

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-081 (Amended)
Address: 1910 and 1912 Valley Avenue (*Approximate Address*)
Location: Center Township, Council District #17
Petitioner: Kenneth Thorpe, by Mark Young
Request: Rezoning of 0.74 acre from the D-5 district to the D-8 district to provide for a small apartment building development.

RECOMMENDATIONS

Staff **recommends approval** of the request as amended 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:

A final site plan that addresses the parking on site shall be submitted for Administrative Approval prior to the issuance of an Improvement Location Permit.

SUMMARY OF ISSUES

LAND USE

- ◇ The 0.74-acre subject site is located in the Martindale-Brightwood neighborhood and is comprised of two undeveloped residential lots.
- ◇ The property is bordered to the north with a single-family dwelling, zoned D-5, to the northwest across Roosevelt Avenue with a single-family dwelling, zoned D-5, to the southwest across Valley Avenue with a single-family dwelling, zoned D-5, and to the south with an Interstate 70 overpass.

REZONING

- ◇ The amended request would rezone the to the D-8 district for a small apartment building development comprised of 12 units.
- ◇ The subject sites were historically developed as six individual lots with single-family dwellings and accessory structures per a 1915 Sanborn Map.
- ◇ The site is zoned D-5, which is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.

(Continued)

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- ◇ 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.
- ◇ Lastly, the Comprehensive Plan recommends traditional neighborhood development for this site. 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 D-5 district does not permit more than four residential units on site where the D-8 district allows up to 12 units.

Staff Analysis

- ◇ The initial request was to rezone the property from the D-5 district to the D-9 district for a medium apartment building development comprised of 16 units. However, staff found that the proposed D-9 district would not have been appropriate with the surrounding neighborhood since it is intended for a higher density area where the D-8 district is more compatible with small-scale apartments and is intended to be used for infill situations in established urban areas.
- ◇ Because the petitioner agreed to eliminate one of the proposed buildings reducing the total number of units from 16 to 12 and rezoning to the D-8 district instead of the D-9 district, staff is supportive of the amended request.
- ◇ However, there are still concerns with the proposed parking depicted on the amended site plan due to the newly proposed curb cut and location of said access adjacent to the I-70 overpass. Additionally, staff notified the petitioner that street parking along this portion of Valley Avenue would not be possible since the street measures approximately 22 feet wide and according to the Department of Public Works is not wide enough for street parking to be permitted.
- ◇ Staff provided the petitioner with options to resolve the parking concerns which can be addressed prior to the issuance of an Improvement Location Permit. For this reason, staff is requesting a commitment that a final site plan be submitted for Administrator's Approval to address the parking on site.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-5 Compact Undeveloped
(Continued)

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SURROUNDING ZONING AND LAND USE

North	D-5	Residential (Single-family dwelling)
South	I-3	Industrial
East	D-5	Undeveloped
West	D-5	Residential (Single-family dwelling)

LAND USE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood development.

THOROUGHFARE PLAN

Valley Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 25-foot existing half right-of-way and a 24-foot proposed half right-of-way.

THOROUGHFARE PLAN

Roosevelt Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 28-foot existing right-of-way and a 24-foot proposed right-of-way.

TRANSIT-ORIENTED DEVELOPMENT

This site is not located within the Transit-Oriented Development Overlay.

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.

SITE PLAN

File-dated August 9, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS: None.

PREVIOUS CASES: None.

