

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-865 / 2023-CPL-865
Address: 9665 Southeastern Avenue (approximate address)
Location: Franklin Township, Council District #25
Zoning: D-A (D-S pending) and C-5
Petitioner: Star Group Investments, LLC, by Raymond Basile
Requests: Rezoning of 1.809 acres from the D-A to the D-S district to provide for a single-family dwelling lot.

Approval of a Subdivision Plat, to be known as Star-Southeastern Development, dividing 3.225 acres into two lots.

This petition was automatically continued from the December 28, 2023, hearing to the January 25, 2024, hearing, by request of a registered neighborhood organization. As of this writing, no new information has been submitted to the file.

RECOMMENDATIONS

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

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated October 17, 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.

(Continued)

2023-CZN-865 / 2023-CPL-865 STAFF REPORT (Continued)

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.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ The subject site is split-zoned D-A and C-5. It is developed with a single-family dwelling and accessory barn and shed.
- ◇ This petition would rezone 1.649 acres of the property to the D-S district to allow for a smaller lot size and width.
- ◇ This petition would subdivide the property into two lots along the existing zoning boundary.

REZONING

- ◇ This petition would rezone part of this site from the D-A district to the D-S district. The D-S district has a minimum lot area of one acre and a minimum lot width of 150 feet. This zoning classification is more consistent with the existing site dimensions and would avoid future noncompliant setbacks or open space consistent with the current D-A zoning.
- ◇ The comprehensive plan recommends community commercial; however, the existing site is being used residentially. The surrounding residential typologies recommend rural or estate neighborhood, or suburban neighborhood. These typically are single-family zoning districts, with densities of one or more dwelling units per acre. Staff believes the proposed D-S district is consistent with the existing lot size and uses of the surrounding properties.

PLAT

- ◇ The plat would subdivide the subject site into two lots along the existing zoning boundary. The proposed plat meets the standards of the C-5 zoning classification, and the proposed D-S zoning classifications as proposed in the companion rezoning.

TRAFFIC / STREETS

- ◇ The proposed lots would front on Southeastern Avenue to the east. Proposed Lot One would be a corner lot, and it will have frontage on Thompson Road to the north as well. No new streets are proposed as part of this petition.

(Continued)

2023-CZN-865 / 2023-CPL-865 STAFF REPORT (Continued)

SIDEWALKS

- ◇ Sidewalks are required along Thompson Road.
- ◇ Proposed Lot Two is a single-family dwelling that may be exempt from sidewalks per Section 744-303.B. of the zoning ordinance.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

D-A / C-5	Metro	Residential
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SURROUNDING ZONING AND LAND USE

North	D-A	Undeveloped / Agriculture
South	D-A	Residential
East	C-4	Commercial
West	D-A	Undeveloped

COMPREHENSIVE LAND USE PLAN Community Commercial development

THOROUGHFARE PLAN Southeastern Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary collector, with a 155-foot existing and proposed right-of-way.

Thompson Road is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial, with a 50-foot existing and 119-foot proposed right-of-way.

SITE PLAN File-dated October 17, 2023

PRELIMINARY PLAT File-dated October 17, 2023

ZONING HISTORY – SITE

60-Z-39, rezoning from the A-2 district to the B-5 district (modern C-5 district), **approved**.

ZONING HISTORY – VICINITY

85-UV2-131, 9615 Southeastern Avenue, variance to provide for a welding business in a detached garage, **denied**.

74-Z-63, 9811 East Thompson Road, rezoning from the A-2 district to the C-4 district, **approved**.

2018-ZON-017, 9600 Southeastern Avenue, rezoning from the D-A (FF) district to the D-3 (FF) district, **approved**.

86-Z-245, 9811 East Thompson Road, rezoning from the SU-1 district to the CID district, **denied**.

