

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-027
Address: 1130 and 1134 East 19th Street (approximate addresses)
Location: Center Township, Council District #17
Petitioner: Anderson Benjamin, by In and Out Unlimited LLC (Jamilah Mintze)
Request: Rezoning of 0.14 acres from the C-3 district to the D-8 district to provide for single-family dwellings.

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

The site plan and elevations for each of the two sites shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP). The site plan for the site addressed as 1134 East 19th Street shall be substantial compliance with the site plan file-dated March 30, 2023.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This 0.14-acre site, zoned C-3, is undeveloped and surrounded by a single-family dwelling to the north; a single-family dwelling to the south, across East 19th Street; a single-family dwelling to the east; and undeveloped land to the west, all zoned D-8.

REZONING

- ◇ This request would rezone the site from the C-3 District to the D-8 classification. "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."

(Continued)

STAFF REPORT 2023-ZON-027 (Continued)

- ◇ The Comprehensive Plan recommends traditional neighborhood typology. “The Traditional Neighborhood typology 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.”
- ◇ The Pattern Book lays out a land use classification system that guides the orderly development of the county, protects the character of neighborhoods and serves as a policy guide for development or redevelopment of a site.
- ◇ The following elements of the Pattern Book apply to this site:

Conditions for All Land Use Types

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.

Conditions for All Housing

- A mix of housing types is encouraged.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly-accessible recreational or cultural amenity that is available at no cost to the user.
- Primary structures should be no more than one and a half times the height of other adjacent primary structures.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

Detached Housing

- The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible, and should be detached if located on the side of the house.
- Secondary units are encouraged.
- Lots should be no larger than one and a half times the adjacent lots.

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STAFF REPORT 2023-ZON-027 (Continued)

Infill Housing Guidelines

- ◇ The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”
- ◇ These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:

Site Configuration

- Front Setbacks
- Building Orientation
- Building Spacing
- Open Space
- Trees, Landscaping, and the Outdoors

Aesthetic Considerations

- Building Massing
- Building Height
- Building Elevations and Architectural Elements

Additional Topics

- Secondary Dwelling Units, Garages, and Accessory Structures
- Adapting to the Future

- ◇ “As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”
- ◇ Because no elevations for the site (addressed as 1130 East 19th Street) were submitted for review and the elevations submitted for the site addressed 1134 East 19th Street were confusing, staff would request that elevations for both sites be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP) to confirm that the proposed dwellings would be architecturally compatible and harmonious with the surrounding land uses and neighborhood character.

Planning Analysis

- ◇ The request would be consistent with the Comprehensive Plan recommendation of traditional neighborhood typology and compatible with residential redevelopment occurring in the immediate area. Consequently, staff recommends approval of the rezoning request.

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STAFF REPORT 2023-ZON-027 (Continued)

- ◇ Staff would note that historical maps indicate that the site was initially developed with single-family dwellings that were demolished between 1972 and 1978 and the site has remained undeveloped since then.
- ◇ As development on these sites occur, recommendations of the Pattern Book should be considered, as well as compliance with the Ordinance to mitigate negative impacts on surrounding residential development. In other words, development standards variances should be minimal and based on practical difficulty in the use of the property, rather than desires of the developer.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-3 Undeveloped

SURROUNDING ZONING AND LAND USE

North -	D-8	Single-family dwelling
South -	D-8	Single-family dwelling
East -	D-8	Single-family dwelling
West -	D-8	Undeveloped land

COMPREHENSIVE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood typology. Marion County Land Use Pattern Book (2019). Infill Housing Guidelines (2021)
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THOROUGHFARE PLAN	This portion of East 19 th Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 50-foot right-of-way and a proposed 48-foot right-of-way.
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CONTEXT AREA	This site is located within the compact context area.
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OVERLAY	There is no overlay for this site.
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SITE PLAN	File-dated March 30, 2023
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ELEVATIONS	File-dated March 30, 2023
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ZONING HISTORY

2020-CZN 838 / 2020-CVR-838; 1126 East 19th Street (west of site), requested rezoning of 0.7 acre from the C-3 district to the D-8 district and a variance of development standards to provide for a single-family dwelling on a lot with 29.5 feet of frontage, with a porch and steps with a 0.5-foot setback and with 49% open space, **approved and granted**.

