

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2023-CZN-801 / 2023-CPL-801
Address: 1670 East 80th Street (*Approximate Address*)
Location: Washington Township, Council District #2
Petitioner: Christopher A. Short
Request: Rezoning of 1.36 acres from the D-A District to the D-1 classification to provide for two, single-family detached dwellings.

Approval of a Subdivision Plat to be known as Northern Hills – Case Study 1660-1680, dividing 1.36 acres into two lots.

RECOMMENDATIONS

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

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated January 30, 2033, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of the Department of Public Works, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat, prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat, prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted, prior to recording the final plat.
10. 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.

(Continued)

2023-CZN-801 / 2023-CPL-801 STAFF REPORT (Continued)

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ The subject site is an undeveloped 1.36-acre lot, zoned D-A. This is within the north central neighborhood, east of the IndyGo Red Line along Westfield Boulevard.
- ◇ This petition would rezone this property to the D-1 district, and plat the site into two lots to provide for two single family detached dwellings.

REZONING

- ◇ This petition would rezone this site from the D-A district to the D-1 district.
- ◇ The existing site is 1.36 acre, which is already less than the minimum three acres required lot area for the D-A district.
- ◇ The comprehensive plan recommends Suburban Neighborhood development, with a density of one to five units per acre.
- ◇ The proposed zoning district is D-1, which has a minimum lot area of 24,000 square feet, and a typical density of 0.9 units per acre.
- ◇ The proposed subdivision of this site would create two lots, 26,857 square feet and 26,824 square feet, respectively. The D-1 district is consistent with the recommended density and the proposed lot sizes comply with these standards. Therefore, staff is recommending approval of the rezoning to the D-1 district.

PLAT

- ◇ The plat would subdivide the subject site into two lots, Lot One and Two. Lot One would contain 26,857 square feet and Lot Two would contain 26,824 square feet. The plat generally meets the standards of the D-1 district as proposed in the companion rezoning.

TRAFFIC / STREETS

- ◇ The subject site has frontage on East 80th Street. No new streets are proposed as part of this petition

SIDEWALKS

- ◇ Sidewalks are not required for minor plats.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

D-A Metro Undeveloped

(Continued)

2023-CZN-801 / 2023-CPL-801 STAFF REPORT (Continued)

SURROUNDING ZONING AND LAND USE

North	D-S	Single-family Residential
South	D-S	Single-family Residential
East	D-A	Single-family Residential
West	D-1	Single-family Residential

COMPREHENSIVE LAND USE PLAN Suburban Neighborhood

THOROUGHFARE PLAN 80th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Collector, with a 60-foot existing and 80-foot proposed right-of-way.

PRELIMINARY PLAT File-dated January 30, 2023

TOPOGRAPHY MAP File-dated January 30, 2023

ZONING HISTORY

2018-ZON-060, 8005 Englewood Road, rezoning of 1.39 acres from the D-S district to the D-1 district, **approved**.

2018-PLT-062, 8005 Englewood Road, **approval** of a subdivision plat to be known as Replat of Lot 13 in Northern Hills Addition, dividing 1.39 acres into two lots.

5-F-SZ-56, 1919 East 81st Street, **approval** of a subdivision plat to be known as Northern Hills Second Section.

AR *****

2023-CZN-801 / 2023-CPL-801 Aerial Map



2023-CZN-801 / 2023-CPL-801 Site Photos



Proposed Lot Two 80th Street frontage, facing west



Proposed Lot One 80th Street frontage, looking east



Lot One and east of site, looking north



Subject sites rear yards, looking north



Lot Two and west of site, looking north