

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-122
Address: 530 West 41st Street (Approximate Address)
Location: Washington Township, Council District #7
Petitioner: Melissa Iannucci
Request: Rezoning of 0.06 acre from D-5 District to the D-5II District to provide for a single-family detached dwelling.

RECOMMENDATIONS

Staff recommends approval of the rezoning.

SUMMARY OF ISSUES

LAND USE

- ◇ The 0.06-acre subject site is developed with a detached garage and is surrounded by single-family dwellings in each direction.

REZONING

- ◇ This request would rezone the site from D-5 District to the D-5II classification to provide for residential uses. 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 D-5II district is intended for small-lot housing formats, primarily for small, detached houses, but also including a mix of small-scale multi-unit building types. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood or Traditional Neighborhood Typologies of the Land Use Pattern Book.
- ◇ 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

(Continued)

STAFF REPORT 2023-ZON-122 (Continued)

Staff Analysis

- ◇ As proposed, the request would be consistent with the Comprehensive Plan recommendation of traditional neighborhood development.
- ◇ Therefore, staff determined the proposed D-5ll district would be appropriate for this site due to the deficient size of the exiting lot.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

| | | |
|-----|---------|--------------------------------------|
| D-5 | Compact | Residential (Single-family dwelling) |
|-----|---------|--------------------------------------|

SURROUNDING ZONING AND LAND USE

| | | |
|-------|-----|--------------------------------------|
| North | D-5 | Residential (Single-family dwelling) |
| South | D-5 | Residential (Single-family dwelling) |
| East | D-5 | Residential (Single-family dwelling) |
| West | D-5 | Residential (Single-family dwelling) |

COMPREHENSIVE PLAN

The Comprehensive Plan recommends traditional neighborhood development.

THOROUGHFARE PLAN

41st Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 50-foot existing right-of-way and a 48-foot proposed right-of-way.

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.

PROPERTY SURVEY

File-dated December 18, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None.

ZONING HISTORY – VICINITY

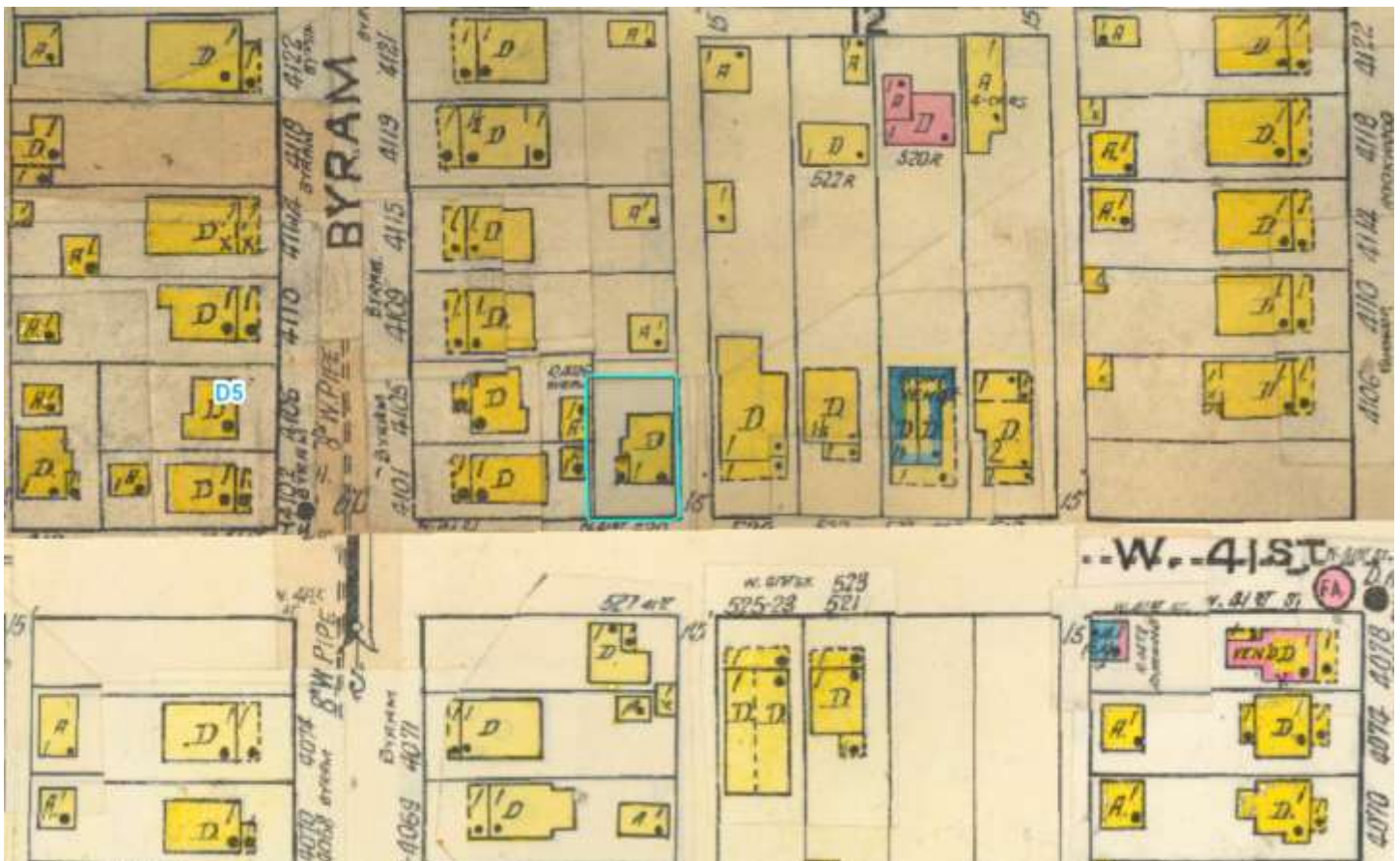
None.