(Continued)

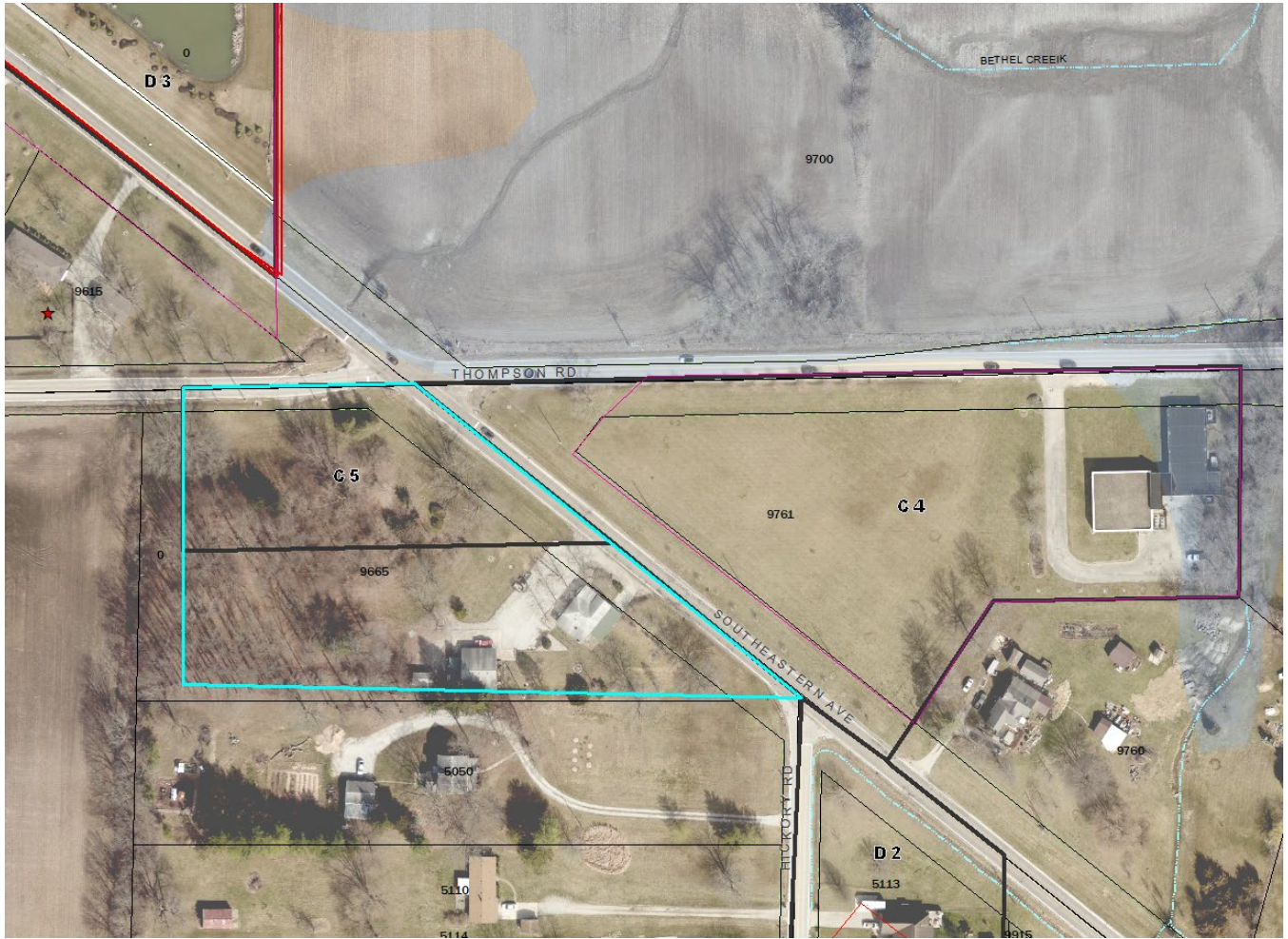
2023-CZN-865 / 2023-CPL-865 STAFF REPORT (Continued)

2019-PLT-027, 9600 Southeastern Avenue, approval of a plat to be known as Bethel Creek, Section One and Two, dividing 18.61 acres into 30 lots and 28.96 acres into 33 lots, respectively, with a waiver to provide for only one entrance.

2020-PLT-015, 9600 Southeastern Avenue, approval of a plat to be known as Bethel Creek, dividing 61.362 acres into 64 single-family lots and 21 two-family lots.

