

## STAFF REPORT

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

**Case Number:** 2023-ZON-029  
**Address:** 1840 National Avenue & 3670 Carson Avenue (*Approximate Address*)  
**Location:** Perry Township, Council District #21  
**Petitioner:** University of Indianapolis, by Kevin G. Buchheit  
**Request:** Rezoning of 3.77 acres from the D-8 district to the UQ-1 district.

### **RECOMMENDATION**

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

A 40-foot half right-of-way shall be dedicated along the frontage of Carson Avenue, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation.

#### **LAND USE**

- ◇ The subject site is two abutting parcels on the northwest corner of National Avenue and Carson Avenue. Historic aerial photography indicates that a dwelling was constructed on the east parcel sometime in the 1940s or early 1950s and remained until circa 2006. A dwelling on the west parcel was constructed between 1941 and 1956, but was demolished by 1966.
- ◇ A multi-family dwelling building was constructed on the west parcel in 2005/2006. A parking lot was constructed on the east parcel in 2007/2008. Those uses remain.

(Continued)

**STAFF REPORT 2023-ZON-029 (Continued)**

- ◇ 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.

**ZONING**

- ◇ This petition requests a rezoning from the D-8 district to the UQ-1 district. The UQ-1, or University Quarter One district, is intended for university-owned property and provides for post-secondary schools, daycares, multi-family dwellings, and utility nodes and wireless communication facilities. The UQ-1 district is a development plan district meaning that any development is subject to the approval of a site plan.
- ◇ The two parcels were purchased by the University of Indianapolis in 2022. The university’s main campus is two blocks to the west. The university also owns undeveloped, UQ-1-zoned, land across Carson Avenue from the subject site.

**GENERAL INFORMATION**

**EXISTING ZONING, CONTEXT AREA, AND LAND USE**

D-8	Metro	Multi-family dwellings, parking lot
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**SURROUNDING ZONING AND LAND USE**

North	D-4	Single-family dwelling
South	D-5	Single-family dwellings
East	UQ-1, C-3, D-4	Vacant commercial building, single-family dwelling, restaurant
West	D-6	Multi-family dwellings

COMPREHENSIVE LAND USE PLAN	The Perry Township Comprehensive Plan (2018) recommends Traditional Neighborhood.
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THOROUGHFARE PLAN	National Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with an existing right-of-way ranging from 50 to 72 feet and a 50-foot proposed right-of-way.
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## **STAFF REPORT 2023-ZON-029 (Continued)**

Carson Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Secondary Arterial, with an existing right-of-way ranging from 60 to 70 feet and an 80-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**

**2016-CZN-828 / 2016-CVR-828; 3670 Carson Avenue**, requested the rezoning of 1.3 acre from the D-4 and C-3 districts to the D-8 district and a variance of development standards to provide for a reduced side setback, **approved**.

**2004-ZON-126; 1840 National Avenue**, requested the rezoning of 2.2 acres from the D-4 district to the D-8 district, **approved**.

### **ZONING HISTORY – VICINITY**

**2022-ZON-077; 3653 Carson Avenue (east of site)**, requested the rezoning of 0.57 acre from the D-4 district to the C-3 district, **denied**.

**2009-ZON-074; 3621 Carson Avenue (east of site)**, requested the rezoning of seven acres from the D-6II district to the UQ-1 district, **approved**.

**2007-ZON-120; 3621 Carson Avenue (east of site)**, requested the rezoning of seven acres from the D-4 district to the D-6II district, **approved**.

**2006-ZON-026; 3652 Carson Avenue (east of site)**, requested the rezoning of 0.18 acre from the D-4 district to the C-3 district, **approved**.

**2005-ZON-042; 1810 National Avenue (west of site)**, requested the rezoning of 2.3 acres from the D-4 district to the D-6 district, **approved**.

**99-SE1-9; 3702 Randolph Drive (south of site)**, requested a special exception to provide for a manufactured home in a D-5 district, **approved**.

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**STAFF REPORT 2023-ZON-029 (Continued)**

**97-UV2-82; 3601 Carson Avenue (east of site)**, requested a variance of use to provide for automobile sales in a D-4 district, **approved**.