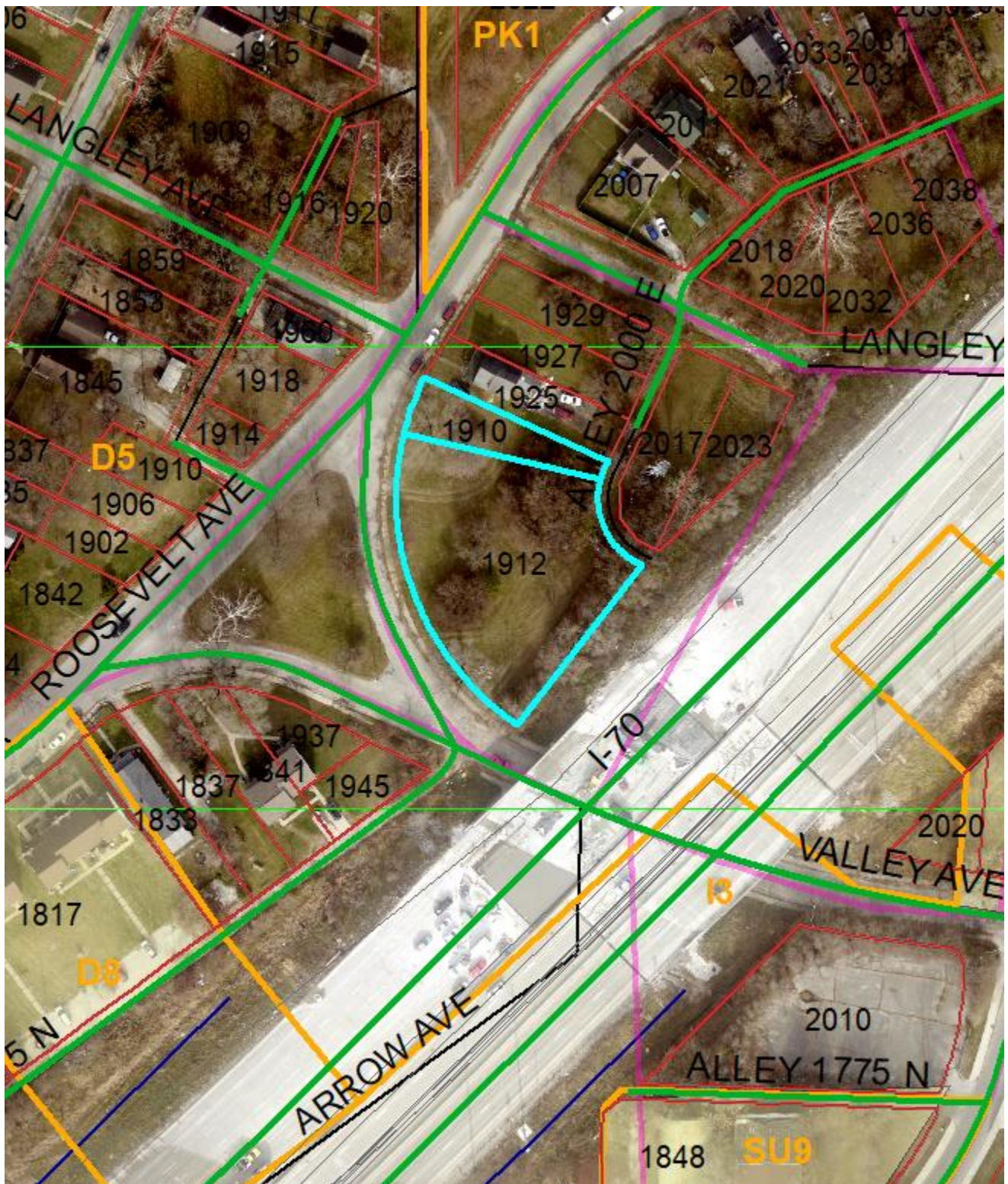
ZONING HISTORY – VICINITY

2004-ZON-167; 1848 Ludlow Avenue (south of site), Rezoning of 2.9 acres, being in the I-3-U District to the SU-9 classification to provide for a residential work release facility for criminal offenders, **approved**.