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STAFF REPORT 2020-ZON-027 (Continued)

2020-CZN-813 / 2020-CVR-813; 1118 East 19th Street (west of site), requested rezoning of 0.14 acre from the C-3 district to the D-8 district and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 9.5-foot front setback from Alvord Street and a four-foot rear setback and detached garage with a 9.5-foot front setback from Alvord Street and a six-foot rear setback, **approved and granted**.

2019-CZN-850 / 2019-CVR-850; 1118 East 19th Street (west of site), requested the rezoning of 0.1039 acre from the C-3 district to the D-8 classification and to reduce the required front setback from 18 feet to twelve feet, **withdrawn**.

2019-ZON-128; 1051 East 19th Street and 1720 North Alvord Street (west of site), requested rezoning of 2.12 acres from the I-3 district to the D-P district to provide for 37 single-family attached dwelling units at a density of 17.5 units per acre, **approved**.

2019-ZON-103; 1661 Cornell Avenue (southwest of site), requested the rezoning of 0.12 acre from the I-3 district to the D-8 classification, **approved**.

2019-DV3-041; 1136 and 1138 East 19th Street (east of site), requested a variance of development standards to provide for a two-family dwelling with reduced setback, **granted**.

2018-ZON-013, 1136 and 1138 East 19th Street (east of site); requested rezoning of 0.116 acre, from the C-3 District, to the D-8 classification to provide for residential uses, **approved**.

2015-CZN-835, 2015-CVR-835; 1102 East 16th Street (south of site), requested the rezoning of 4.5 acres from the I-3-U, D-8 and C-5 districts to the C-3C classification, and to provide for a reduced setback and reduction in the number of require parking spaces, **approved**.

2011-ZON-077; 1902 Alvord Street (west of site), requested rezoning of 2 acres from the I-3-U district to the C-2 classification, **approved**.

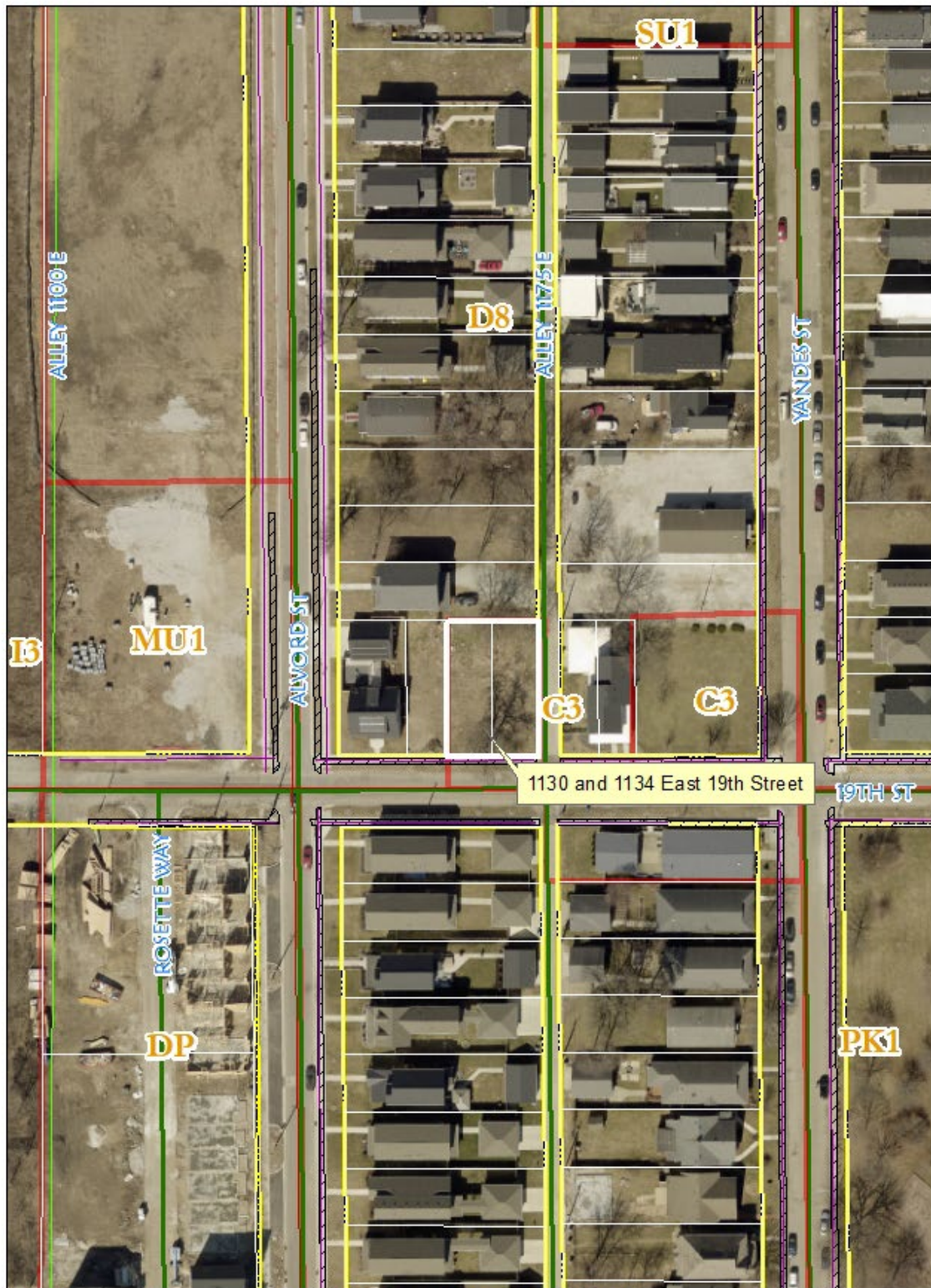
2006-ZON-085; 1115 East 19th Street (west of site), requested rezoning of 0.24 acre from the C-3 district to the D-8 classification, **approved**.

