

## STAFF REPORT

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

**Case Number:** 2023-ZON-072  
**Address:** 2143 & 2145 South Emerson Avenue (*Approximate Address*)  
**Location:** Warren Township, Council District #18  
**Petitioner:** Tropical Island, LLC, by David Kingen  
**Request:** Rezoning of 0.94 acre from the D-3 and SU-18 districts to the D-4 district to provide for residential uses.

This petition was continued from the August 24, 2023 hearing to the September 14, 2023 hearing at the request of the petitioner.

### **RECOMMENDATION**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation.

#### **LAND USE**

- ◇ The site was platted in 1924 as part of the Sycamore Terrace subdivision. Historic aerial photography indicates that by 1956 structures stood on the three western parcels of the four parcels that make up the subject site. By 1986, the structure on the corner lot had been demolished and the site was being used for automobile sales. By 2015 the remaining structures on the site had been cleared. The site is currently vacant.
- ◇ In the early 1970s, Raymond Street and Emerson Avenue south of the site were widened into major throughfares. It appears that the street widening required additional right-of-way and the subject lots were reduced in size to accommodate that. Medians in both streets partially restrict access to the site.
- ◇ The 2018 Comprehensive Land Use Plan recommends Suburban Neighborhood for the subject site. This typology primarily provides for single-family dwellings, although other forms of housing and commercial uses are anticipated under certain criteria. Typical residential density in this typology is one to five units per acre.

(Continued)

**STAFF REPORT 2023-ZON-072 (Continued)**

**ZONING**

- ◇ This petition requests a rezoning from the D-3 and SU-18 districts to the D-4 district. The SU-18 district is a Special Use district that provides for “light or power substation.” The D-3 district is a dwelling district that provides for low or medium intensity residential development with a typical density of 2.6 units per acre. Minimum lot size in the D-3 district is 10,000 square feet and minimum lot width is 70 feet.
- ◇ The requested D-4 district is a dwelling district that provides for low or medium intensity single-family and two-family development with a typical density of 4.2 units per acre. The minimum lot size for a single-family dwelling in the D-4 district is 7,200 square feet and minimum lot width is 60 feet.
- ◇ The site’s four existing parcels range in size from 8900 square feet to 12,700 square feet. At least one of the lots and perhaps two of them do not meet the minimum square footage for a D-3 lot, but all would meet the standard for a D-4 lot. Three of the lots don’t currently meet the minimum lot width for the D-3 district, but all of them would meet the minimum lot width for the D-4 district.
- ◇ The D-4 district is appropriate as it is responsive to the Suburban Neighborhood recommendation of the Comprehensive Land Use Plan and is a district found in the vicinity.

**GENERAL INFORMATION**

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

D-3, SU-18	Metro	Vacant land
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**SURROUNDING ZONING AND LAND USE**

North	D-3	Single-family dwellings
South	C-4, D-A	Woodland
East	D-A	Woodland
West	C-3	Gas station, single-family dwelling

COMPREHENSIVE LAND USE PLAN	The Warren Township Comprehensive Plan (2018) recommends Suburban Neighborhood.
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THOROUGHFARE PLAN	Emerson Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 107-foot existing right-of-way and a 119-foot proposed right-of-way.
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## **STAFF REPORT 2023-ZON-072 (Continued)**

Raymond Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 145-foot existing right-of-way and a 119-foot proposed right-of-way.

FLOODWAY / FLOODWAY FRINGE      A large portion of this site is located within the floodway fringe of Lick Creek.

WELLFIELD PROTECTION DISTRICT      This site is not located within a wellfield protection district.

### **ZONING HISTORY – SITE**

**2017-UV2-024; 2143 & 2145 South Emerson Avenue**, requested a variance of use to provide for automobile sales, storage trailers, storage of wrecked vehicles and a garage for the preparation of automobiles for sale, **denied**.

**64-V-137; 2145 South Emerson Avenue**, requested a variance of use to provide for the outdoor sales and display of automobiles, **approved**.

### **ZONING HISTORY – VICINITY**

**2003-UV2-044; 2164 South Emerson Avenue (west of site)**, requested a variance of use to provide for automobile sales and a variance of development standards to provide for parking and display in the required setback and for a sign in the right-of-way, **approved except sign request, which was withdrawn**.

**85-UV2-119; 2164 South Emerson Avenue (west of site)**, requested a variance of use to provide for the sales and display of automobiles, **approved**.