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2023-CZN-865 / 2023-CPL-865 Aerial Map



2023-CZN-865 / 2023-CPL-865 Site Plan

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 9365 Countryside Row, Suite 116
 Indianapolis, IN 46240
 www.tpengineers.com
 ph 317.617.4270

SOUTHEASTERN AVE C-STORE
 SE AVE AND E THOMPSON ROAD

PERMIT SET

MARK	DATE	DESCRIPTION
11-01-2024	11-01-2024	CONTRACTOR
06-13-2023	06-13-2023	CONTRACTOR
06-13-2023	06-13-2023	CONTRACTOR
06-13-2023	06-13-2023	CONTRACTOR



Andrew R. Van Dyke

SITE GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'
 DATE: 11/01/2024
 PROJECT #: 23-0000000
 DRAWING: SGP
 COUNTY: IAS
 APPROVED: MVB

C300

STRUCTURE SCHEDULE

MARK	INSET	EXTENSION	TYPE	DETAIL
ESR-1	ESR-22	ESR-10	CONCRETE	ESR-10
ESR-2	ESR-23	ESR-10	CONCRETE	ESR-10
ESR-3	ESR-24	ESR-10	CONCRETE	ESR-10
ESR-4	ESR-25	ESR-10	CONCRETE	ESR-10
ESR-5	ESR-26	ESR-10	CONCRETE	ESR-10
ESR-6	ESR-27	ESR-10	CONCRETE	ESR-10
ESR-7	ESR-28	ESR-10	CONCRETE	ESR-10
ESR-8	ESR-29	ESR-10	CONCRETE	ESR-10
ESR-9	ESR-30	ESR-10	CONCRETE	ESR-10
ESR-10	ESR-31	ESR-10	CONCRETE	ESR-10
ESR-11	ESR-32	ESR-10	CONCRETE	ESR-10
ESR-12	ESR-33	ESR-10	CONCRETE	ESR-10
ESR-13	ESR-34	ESR-10	CONCRETE	ESR-10
ESR-14	ESR-35	ESR-10	CONCRETE	ESR-10
ESR-15	ESR-36	ESR-10	CONCRETE	ESR-10
ESR-16	ESR-37	ESR-10	CONCRETE	ESR-10
ESR-17	ESR-38	ESR-10	CONCRETE	ESR-10
ESR-18	ESR-39	ESR-10	CONCRETE	ESR-10
ESR-19	ESR-40	ESR-10	CONCRETE	ESR-10
ESR-20	ESR-41	ESR-10	CONCRETE	ESR-10
ESR-21	ESR-42	ESR-10	CONCRETE	ESR-10
ESR-22	ESR-43	ESR-10	CONCRETE	ESR-10
ESR-23	ESR-44	ESR-10	CONCRETE	ESR-10
ESR-24	ESR-45	ESR-10	CONCRETE	ESR-10
ESR-25	ESR-46	ESR-10	CONCRETE	ESR-10
ESR-26	ESR-47	ESR-10	CONCRETE	ESR-10
ESR-27	ESR-48	ESR-10	CONCRETE	ESR-10
ESR-28	ESR-49	ESR-10	CONCRETE	ESR-10
ESR-29	ESR-50	ESR-10	CONCRETE	ESR-10
ESR-30	ESR-51	ESR-10	CONCRETE	ESR-10
ESR-31	ESR-52	ESR-10	CONCRETE	ESR-10
ESR-32	ESR-53	ESR-10	CONCRETE	ESR-10
ESR-33	ESR-54	ESR-10	CONCRETE	ESR-10
ESR-34	ESR-55	ESR-10	CONCRETE	ESR-10
ESR-35	ESR-56	ESR-10	CONCRETE	ESR-10
ESR-36	ESR-57	ESR-10	CONCRETE	ESR-10
ESR-37	ESR-58	ESR-10	CONCRETE	ESR-10
ESR-38	ESR-59	ESR-10	CONCRETE	ESR-10
ESR-39	ESR-60	ESR-10	CONCRETE	ESR-10
ESR-40	ESR-61	ESR-10	CONCRETE	ESR-10
ESR-41	ESR-62	ESR-10	CONCRETE	ESR-10
ESR-42	ESR-63	ESR-10	CONCRETE	ESR-10
ESR-43	ESR-64	ESR-10	CONCRETE	ESR-10
ESR-44	ESR-65	ESR-10	CONCRETE	ESR-10
