

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-120
Address: 9501 36th Place (*Approximate Address*)
Location: Warren Township, Council District #14 (#15 Beginning 2024)
Petitioner: Indianapolis Public Schools, by Russell McClure
Request: Rezoning of 9.12 acres from the D-4 district to the SU-7 district to provide for a non-profit center providing education, mentoring and meals.

RECOMMENDATIONS

Staff **recommends approval** of the request.

SUMMARY OF ISSUES

LAND USE

- ◇ The 9.12-acre subject site has historically been used as a school. It is bordered in each direction by single-family dwellings, zoned D-4, except for the park to the northeast of the site, zoned PK-1.

REZONING

- ◇ The grant of the request would rezone the site from the D-4 district to the SU-7 district to provide for a non-profit center providing education, mentoring and meals, which would not be permitted in the exiting dwelling district.
- ◇ The D-4 district is intended for low or medium intensity single-family and two-family residential development. Land in this district needs good thoroughfare access, relatively flat topography, and nearby community and neighborhood services and facilities with pedestrian linkages. Provisions for recreational facilities serving the neighborhood within walking distance are vitally important. Trees fulfill an important cooling and drainage role for the individual lots in this district. The D-4 district has a typical density of 4.2 units per gross acre. This district fulfills the low-density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans, which may include the use of clustering, should incorporate, and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.
- ◇ The SU-7 district is intended for charitable, philanthropic, and not-for-profit institutional uses.
- ◇ The Comprehensive Plan recommends special use development, which was maintained as the recommendation associated to schools.

(Continued)

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Staff Analysis

- ◇ The proposed use would be similar to services that the school provided and would not bring any additional traffic to the area than that which was previously generated by the school.
- ◇ For these reasons, staff is recommending approval of the rezone request.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-4	Metro	School
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SURROUNDING ZONING AND LAND USE

North	D-4 / PK-1	Residential (Single-family dwellings) / Park
South	D-4	Residential (Single-family dwellings)
East	D-4	Residential (Single-family dwellings)
West	D-4	Residential (Single-family dwellings)

COMPREHENSIVE PLAN

The Comprehensive Plan recommends special use development.

THOROUGHFARE PLAN

36th Place is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial street, with a 70-foot existing right-of-way 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

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None.

ZONING HISTORY – VICINITY

2017-MOD-006; 9443 East 38th Street (north of site), Modification of Commitments of 95-Z-32, to modify Commitment Six to provide for outdoor activities (health and community center approved with a prohibition on outdoor activities), **approved**.

(Continued)

STAFF REPORT 2023-ZON-120 (Continued)

2014-CAP-832 / 2014-CVR-832; 9443 East 38th Street; (north of site), Modification of Commitments to modify Commitment Thirteen of 95-Z-32 (95-CV-7), prohibiting internally illuminated signs and a variance of development standards of the Sign Regulations to provide for a 12.1-foot tall, 53.4-square foot freestanding sign, with a five-foot front setback (15-foot front setback required), **approved and granted.**

2009-ZON-034; 400 Acton Road; 5706 North Meridian Street; 2605 Kentucky Avenue; 9501 East 36th Place; 5335 & 5353 South High School Road and 6038-6240 Valley Lane; 8401 Rockville Road; 1934 North Dequincy Street; 5398 Milhouse Road; 750 Greer Street; 4241 Fairview Terrace and 4242 Crown Street; 5670 Stonehill Drive; 1700 North Franklin Road; 7425 Mendenhall Road; 1313 Madison Avenue; 254 East Beecher Street; 5624 South Carroll Road; 4900 West Southport Road; 1616 East 71st Street; 1603 & 1625 West Ohio Street, 1618 Everett Street, 120 North Reisner Street, and 135 North Richland Street; 4459 Shelbyville Road; 5700 East 23rd Street; and 1701 East Washington (north of site), Rezoning of 463.544 acres, from multiple zoning classifications, to the PK-I classification to provide for park and recreational uses, **approved.**

2000-ZON-858; 9701 Park Davis Drive (southeast of site), Rezoning of 1.98 acres, being in the I-3-S and I-2-S Districts, to the I-3-S classification for a heating duct metal fabrication plant, **approved.**

95-Z-111; 3550 North Mitthoefer Road (south of site), Rezoning of 11.41 acres, being in the D-4 District, to the I-2-S classification to provide for light industrial suburban development, **approved.**

95-Z-32 / 95-CV-7; 9467 East 38th Street (north of site), Rezoning of 10 acres from SU-1 to C-1 with a companion variance of development standards of the Sign Regulations of Marion County to provide for the placement of a 72 square foot pylon sign located 40 feet from a Protected District, **approved and granted.**

94-Z-84; 9467 East 38th Street (north of site), Rezoning of 9.7 acres, being in the D-4 District, to the SU-1 classification to provide for a church, **approved.**

91-Z-15A; 3620 North Mitthoefer Road (southeast of site), Rezoning of 37.45 acres, being in the D-6II District, to the I-2-S classification to provide for industrial, **approved.**

91-Z-15B; 3620 North Mitthoefer Road (southeast of site), Rezoning of 46.97 acres, being in the D-6II District, to the I-3-S classification to provide for industrial development, **approved.**

91-Z-14; 3622 North Mitthoefer Road (south of site), Rezoning of 14.20 acres, being in the D-6II District, to the D-4 classification to provide for single-family housing, **approved.**

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2023-ZON-120; Location Map



2023-ZON-120; Photographs



Photo of the Subject Property: 9501 36th Place



Photo of the Subject Property: 9501 36th Place



Photo of the single-family dwellings west of site.



Photo of the single-family dwellings north of the site.



Photo of the park northeast of the site.