

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-033A (Amended)
Address: 1324 West 30th Street (approximate address)
Location: Center Township, Council District #7
Petitioner: City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta
Request: Rezoning of 0.13-acre, from the C-3 District to the D-5 District.

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

LAND USE

- ◇ The 0.13-acre subject site, zoned C-3, is undeveloped and surrounded by an undeveloped lot to the north, single-family dwellings east and west, and a heavy commercial use to the south.

REZONING

- ◇ This request would rezone the site from the C-3 District to the D-5 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 subject site was platted as part of Armstrong’s Subdivision in 1874. Historic mapping indicates that the site has remained undeveloped since 1997 but was once developed as a single-family dwelling as early as 1915 per a 1915 Sanborn Map.
- ◇ The United Northwest Neighborhood Plan (2008) recommends 3.5 to five units per acre development, which would be consistent with the D-5 district.

Planning Analysis

- ◇ As proposed the request would be consistent with the low-density residential development recommendation of the Neighborhood Plan.
- ◇ The residential-sized parcel was developed with a single-family dwelling many years ago. The current C-3 zoning district does not reflect the long-time and historical residential use on this parcel. Staff supports this rezoning because it would match the zoning classification with the proposed residential use.

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STAFF REPORT 2023-ZON-033A (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-3	Compact	Undeveloped
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SURROUNDING ZONING AND LAND USE

North	D-5	Undeveloped
South	C-7	Heavy Commercial
East	C-3	Residential (Single-family dwelling)
West	C-3	Residential (Single-family dwelling)

NEIGHBORHOOD PLAN

This site is located within the boundaries of the United Northwest Neighborhood Plan (2008), which recommends low-density residential development of 3.5 to five residential units per acre.

THOROUGHFARE PLAN

30th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial street, with a 60-foot existing right-of-way and a 78-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.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None.

ZONING HISTORY – VICINITY

2018-ZON-114; 1005 and 1025 West 25th Street, 1073 West 27th Street, 1252 West 30th Street, 2534 and 2646 Burton Avenue, 1175 Udell Street, 1111 Eugene Street and 2605 Rader Street (east of site), Rezoning of 1.6 acres from the C-1 (W-5), C-3, C-3 (W-5) and I-3 (W-5) districts to the D-5 and D-5 (W-5) classification, **approved**.

2001-ZON-127; 1242 West 30th Street (east of site), Rezoning of 0.10 acre, from C-3 to D-5 to provide for residential development, **approved**.

92-Z-6; 1311 West 30th Street (south of site), Rezoning of 4.68-acres, being in the C-7 Districts, to the SU-9 classification to provide for the storage and parking of City vehicles, **withdrawn**.

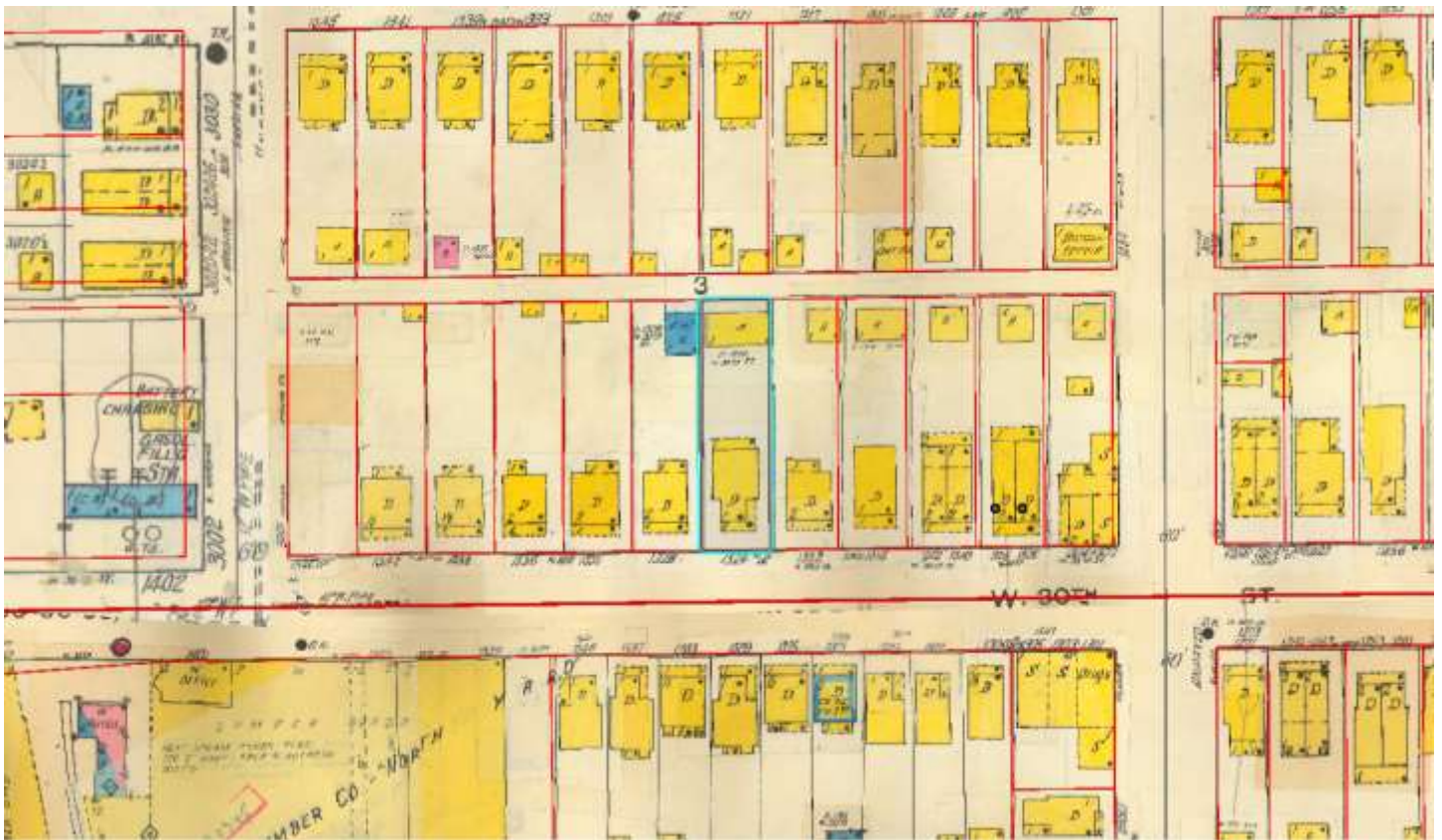
2023-ZON-033A; Location Map



2023-ZON-033A; Aerial Map



2023-ZON-033A; Sanborn (1915)



2023-ZON-033A; Photographs



Photo of the Subject Property: 1324 West 30th Street



Photo of the rear yard of 1324 West 30th Street.



Photo of the commercial use to the south.



Photo of the dwellings east of the site.



Photo of the dwellings west of the site.