCarty Street and Meridian Street. Access to the site is gained from Sycamore Street, or Union Street, both of which have direct access to Meridian Street. Nine of the lots have primary residential structures, with three lots with accessory structures. One lot is developed with a vacant commercial building. All buildings appear to be vacant.
- ◇ The subject site is mostly zoned CBD-2 (RC), with two lots zoned D-8 (RC). North of the site is mixed residential and commercial, with office and retail uses to the west and developing mixed-uses to the south. An interstate on-ramp is located to the east.
- ◇ This companion petition would rezone two of the 12 lots to the CBD-2 (RC) district, vacate two unimproved alleys, and subdivide the property into 18 lots and one common area, to provide for a townhome development.
- ◇ The request to CBD-2 would comply with the Comprehensive Plan, which recommends the site for Urban Mixed-Use development.

PLAT

- ◇ The plat would subdivide the subject site into 18 lots and one common area. Lots One and Two would each contain a single-family detached dwelling and an attached accessory structure. Each of the remaining Lots would contain four-story single-family attached dwellings. The proposed common area would provide for access to attached garages or parking pads for each dwelling. Additionally, an existing 12-foot east-west alley, south of proposed Lot Ten, would be widened to 15 feet.

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STAFF REPORT 2023-CZN-806 / 2023-CPL-806 / 2023-CVC-806 (Continued)

TRAFFIC / STREETS

- ◇ The subject site has frontage on Sycamore Street to the north, Charles Street to the west and Union Street to the east. Each lot would have its own access from existing public streets and the proposed common area. No new streets are proposed.

SIDEWALKS

- ◇ Sidewalks exist along Sycamore Street and Union Street. Sidewalks are proposed along Charles Street.

VACATION

- ◇ Two, 12-foot wide, east-west alleys, would be vacated with the proposed vacation request. These alleys unimproved. A new private drive, oriented north-south, would be constructed to provide rear access to the proposed dwellings, removing the need for these alleys.

ASSESSMENT OF BENEFITS

- ◇ These alleys are unimproved; therefore, the request to waive the Assessment of Benefits would be acceptable.

REGIONAL CENTER

- ◇ The site is located within the Regional Center overlay district. Design of all new construction, including townhomes in the Regional Center overlay district, is subject to the approval of the Administrator of the Division of Planning.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

CBD-2 / D-8 (RC) Compact Vacant residential and commercial

SURROUNDING ZONING AND LAND USE

North	- C-5 (RC)	Residential / office
South	- CBD-2 (RC)	Mixed-use development
East	- I-4 (RC)	Interstate on- and off-ramps
West	- C-5 (RC)	Office / commercial

COMPREHENSIVE PLAN The Comprehensive Plan of Marion County recommends Urban Mixed-Use development.

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STAFF REPORT 2023-CZN-806 / 2023-CPL-806 / 2023-CVC-806 (Continued)

THOROUGHFARE PLAN	The Official Thoroughfare Plan for Marion County indicates that Sycamore Street and Charles Street are local streets, with 48-foot rights-of-way existing and proposed. The proposed plat indicates that Sycamore Street is 24 feet in width and Charles Street is 30 feet in width.
TRANSIT-ORIENTED DEVELOPMENT	This site is not within the Transit-Oriented Development Overlay
SITE PLAN	File-dated February 16, 2023
VACATION FINDINGS OF FACT	File-dated February 16, 2023
VACATION SURVEY	File-dated February 16, 2023

ZONING HISTORY - SITE

None.

ZONING HISTORY - VICINITY

2022-REG-024; 815 South Meridian Street and 25 East McCarty Street, requested Regional Center Approval to provide for updated plans for a proposed seven-story hotel (previously approved for a six-story hotel, through 2019-REG-107 and 2021-REG-063), with apartments and amenities, including a restaurant, courtyard, and roof-top lounge, **approved**.

