

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-043
Address: 1710 West Morris Street (approximate address)
Location: Center Township, Council District #16
Zoning: C-4
Petitioner: Vincent & Abbera Utterback, by Andrew Wert
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for vehicular access from West Morris Street (exclusive vehicular access from improved alley required).

RECOMMENDATIONS

Staff **strongly recommends denial** of the variance request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

EXISTING ZONING, CONTEXT AREA AND LAND USE

C-4	Compact	Commercial Hardware Supply
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SURROUNDING ZONING AND LAND USE

North	-	D-5	Single-family dwellings
South	-	D-8	Small-scale multi-family dwellings
East	-	C-4	Single-family dwellings
West	-	C-4	Single-family dwellings

COMPREHENSIVE PLAN	The Comprehensive Plan recommends the site for residential development with a density of 5-8 units per acre.
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REQUEST / ANALYSIS

- ◇ The request, as proposed, would allow for the parking area to obtain vehicular access from West Morris Street in addition to the existing alley access along the northern portion of the site.
- ◇ Lots that abut improved alleys are required to obtain exclusive access from those alleys. This standard is intended to produce fewer points of conflicts between motorized traffic and pedestrians along the sidewalk network. Driveways increase those conflicts when placed along streets, as opposed when placed along alleys. Staff would note that the subject site already maintains access from the alley to the north. Given this existing access, Staff does not believe there to be a practical difficulty warranting approval of the request.

(Continued)

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- ◇ Staff has received comment from the Department of Public Works indicating its opposition to this request. Specifically, this portion of West Morris Street is currently undergoing construction to implement Complete Streets, including a new sidewalk, curb, gutters, drainage infrastructure and a pedestrian trail. In addition, an angled median (See Exhibit A below) will be constructed along the centerline of Morris Street that would require modification or removal in order to accommodate semi-truck traffic, and therefore pose a detriment to public health, safety and welfare.

GENERAL INFORMATION

THOROUGHFARE PLAN	The Official Thoroughfare Plan for Marion County indicates that West Morris is a primary arterial, with a 78-foot right-of-way existing and proposed. Reisner Street is a local street, with a 48-foot right-of-way existing and proposed.
SITE PLAN	File-dated July 27, 2023
FINDINGS OF FACT	File-dated July 27, 2023

ZONING HISTORY - SITE

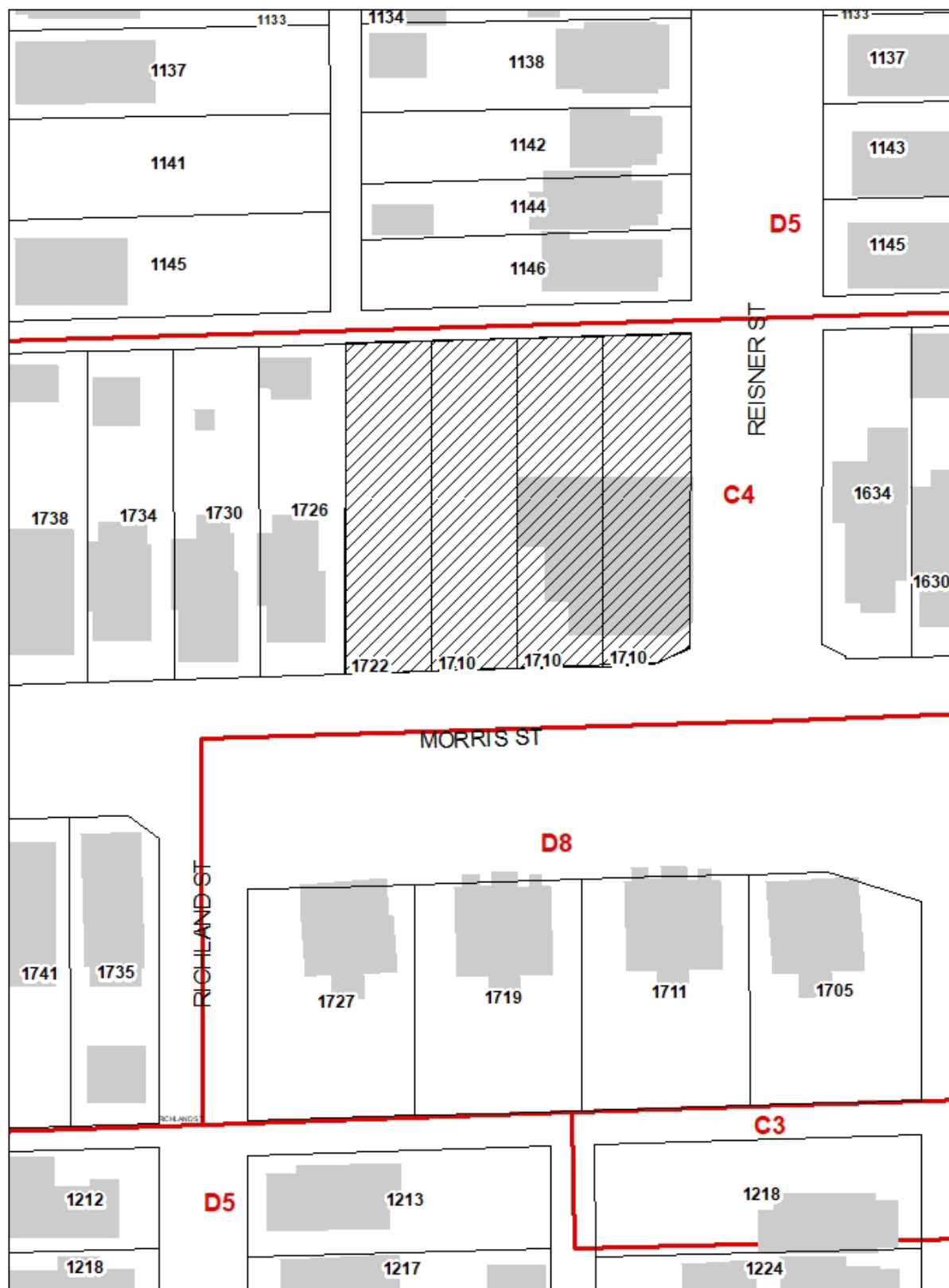
None.