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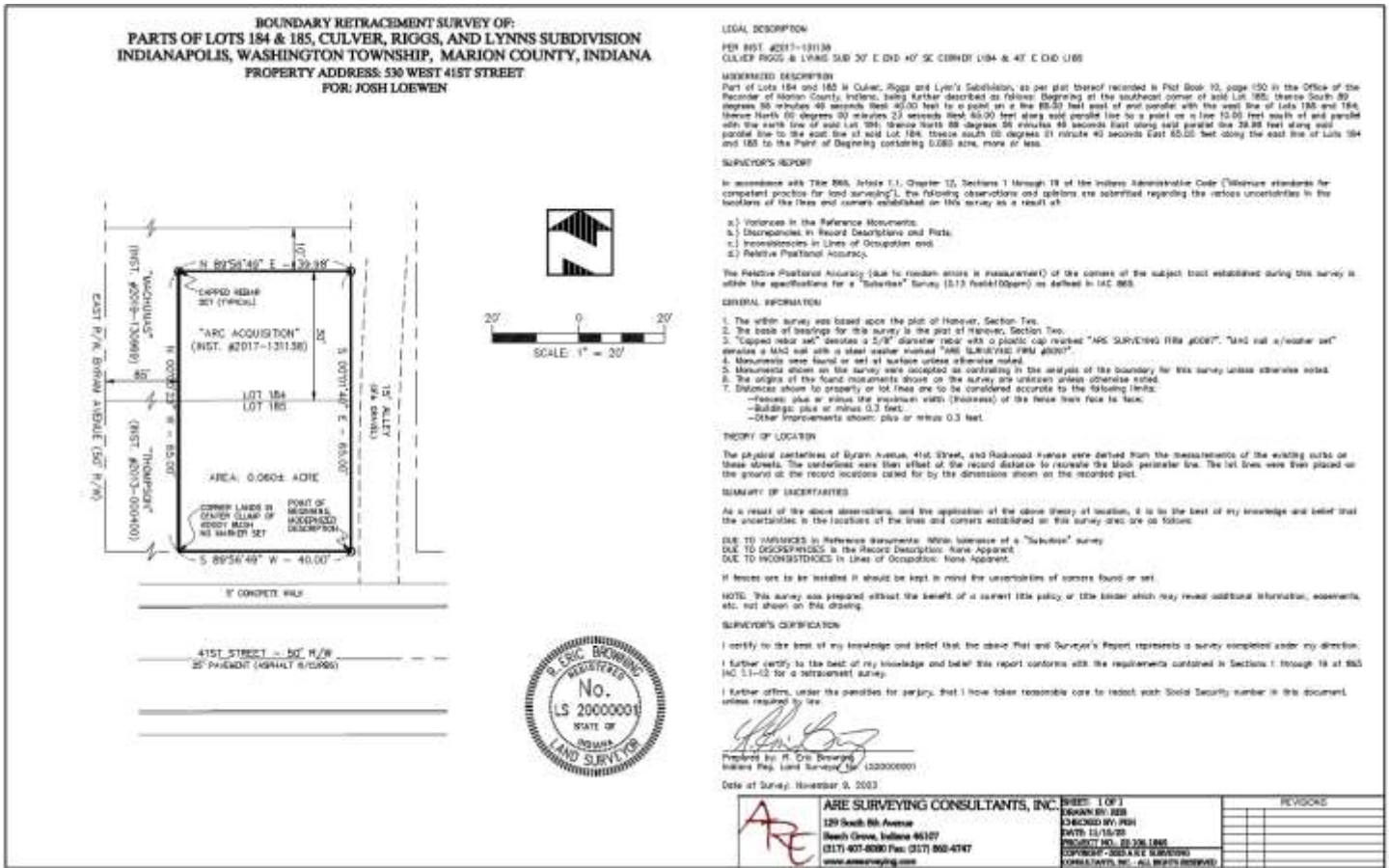
2023-ZON-122; Location Map



