

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-072 (Amended)
Address: 2143 & 2145 South Emerson Avenue (*Approximate Addresses*)
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-5 district to provide for residential uses.

This petition has been continued three times since the original hearing date of August 24, 2023. On November 15, 2023, this petition was amended to request a rezoning to D-5.

RECOMMENDATION

Staff **recommends approval** of this request, with the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

Development of the site shall be in substantial compliance with the site plan, file-dated November 6, 2023.

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-5 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 D-5 district 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.
- ◇ 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-5 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-5 district.
- ◇ A preliminary site plan was submitted to the file on November 6, 2023. Staff would support development of this site that would be in substantial compliance with this site plan.
- ◇ The D-5 district is appropriate as it is responsive to the Suburban Neighborhood recommendation of the Comprehensive Land Use Plan.

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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STAFF REPORT 2023-ZON-072 (Continued)

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.

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.

SITE PLAN

File-dated November 6, 2023.

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**.

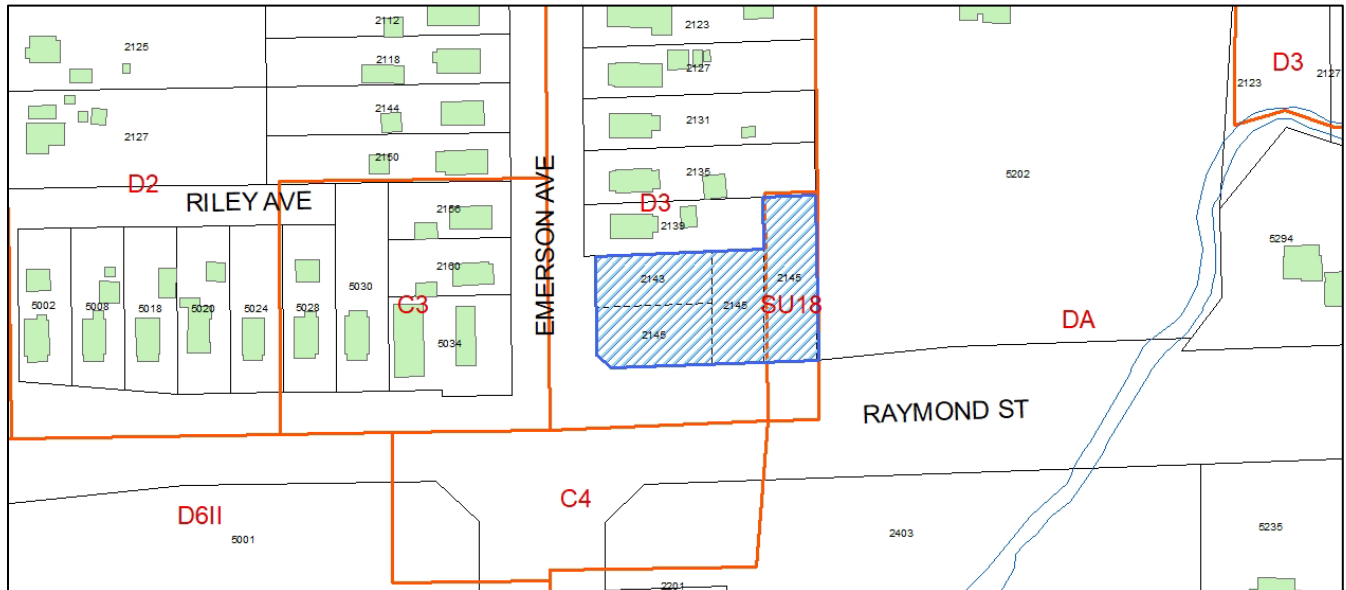
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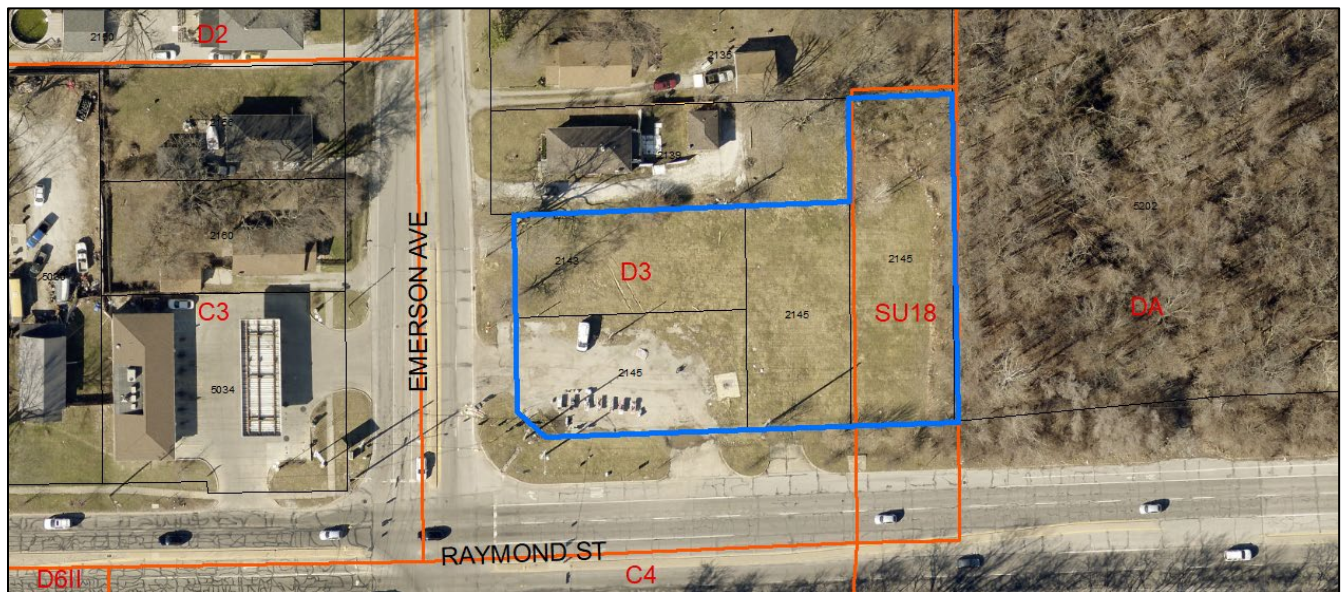
96-V3-68; 5202 East Raymond Street (east of site), requested a variance of development standards to provide for a barn with deficient setbacks and excess accessory structure area, **denied.**

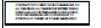
klh / JY

STAFF REPORT 2023-ZON-072, Location



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



[illegible]

EMERSON-RAYMOND RESIDENTIAL
COMPLEX

Owner
Enter address here

Project Status

IT AMP)

DATE	DESCRIPTION
1/1/2020	...

SITE PLAN - OPTION 2

JOB NO.:	23.000
DATE:	Issue Date
DIFFICULTY:	

C101-2

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.