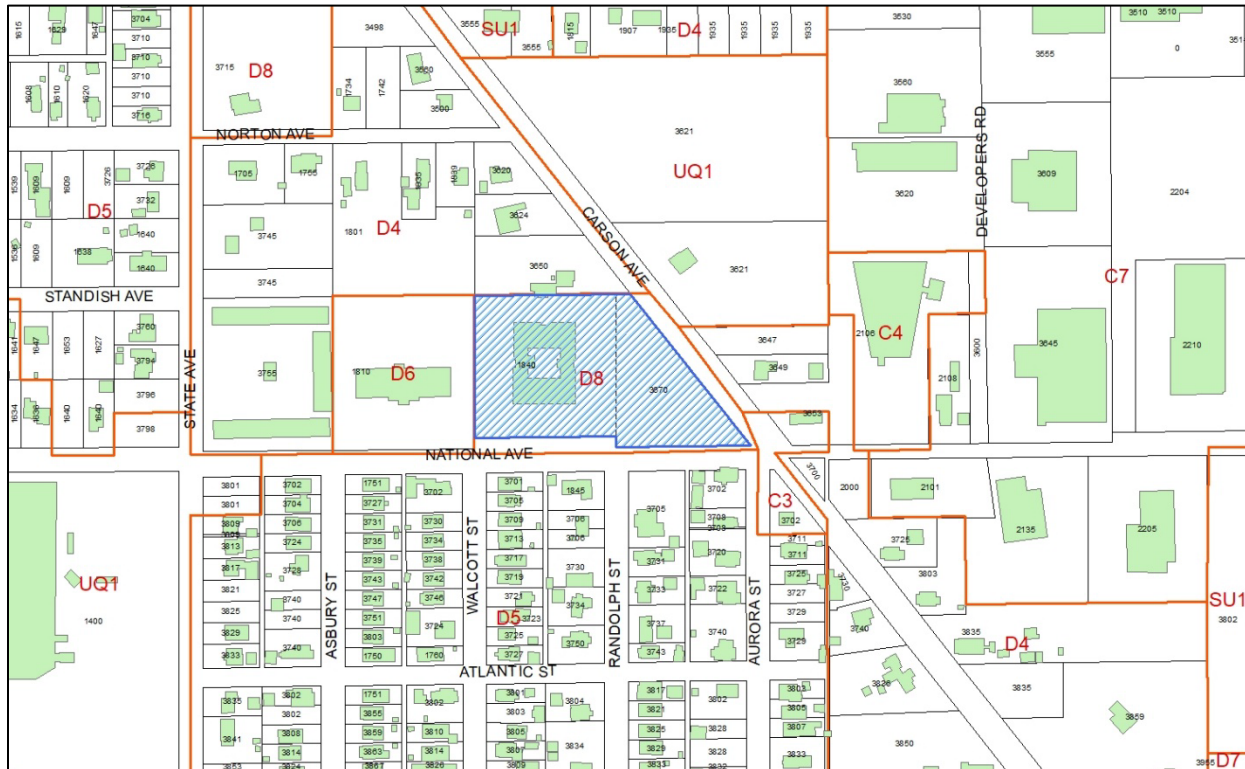
**89-Z-34; 3601 Carson Avenue (east of site)**, requested the rezoning of two acres from the D-4 district to the D-6 district, **withdrawn**.

**85-UV1-133; 3601 Carson Avenue (east of site)**, requested a variance of use to provide for automobile sales and repair in the D-4 district, **withdrawn**.

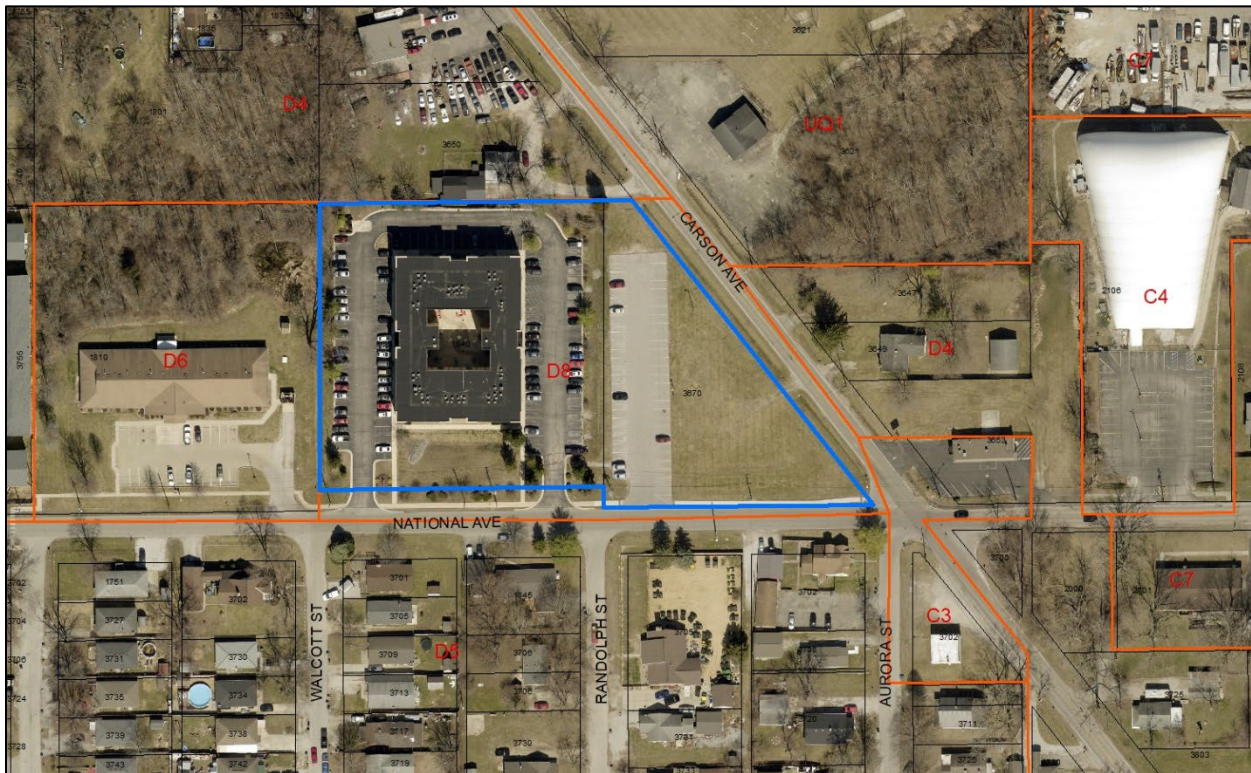
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## STAFF REPORT 2023-ZON-029, Location



## STAFF REPORT 2023-ZON-029, Aerial photograph (2022)





**STAFF REPORT 2023-ZON-029, Photographs**



Looking northeast from National Avenue at the western portion of the subject site.



Looking north from National Avenue at the eastern portion of the site.





Looking northwest along Carson Avenue.



Looking west along the north edge of the site showing the neighbor to the north (right).





Looking west from the site at the neighbor to the west.



Looking west along National Avenue from the southwest corner of the site.