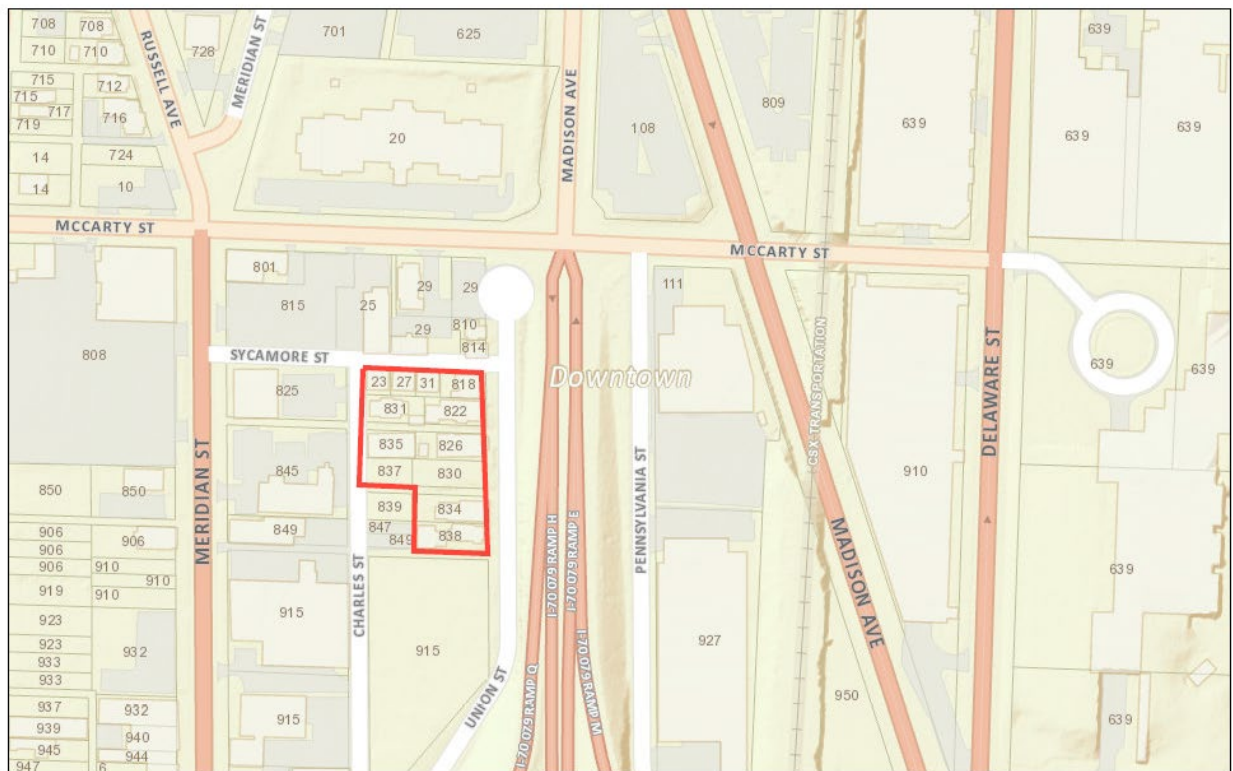
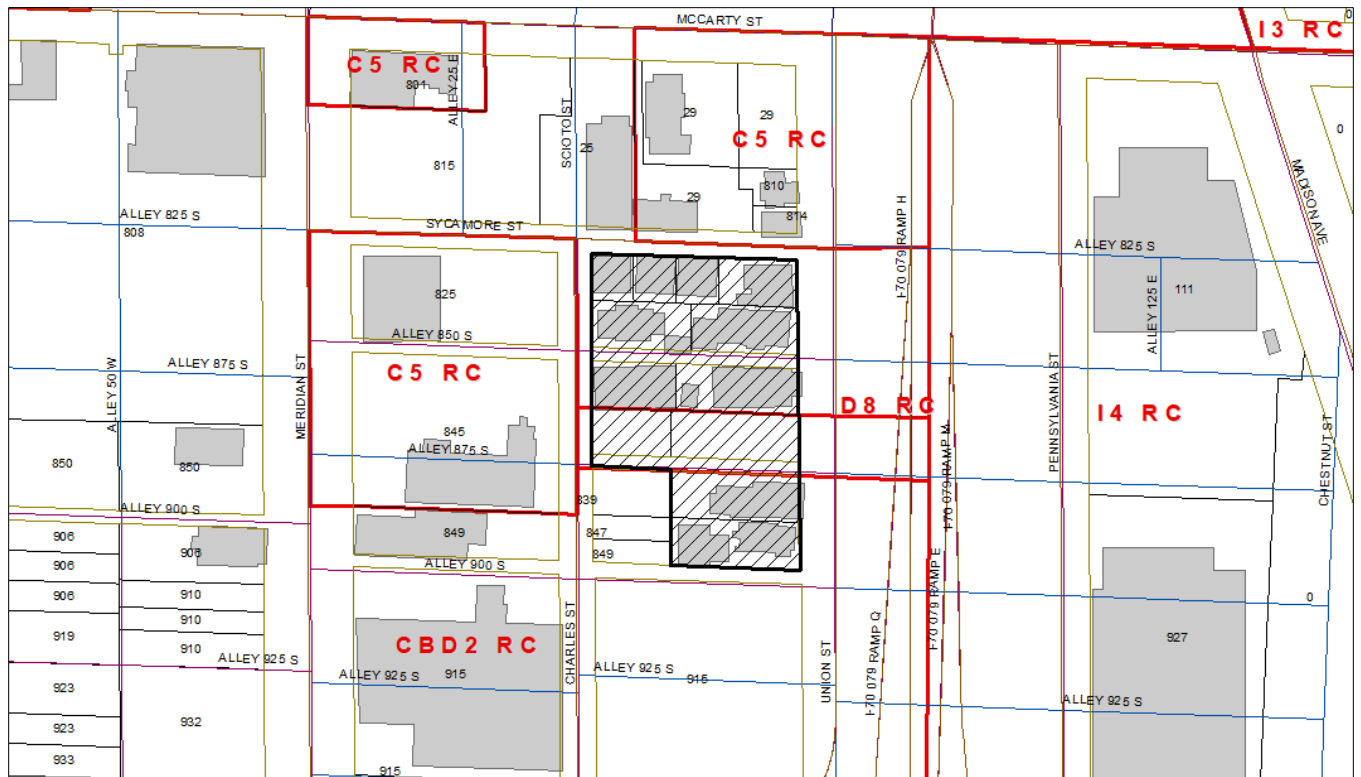
2022-ZON-048; 25 East McCarty Street, requested a rezoning of 0.26-acre, from the C-5 (RC) district to the CBD-2 (RC) district, **approved**.