2000-UV1-006; 1824 Yandes Street (east of site), requested a variance of use of the commercial Zoning Ordinance to provide for the use of a detached garage for storage for an existing church, **granted**.

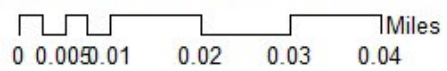
95-UV1-37; 1802 – 1804 Alvord Street (south of site), variance of use to provide for automobile repair and a gravel parking area, **granted**.

94-UV3-112; 1714 – 1720 Alvord Street (south of site), variance of use to legally establish a social organization, **granted**.

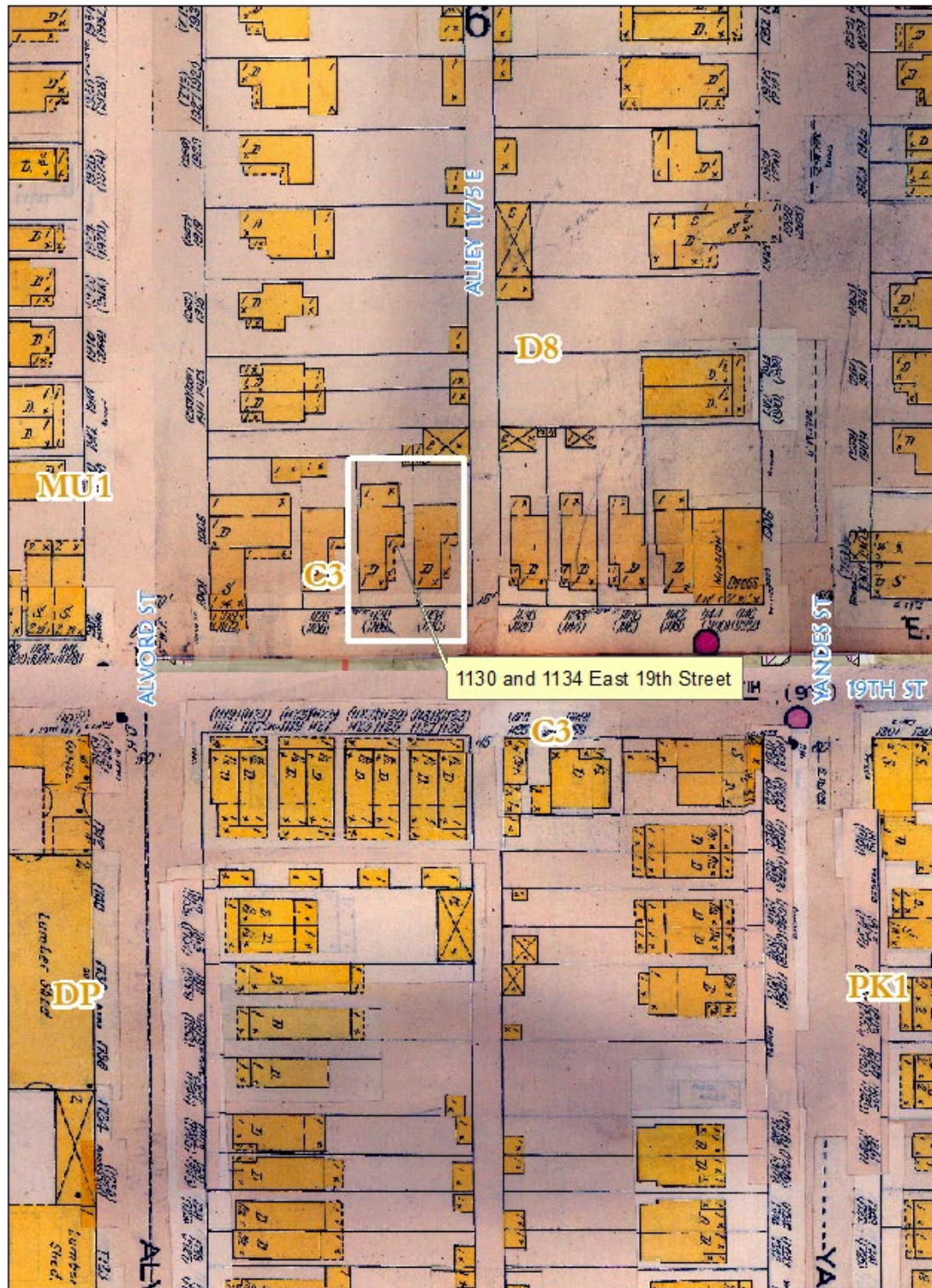
91-UV1-41; 1824 Yandes Street (east of site), requested a variance of use of the Commercial Zoning Ordinance to permit the construction of a church, **granted**.



1130 and 1134 East 19th Street



1898 Sanborn Map



1130 -1134 East 19th Street

0 0.0048.009 0.018 0.027 0.036 Miles

STREET ADDRESS:
11134 E 19TH ST.
INDIANAPOLIS, IN 46202

PARCEL # 1042686
PRIMARY ZONING:
LOT SIZE
EXISTING COVERAGE
PROPOSED COVERAGE
PROPOSED OPEN SPACE

D8	
3,040 SQFT	
-	
1,508 SQFT	(49.6%)
1,532 SQFT	(50.3%)

[illegible]

- TRUCK ACCESS TO SITE AND REMOVAL OF DEBRIS TO BE MADE VIA ALLEY
- EROSION CONTROL BAY PILE TO BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN THROUGH DURATION
- CONCRETIC AND PAINT THROUGHOUT DURATION
- ON SITE AND REMAIN THROUGHOUT DURATION
- STORM DRAIN LOCATED WITHIN 1-FOOT OF SITE TO BE PROTECTED WITH CONCRETE BARRIER

REV	Revisions / Issues	Date
	SCHEMATIC DESIGN	18/03/2022
	DESIGN DEVELOPMENT	16/05/2022
	CONSTRUCTION DOCUMENT	16/10/2022



Original Name and Address
1134 E 19TH ST
INDIANAPOLIS, IN 46202

Project 1003_01	Sheet C1.0
Date 10/21/2012	
Scale AS NOTED	



View looking east along East 19th Street



View looking west along East 19th Street



View of site looking north across East 19th Street



View of site looking north across East 19th Street



View of site looking west



View of site looking west



View from site looking southwest



View looking south along Alvord Street at neighborhood architectural character