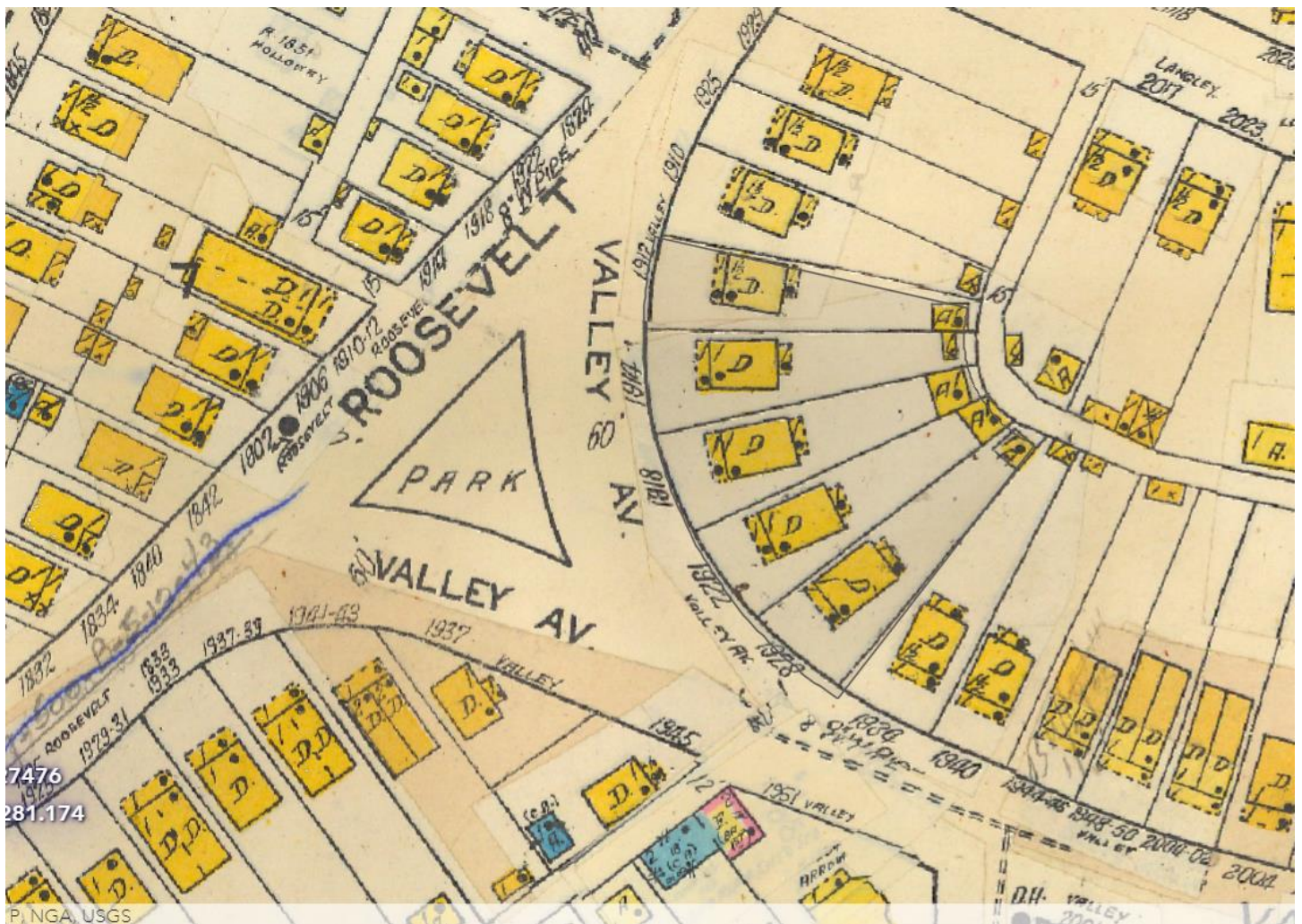
98-Z-210; 1933, 1940-1948 North Keystone Avenue, 2117-2121, 2214-2220, 2242-2252, 2327-2333, 2401-2411, and 2418 Langley Avenue, 2223, 2315 01317, and 2411 Roosevelt Avenue, 2130, 2138, 2210 and 2214 Valley Avenue (southeast of site), Rezoning 6.6 acres from D-5 and C-3 to I-3-U, **approved**.

96-Z-77; 1813-1829 Roosevelt Avenue (southwest of site), Rezoning of 0.81 acre, being in the D-5 District, to the D-8 classification to provide for the construction of a multi-family residential development, **approved**.