2022-DV3-007; 815 South Meridian Street and 25 East McCarty Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a seven-story hotel structure, with encroachments into the sky exposure Plane Two and to provide for a nine-foot-tall courtyard wall, **granted**.

2021-REG-063; 19 and 25 East McCarty Street, requested Regional Center Approval to provide for demolition of an existing one-story commercial structure and for updated plans of a six-story hotel, previously approved through 2019-REG-107, **approved**.

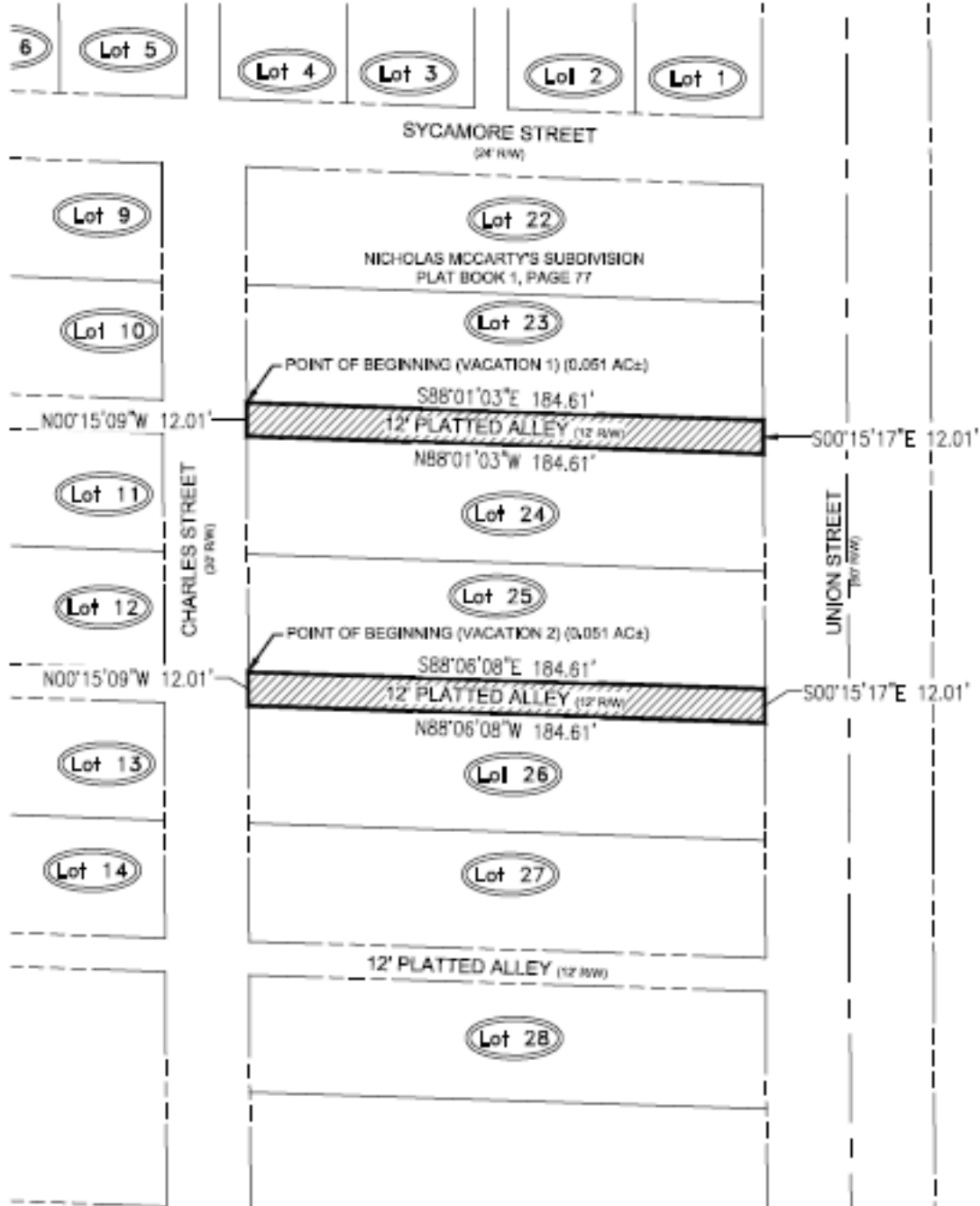
2019-REG-107; 19 East McCarty Street, requested Regional Center Approval to provide for the construction of a six-story hotel, with 119 rooms, **approved**.

2019-REG-061; 850 South Meridian Street, requested Regional Center Approval for demolition of a one-story office building and construction of a five-story hotel, with 146 units, conference facilities and a restaurant, **approved**.



VACATION EXHIBIT

PAGE 1 OF 2



WEIHE
ENGINEERS

12093 N. College Avenue
Indianapolis, Indiana 46240
weihe.net
317.380.4600

SCALE: 1" = 50'
0 12.5 25 50



Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA**

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

The vacation of these two alleys will allow for a reorientation and redevelopment of the majority of this block. The new development will be served by a private drive serving as an alley, to feed garages for the proposed development. This will allow for off street parking which is needed in the nearby vicinity because of narrow existing rights of way. The alleys to be vacated do not serve any residential structures which will remain upon redevelopment and are in disrepair. The new private drive will connect Sycamore Street to a remaining public alley which will serve the new development and development occurring to the south of the project area.

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20 ____



Existing structures along Sycamore Street



View of site to the left and Charles Street, looking south



View of dwellings along Sycamore Street and Union Street



View of dwellings and proposed alleys to be vacated, from Union Street



View of structures along Charles Street, looking north