ESR-45	ESR-66	ESR-10	CONCRETE	ESR-10
ESR-46	ESR-67	ESR-10	CONCRETE	ESR-10
ESR-47	ESR-68	ESR-10	CONCRETE	ESR-10
ESR-48	ESR-69	ESR-10	CONCRETE	ESR-10
ESR-49	ESR-70	ESR-10	CONCRETE	ESR-10
ESR-50	ESR-71	ESR-10	CONCRETE	ESR-10
ESR-51	ESR-72	ESR-10	CONCRETE	ESR-10
ESR-52	ESR-73	ESR-10	CONCRETE	ESR-10
ESR-53	ESR-74	ESR-10	CONCRETE	ESR-10
ESR-54	ESR-75	ESR-10	CONCRETE	ESR-10
ESR-55	ESR-76	ESR-10	CONCRETE	ESR-10
ESR-56	ESR-77	ESR-10	CONCRETE	ESR-10
ESR-57	ESR-78	ESR-10	CONCRETE	ESR-10
ESR-58	ESR-79	ESR-10	CONCRETE	ESR-10
ESR-59	ESR-80	ESR-10	CONCRETE	ESR-10
ESR-60	ESR-81	ESR-10	CONCRETE	ESR-10
ESR-61	ESR-82	ESR-10	CONCRETE	ESR-10
ESR-62	ESR-83	ESR-10	CONCRETE	ESR-10
ESR-63	ESR-84	ESR-10	CONCRETE	ESR-10
ESR-64	ESR-85	ESR-10	CONCRETE	ESR-10
ESR-65	ESR-86	ESR-10	CONCRETE	ESR-10
ESR-66	ESR-87	ESR-10	CONCRETE	ESR-10
ESR-67	ESR-88	ESR-10	CONCRETE	ESR-10
ESR-68	ESR-89	ESR-10	CONCRETE	ESR-10
ESR-69	ESR-90	ESR-10	CONCRETE	ESR-10
ESR-70	ESR-91	ESR-10	CONCRETE	ESR-10
ESR-71	ESR-92	ESR-10	CONCRETE	ESR-10
ESR-72	ESR-93	ESR-10	CONCRETE	ESR-10
ESR-73	ESR-94	ESR-10	CONCRETE	ESR-10
ESR-74	ESR-95	ESR-10	CONCRETE	ESR-10
ESR-75	ESR-96	ESR-10	CONCRETE	ESR-10
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ESR-78	ESR-99	ESR-10	CONCRETE	ESR-10
ESR-79	ESR-100	ESR-10	CONCRETE	ESR-10
ESR-80	ESR-101	ESR-10	CONCRETE	ESR-10
ESR-81	ESR-102	ESR-10	CONCRETE	ESR-10
ESR-82	ESR-103	ESR-10	CONCRETE	ESR-10
ESR-83	ESR-104	ESR-10	CONCRETE	ESR-10
ESR-84	ESR-105	ESR-10	CONCRETE	ESR-10
ESR-85	ESR-106	ESR-10	CONCRETE	ESR-10
ESR-86	ESR-107	ESR-10	CONCRETE	ESR-10
ESR-87	ESR-108	ESR-10	CONCRETE	ESR-10
ESR-88	ESR-109	ESR-10	CONCRETE	ESR-10
ESR-89	ESR-110	ESR-10	CONCRETE	ESR-10
ESR-90	ESR-111	ESR-10	CONCRETE	ESR-10
ESR-91	ESR-112	ESR-10	CONCRETE	ESR-10
ESR-92	ESR-113	ESR-10	CONCRETE	ESR-10
ESR-93	ESR-114	ESR-10	CONCRETE	ESR-10
ESR-94	ESR-115	ESR-10	CONCRETE	ESR-10
ESR-95	ESR-116	ESR-10	CONCRETE	ESR-10
ESR-96	ESR-117	ESR-10	CONCRETE	ESR-10
ESR-97	ESR-118	ESR-10	CONCRETE	ESR-10
ESR-98	ESR-119	ESR-10	CONCRETE	ESR-10
ESR-99	ESR-120	ESR-10	CONCRETE	ESR-10
ESR-100	ESR-121	ESR-10	CONCRETE	ESR-10
ESR-101	ESR-122	ESR-10	CONCRETE	ESR-10
ESR-102	ESR-123	ESR-10	CONCRETE	ESR-10
ESR-103	ESR-124	ESR-10	CONCRETE	ESR-10
ESR-104	ESR-125	ESR-10	CONCRETE	ESR-10
ESR-105	ESR-126	ESR-10	CONCRETE	ESR-10
ESR-106	ESR-127	ESR-10	CONCRETE	ESR-10
ESR-107	ESR-128	ESR-10	CONCRETE	ESR-10