ZONING HISTORY - VICINITY

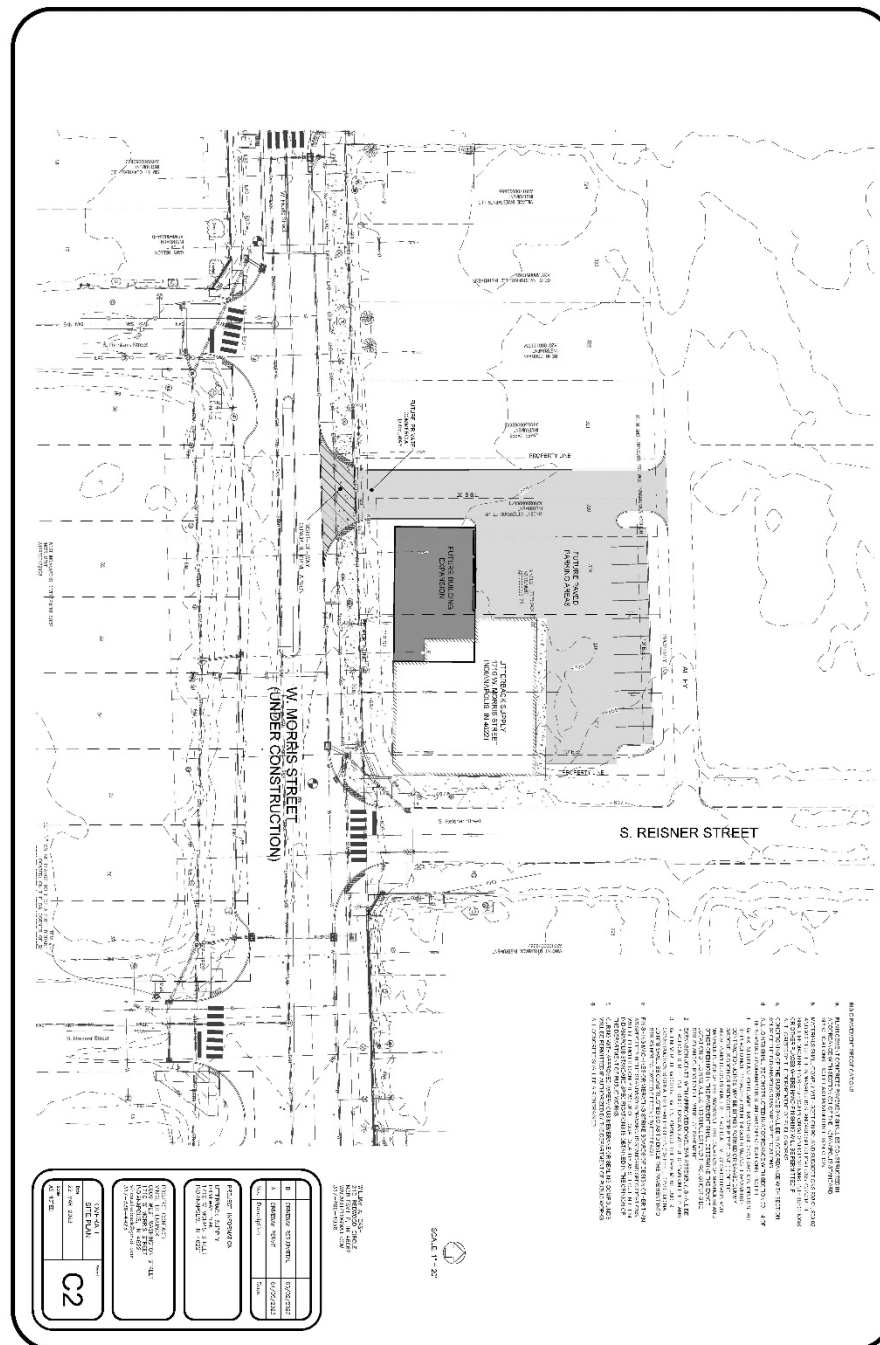
1701-1731 West Morris Street; requests rezoning of .07 acre from the C-4 District to the D-8 classification for the development of single-family, two-family or attached multi-family residential uses; **approved.**

EDH

STAFF REPORT 2023-DV1-043: Location Area Map



STAFF REPORT 2023-DV1-043: Site Plan



STAFF REPORT 2023-DV1-043: Exhibit A

STAFF REPORT 2023-DV1-043 (Photos)



Photo One: Looking East along Morris Street



Photo Two: Facing West Along Morris Street



Photo Three: Facing Southwest Across Morris Street. Area of Proposed Improvements in Midground



Photo Four: Looking North Along Reisner Street



Photo Five: Area of Proposed Driveway. Current Commercial Vehicles



Photo Six: Existing Parking Area and Alley Access, Facing West