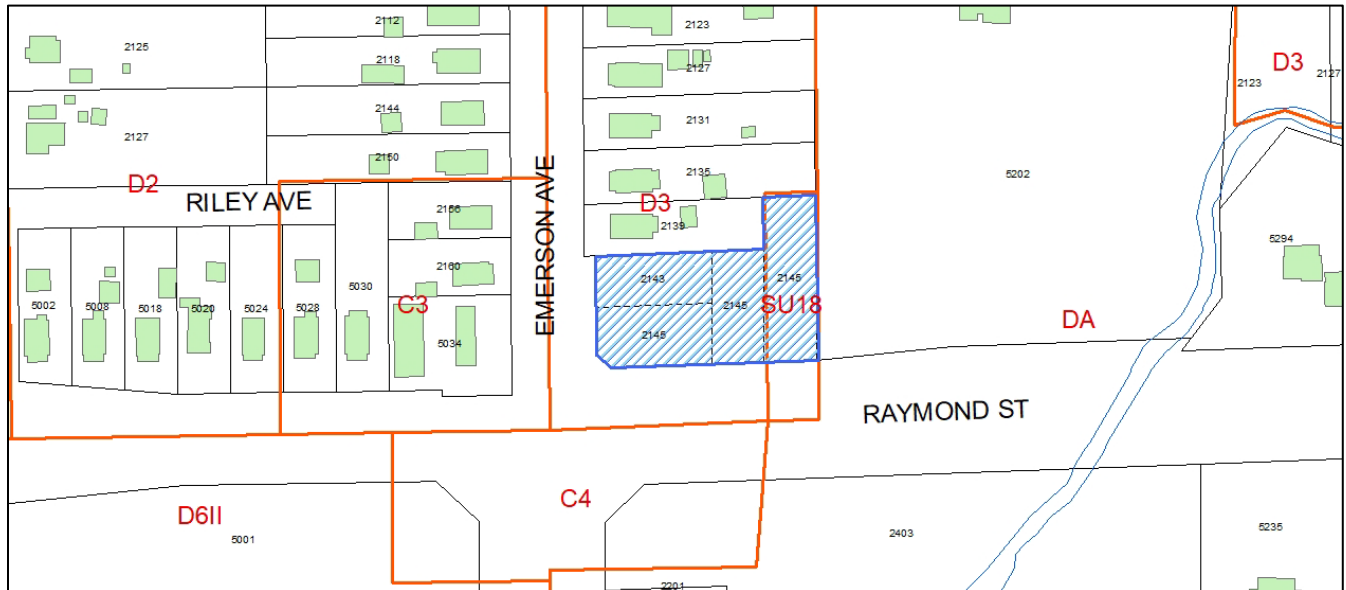
**97-V3-69; 5202 East Raymond Street (east of site)**, requested a variance of use to provide for a confinement feeding operation on less than three acres and variances of development standards to provide for a barn with deficient setbacks and excess accessory structure area, **approved**.

**96-V3-68; 5202 East Raymond Street (east of site)**, requested a variance of development standards to provide for a barn with deficient setbacks and excess accessory structure area, **denied**.

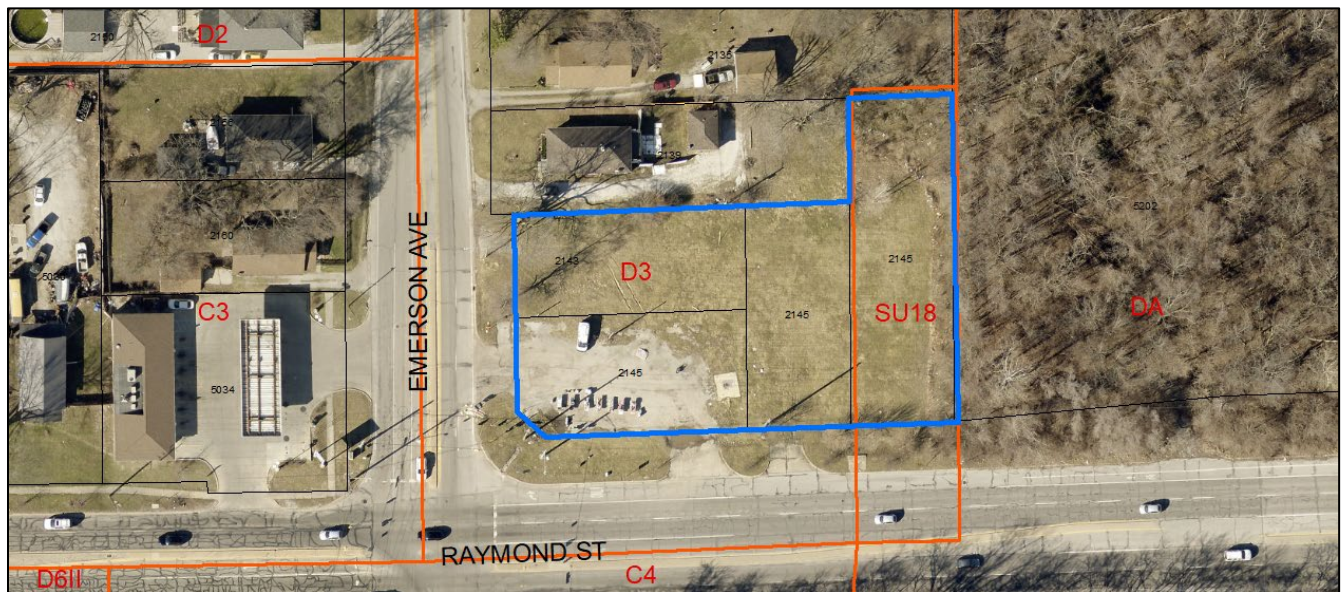
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## STAFF REPORT 2023-ZON-072, Location



## STAFF REPORT 2023-ZON-072, Aerial photograph (2022)





**STAFF REPORT 2023-ZON-072, Photographs**



Looking east across the subject site from Emerson Avenue.



Looking north along the Emerson Avenue frontage at the site and the neighbor to the north.



Looking west across Emerson Avenue at the neighbors to the west.



Looking southwest from the site across the intersection of Emerson Avenue and Raymond Street.





Looking south across Raymond Street and along Emerson Avenue.



Looking east along the Raymond Street frontage of the site.