ESR-108	ESR-129	ESR-10	CONCRETE	ESR-10
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ESR-113	ESR-134	ESR-10	CONCRETE	ESR-10
ESR-114	ESR-135	ESR-10	CONCRETE	ESR-10
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ESR-116	ESR-137	ESR-10	CONCRETE	ESR-10
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ESR-118	ESR-139	ESR-10	CONCRETE	ESR-10
ESR-119	ESR-140	ESR-10	CONCRETE	ESR-10
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ESR-121	ESR-142	ESR-10	CONCRETE	ESR-10
ESR-122	ESR-143	ESR-10	CONCRETE	ESR-10
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ESR-124	ESR-145	ESR-10	CONCRETE	ESR-10
ESR-125	ESR-146	ESR-10	CONCRETE	ESR-10
ESR-126	ESR-147	ESR-10	CONCRETE	ESR-10
ESR-127	ESR-148	ESR-10	CONCRETE	ESR-10
ESR-128	ESR-149	ESR-10	CONCRETE	ESR-10
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ESR-141	ESR-162	ESR-10	CONCRETE	ESR-10
ESR-142	ESR-163	ESR-10	CONCRETE	ESR-10
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ESR-157	ESR-178	ESR-10	CONCRETE	ESR-10
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ESR-159	ESR-180	ESR-10	CONCRETE	ESR-10
ESR-160	ESR-181	ESR-10	CONCRETE	ESR-10
ESR-161	ESR-182	ESR-10	CONCRETE	ESR-10
ESR-162	ESR-183	ESR-10	CONCRETE	ESR-10
ESR-163	ESR-184	ESR-10	CONCRETE	ESR-10
ESR-164	ESR-185	ESR-10	CONCRETE	ESR-10
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ESR-178	ESR-199	ESR-10	CONCRETE	ESR-10
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ESR-181	ESR-202	ESR-10	CONCRETE	ESR-10
ESR-182	ESR-203	ESR-10	CONCRETE	ESR-10
ESR-183	ESR-204	ESR-10	CONCRETE	ESR-10
ESR-184	ESR-205	ESR-10	CONCRETE	ESR-10
ESR-185	ESR-206	ESR-10	CONCRETE	ESR-10
ESR-186	ESR-207	ESR-10	CONCRETE	ESR-10
ESR-187	ESR-208	ESR-10	CONCRETE	ESR-10
ESR-188	ESR-			

2023-CZN-865 / 2023-CPL-865 Site Photos



Subject site viewed from proposed Lot Two, looking north



Proposed Lot Two, looking north



Proposed Lot Two existing dwelling, barn, and shed, looking west



Existing dwelling viewed from Southeastern Avenue, looking west



Intersection south of site at Southeastern Avenue and Hickory Road, looking northwest



Intersection of Southeastern Avenue and Thompson Road, looking west. Proposed Lot One shown left.



Proposed Lot One viewed from Thompson Road, looking south



Proposed Lot One viewed from Thompson Road, looking east, Lot One shown right.