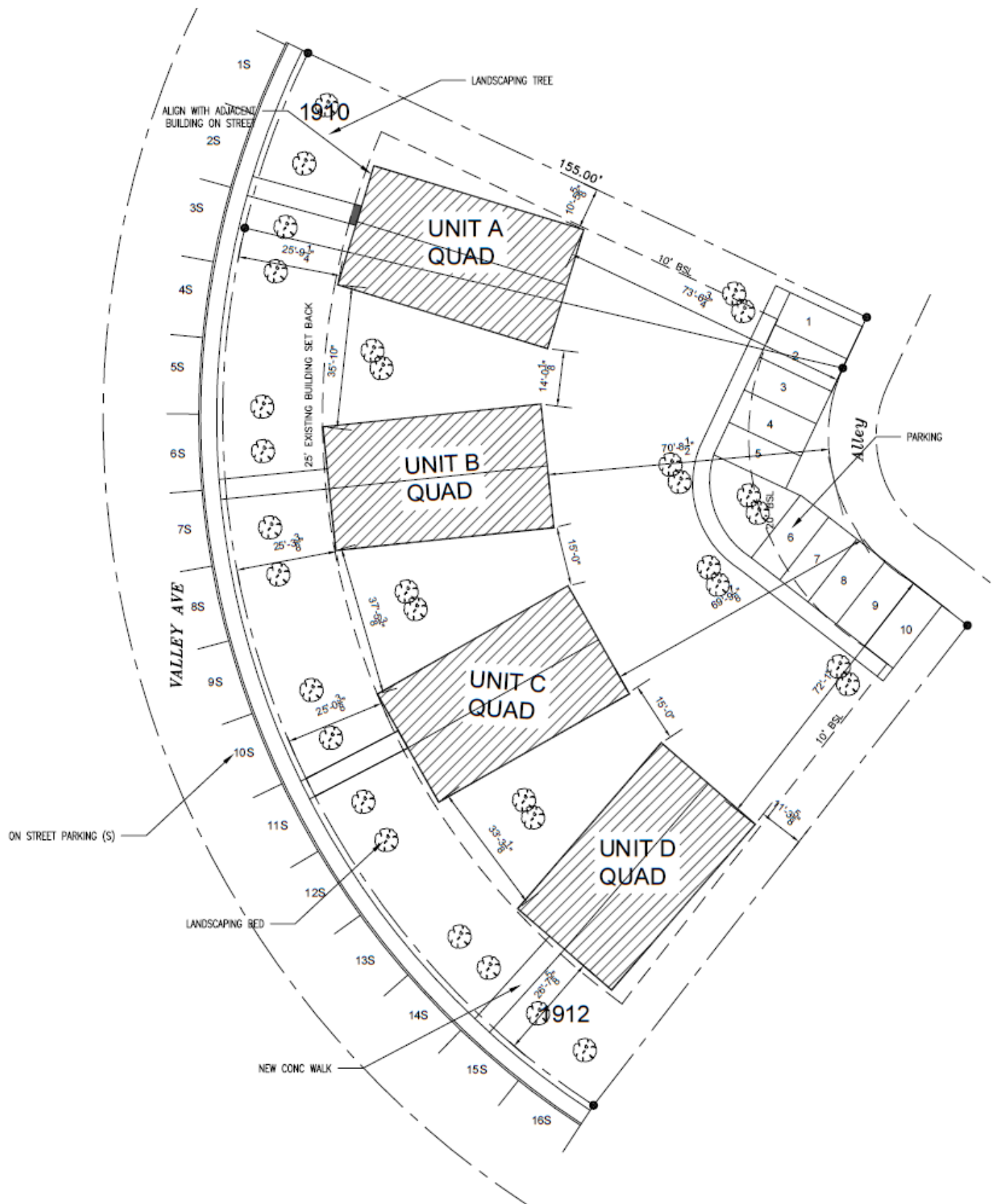
2023-ZON-081; Location Map

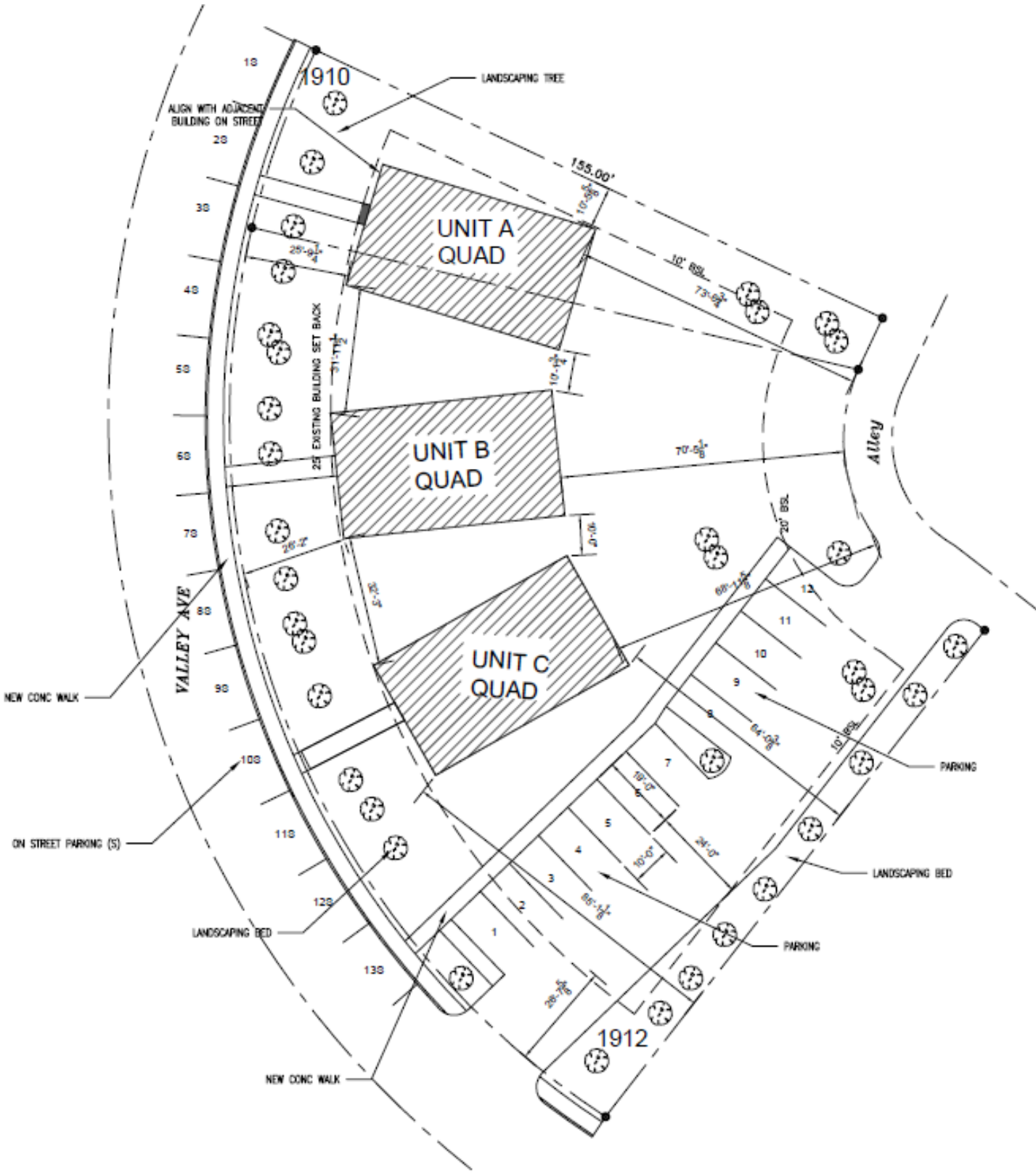


2023-ZON-081; Sanborn Map (1915)



2023-ZON-081; Site Plan





2023-ZON-081; Photographs



Photo of the Subject Property: 1910 Valley Avenue



Photo of the Subject Property: 1912 Valley Avenue



Photo of the Subject Property: 1912 Valley Avenue



Photo of the Subject Property: 1912 Valley Avenue



Photo of the residential property southwest of the site.



Photo of the single-family dwelling southwest of the site.



Photo of the 22-foot wide narrow street abutting the property named Valley Avenue.



Photo of the residential property northwest of the site.



Photo of the single-family dwelling northwest of the site.