

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-034B (Amended)
Address: 4406 East New York Street (approximate address)
Location: Center Township, Council District #12
Petitioner: City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta
Request: Rezoning of 4406 East New York Street, totaling 0.08-acre, from the C-3 (TOD) Districts to the D-8 (TOD) Districts.

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

LAND USE

- ◇ This 0.08-acre subject site, zoned C-3 (TOD), is developed with a vacant two-family dwelling and is surrounded by single-family dwellings to the north and west, undeveloped land to the east, zoned C-3; and a commercial building to the south, across New York Street, zoned C-3.

REZONING

- ◇ This request would rezone the site from C-3 District to the D-8 classification to provide for residential uses. “The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.”
- ◇ The Comprehensive Plan recommends Traditional Neighborhood typology. “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, semipublic, 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.”
- ◇ The subject site was platted as part of Tuxedo Park Subdivision in 1891. Historic mapping indicates that the two-family dwelling was located on the site as early as 1915.

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OVERLAYS

- ◇ This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- ◇ The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- ◇ This site is located within the ¼ mile walk of a proposed transit stop at the intersection of Linwood Avenue and U.S. 40, with a Walkable Neighborhood typology.
- ◇ Walkable Neighborhood stations are in well-established, walkable, primarily residential neighborhoods, with a small amount of retail and office at the intersection nearest the station, or the potential for it. Development opportunities include projects that improve neighborhood stability and encourage transit use.

Planning Analysis

- ◇ As proposed the request would be consistent with the Comprehensive Plan recommendation of traditional neighborhood typology.
- ◇ The residential-sized parcel was developed with a two-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.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-3	Compact	Residential (Two-family dwelling)
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SURROUNDING ZONING AND LAND USE

North	C-3	Residential (Single-family dwelling)
South	C-3	Commercial
East	C-3	Undeveloped
West	C-3	Residential (Single-family dwelling)

COMPREHENSIVE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends traditional neighborhood typology.

CERTIFIED PLAN

This site falls within the Near Eastside Quality of Life Plan.

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THOROUGHFARE PLAN	New York 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.
CONTEXT AREA	This site is located within the compact context area.
OVERLAY	This site is located within the transit-oriented development overlay.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None

ZONING HISTORY – VICINITY

98-Z-252; 321 North Linwood Avenue (east of site), Rezoning of 1.69 acres from D-5 to SU-2, approved.

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2023-ZON-034B; Location Map



2023-ZON-034B; Aerial Map



This is a detailed street map of a residential neighborhood in New York City. The map shows a grid of streets and building footprints. Key features include:

- Streets:** The map shows a grid of streets. A red line runs horizontally across the middle, and a blue line runs vertically on the right. Street names visible include 'NEW YORK', 'EUCLID', 'LINWOOD', and 'E. NEW YORK'.
- Buildings:** Most buildings are colored yellow. A blue building is labeled 'REPAIR GARAGE'. A pink building is labeled 'PARKING'. A blue box highlights a specific building footprint.
- Addresses:** Various addresses are visible, including '4314 E. NEW YORK', '4402 NEW YORK', '4406 NEW YORK', '4408 NEW YORK', '4415-17 NEW YORK', '4819-21-23-25-27 NEW YORK', '4821', '4822', '4823', '4824', '4825', '4826', '4827', '4828', '4829', '4830', '4831', '4832', '4833', '4834', '4835', '4836', '4837', '4838', '4839', '4840', '4841', '4842', '4843', '4844', '4845', '4846', '4847', '4848', '4849', '4850', '4851', '4852', '4853', '4854', '4855', '4856', '4857', '4858', '4859', '4860', '4861', '4862', '4863', '4864', '4865', '4866', '4867', '4868', '4869', '4870', '4871', '4872', '4873', '4874', '4875', '4876', '4877', '4878', '4879', '4880', '4881', '4882', '4883', '4884', '4885', '4886', '4887', '4888', '4889', '4890', '4891', '4892', '4893', '4894', '4895', '4896', '4897', '4898', '4899', '4900', '4901', '4902', '4903', '4904', '4905', '4906', '4907', '4908', '4909', '4910', '4911', '4912', '4913', '4914', '4915', '4916', '4917', '4918', '4919', '4920', '4921', '4922', '4923', '4924', '4925', '4926', '4927', '4928', '4929', '4930', '4931', '4932', '4933', '4934', '4935', '4936', '4937', '4938', '4939', '4940', '4941', '4942', '4943', '4944', '4945', '4946', '4947', '4948', '4949', '4950', '4951', '4952', '4953', '4954', '4955', '4956', '4957', '4958', '4959', '4960', '4961', '4962', '4963', '4964', '4965', '4966', '4967', '4968', '4969', '4970', '4971', '4972', '4973', '4974', '4975', '4976', '4977', '4978', '4979', '4980', '4981', '4982', '4983', '4984', '4985', '4986', '4987', '4988', '4989', '4990', '4991', '4992', '4993', '4994', '4995', '4996', '4997', '4998', '4999', '5000'.
- Other Labels:** 'FIREPROOF CONSTRUCTION' is visible on a building footprint. 'PARKING' is visible on a pink building footprint.

2023-ZON-034B; Photographs



Photo of the Subject Property: 4406 East New York Street



Photo of the Subject Property: 4406 East New York Street



Photo of the dwellings west of the site.



Photo of the properties south of the site.