

## STAFF REPORT

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

**Case Number:** 2023-CZN-843 / 2023-CPL-843  
**Address:** 2302 West Morris Street (*Approximate Address*)  
**Location:** Wayne Township, Council District #16  
**Petitioner:** Habitat for Humanity of Greater Indianapolis, Inc., by Chris Barnett  
**Requests:** Rezoning of 0.706 acre from the C-S district to the D-5II district to provide for six single-family dwellings.  
Approval of a Subdivision Plat to be known as Oden Ross Park, subdividing 3.4 acres into six lots and two blocks.

### **RECOMMENDATIONS**

Staff recommends **approval of the rezoning** petition.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated July 27, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of the Department of Public Works, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat, prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted, prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance are met, prior to the recording of the final plat.

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## **2023-CZN-843 / 2023-CPL-843 STAFF REPORT (Continued)**

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

- ◇ The subject site is zoned C-S and is partially developed with a playground. This site is on the north side of West Morris Street in the West Indianapolis neighborhood. It is surrounded by commercial and single-family residential uses.
- ◇ This petition would subdivide the property into six lots and two blocks. The proposed six lots would be rezoned to the D-5II district to provide for future development with single-family detached dwellings. The proposed blocks are not proposed for development at this time.

#### **REZONING**

- ◇ This petition would rezone a portion of this site from the C-S district to the D-5II district to provide for single-family development.
- ◇ The comprehensive plan recommends Special Use as designated in the West Indianapolis Neighborhood Land Use Plan. The portion requesting the rezoning to a residential district is only 0.706 acre on the northernmost portion of the 3.4-acre site. The proposed residential development would be similar to the single-family developments that exist north and east of site; therefore, staff believes the D-5II zoning classification would be appropriate for this location.

#### **PLAT**

- ◇ The plat would subdivide the subject site into six lots and two blocks. The six lots are proposed for single-family development ranging from 4,720 square feet to 6,449 square feet. These lots would meet the standards of the proposed D-5II district in the companion rezoning. The proposed Blocks A and B would be reserved for future development, to be determined, and generally meet the standards of the C-S district adopted via 91-Z-173.

#### **TRAFFIC / STREETS**

- ◇ Lots One through Six would front on Wilkins Street to the north. Lot One would be a corner lot with a side yard on Tremont Street to the east. An access easement is proposed at the rear of these lots, which would function like a private alley or shared driveway. Block A would front on Tremont Street to the east. Block B would have frontage on Tremont Street to the east and Morris Street to the south. No new streets are proposed as part of this petition.

#### **SIDEWALKS**

- ◇ Sidewalks are required on Wilkins Street, Tremont Street, and Morris Street in compliance with the Department of Public Works standards.

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## **2023-CZN-843 / 2023-CPL-843 STAFF REPORT (Continued)**

### **GENERAL INFORMATION**

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

C-S	Compact	Undeveloped / Playground
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#### SURROUNDING ZONING AND LAND USE

North	D-5	Single-family residential
South	C-4	Commercial
East	D-5 / C-4	Single-family residential / religious use
West	C-S	Industrial / Undeveloped

COMPREHENSIVE LAND USE PLAN    Special Use

#### THOROUGHFARE PLAN

Morris Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 70-foot existing and a 78-foot proposed right-of-way.

Tremont Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 59-foot existing and proposed right-of-way.

Wilkins Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 60-foot existing and proposed right-of-way.

#### PRELIMINARY PLAT

File-dated July 27, 2023

### **ZONING HISTORY – SITE**

**91-Z-173**, 2530 West Morris Street, rezoning of 10.75 acres from the D-5 and C-4 district to the C-S district, **approved**.

### **ZONING HISTORY – VICINITY**

**2005-PLT-005**, 2435 West Wilkins Street, **approval** of a plat to be known as WIDC Wilkins Street New Addition, dividing 1.78 acres into six lots.

**97-Z-158**, 2450 West Morris Street, rezoning of 12.693 acres from the D-5 and C-7 district to the C-S district, **approved**.

**95-UV2-5**, 2331 West Morris Street, variance to provide for construction of a 400-square foot detached garage for an existing single-family dwelling in the C-4 district, **approved**.

**95-Z-19**, 2530 West Morris Street, rezoning of 8.575 acres from the C-S district to the D-5 district, **approved**.

**83-UV3-88**, 1101 South Tremont Street, variance to provide for the continued use of an existing garage for storage of two church buses, **approved**.

**73-VAC-25**, vacation of the first alley north of West Morris Street from the east property line of Tremont Street to a point 176 feet to the east, **approved**.

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**2023-CZN-843 / 2023-CPL-843 Aerial Map**







**2023-CZN-843 / 2023-CPL-843 Site Photos**



Proposed Block B viewed from the intersection of Tremont Street and Morris Street, looking west



Proposed Block B viewed from Tremont Street, looking southwest



Proposed Block A viewed from Tremont Street, looking west



View of proposed Lots One through Six from Tremont Street, looking west



Proposed single-family lots viewed from Wilkins Street, looking south



Proposed single-family lots viewed from Wilkins Street, looking west