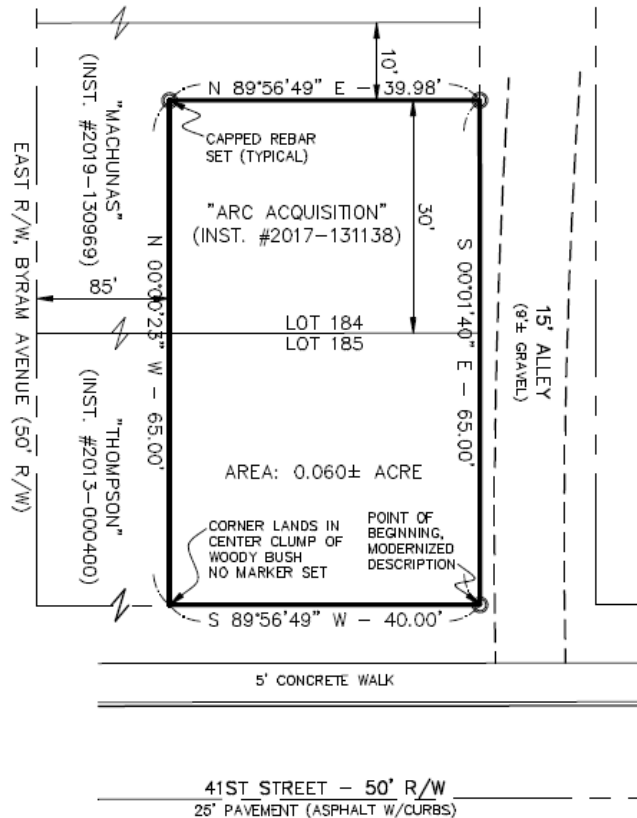
2023-ZON-122; Sanborn 1915



2023-ZON-122; Property Survey



2023-ZON-122; Property Survey (Close-up)



2023-ZON-122; Photographs



Photo of the Subject Property: 530 West 41st Street



Photo of the northern property boundary.



Photo of the single-family dwelling to the west.



Photo of the single-family dwelling to the east.



Photo of the single-family dwellings south of the site.