

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-033B (Amended)
Address: 870 Eugene Street (approximate address)
Location: Center Township, Council District #11
Petitioner: City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta
Request: Rezoning of 0.06-acre, from the D-5 District to the D-5II District.

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

LAND USE

- ◇ The 0.06-acre subject site, zoned D-5, is undeveloped and surrounded by undeveloped lots to the west and north, a single-family dwelling to the south, and a vacant two-family dwelling to the east.

REZONING

- ◇ This request would rezone the site from D-5 District to the D-5II classification to provide for residential uses. “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 D-5II district permits single-family and two-family dwellings, multi-unit houses and rowhouses. Minimum lot width in the D-5II for a single-family dwelling is 25 feet as compared to the D-5 district, where the minimum lot width is 40 feet. This is significant because the subject lot appears to measure approximately 30 feet wide. The property is significantly smaller in lot area, with approximately 2,490 square feet, than what is required by the D-5 district with 5,000 square feet.
- ◇ The subject site was platted as part of North Indianapolis Subdivision in 1873. Historic mapping indicates that the site has remained undeveloped since 1966 but was once developed as a single-family dwelling per an 1898 Sanborn Map.
- ◇ The United Northwest Neighborhood Plan (2008) recommends 3.5 to five units per acre development.

(Continued)

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PLANNING ANALYSIS

- ◇ As proposed, the request would be consistent with the United Northwest Neighborhood Plan (2008) recommendation of low-density residential 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	Undeveloped lot
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SURROUNDING ZONING AND LAND USE

North	D-5	Undeveloped lot
South	D-5	Residential (Single-family dwelling)
East	D-5	Vacant (Two-family dwelling)
West	D-5	Undeveloped lot

NEIGHBORHOOD PLAN	The United Northwest Neighborhood Plan (2008) recommends 3.5 - 5 Units Per Acre development.
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THOROUGHFARE PLAN	Eugene Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 60-foot existing right-of-way and a 48-foot proposed right-of-way.
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THOROUGHFARE PLAN	Annette Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 60-foot existing right-of-way and a 48-foot proposed right-of-way.
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CONTEXT AREA	This site is located within the compact context area.
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FLOODWAY / FLOODWAY FRINGE	This site is not located within a floodway or floodway fringe.
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WELLFIELD PROTECTION DISTRICT	This site is not located within a wellfield protection district.
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ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None

(Continued)

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ZONING HISTORY – VICINITY

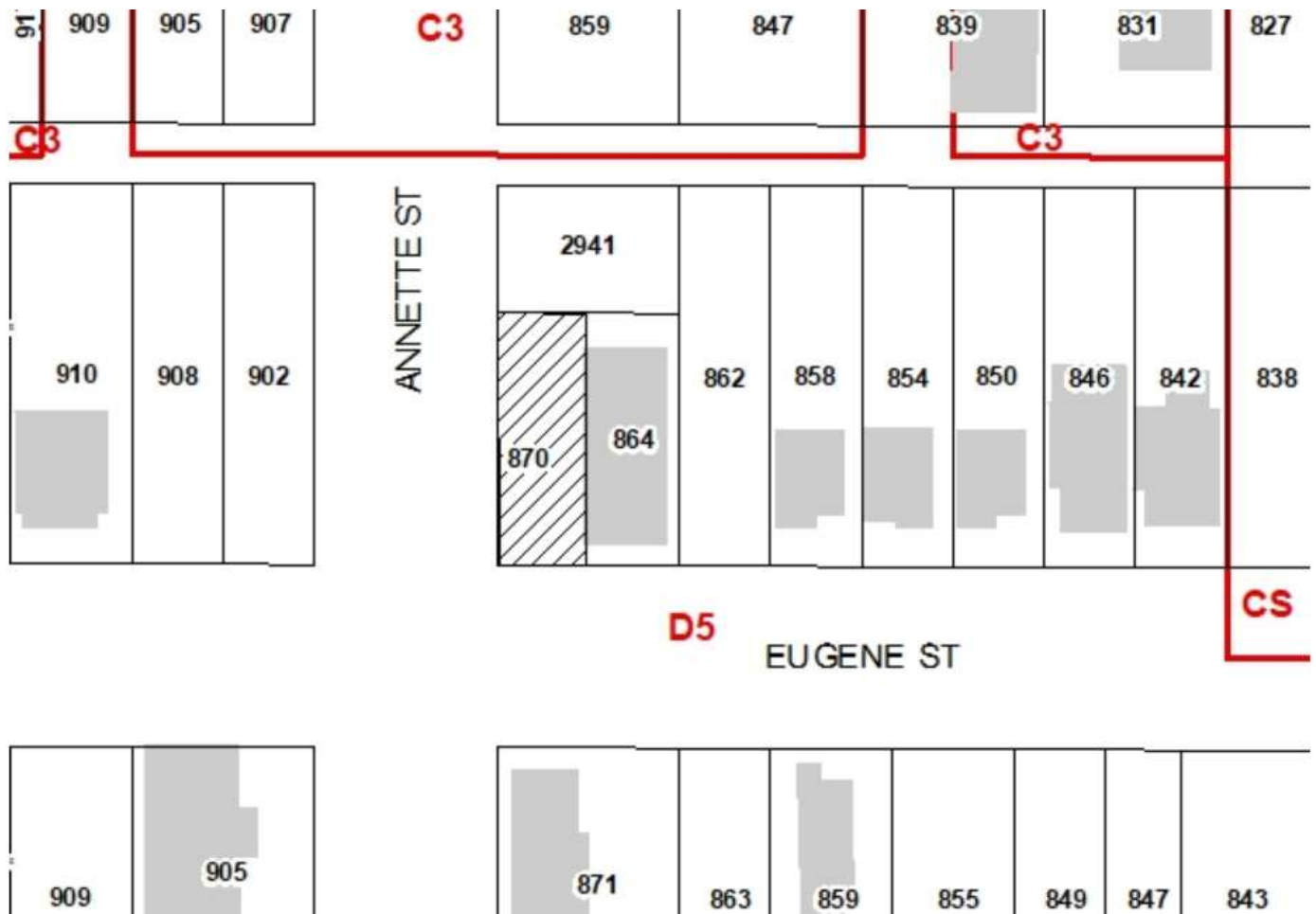
2020-ZON-067; 2439, 2455, 2461, 2709, 2711, 2713, 2715, 2717, 2723, 2735, 2753, 2954 Dr. ML King Jr. Street; 815, 821 and 827 West 30th Street; 822, 826, 830, 834 and 838 Eugene Street; and 629 and 631 West 28th Street (east of site), Rezoning of 4.5 acres, from the D-5, C-3, C-3 (W-5) and C-4 districts to the C-S and C-S (W-5) classifications to provide for multi-family residential development, a food hub/food supply, medical training, automotive training and relocation of a lodge, **approved.**

2001-ZON-158; 845 West 30th Street (northeast of site), Rezoning 0.10 acre, from the C-3 to D-5 to legally establish a single-family dwelling, **approved.**

98-Z-53; 909, 1035, 1109, 1115, 1117, 1137, 1145, and 1214 West 30th Street (northwest of site), Rezoning of 0.64 acres from C-3 to D-5, **approved.**

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2023-ZON-033B; Location Map



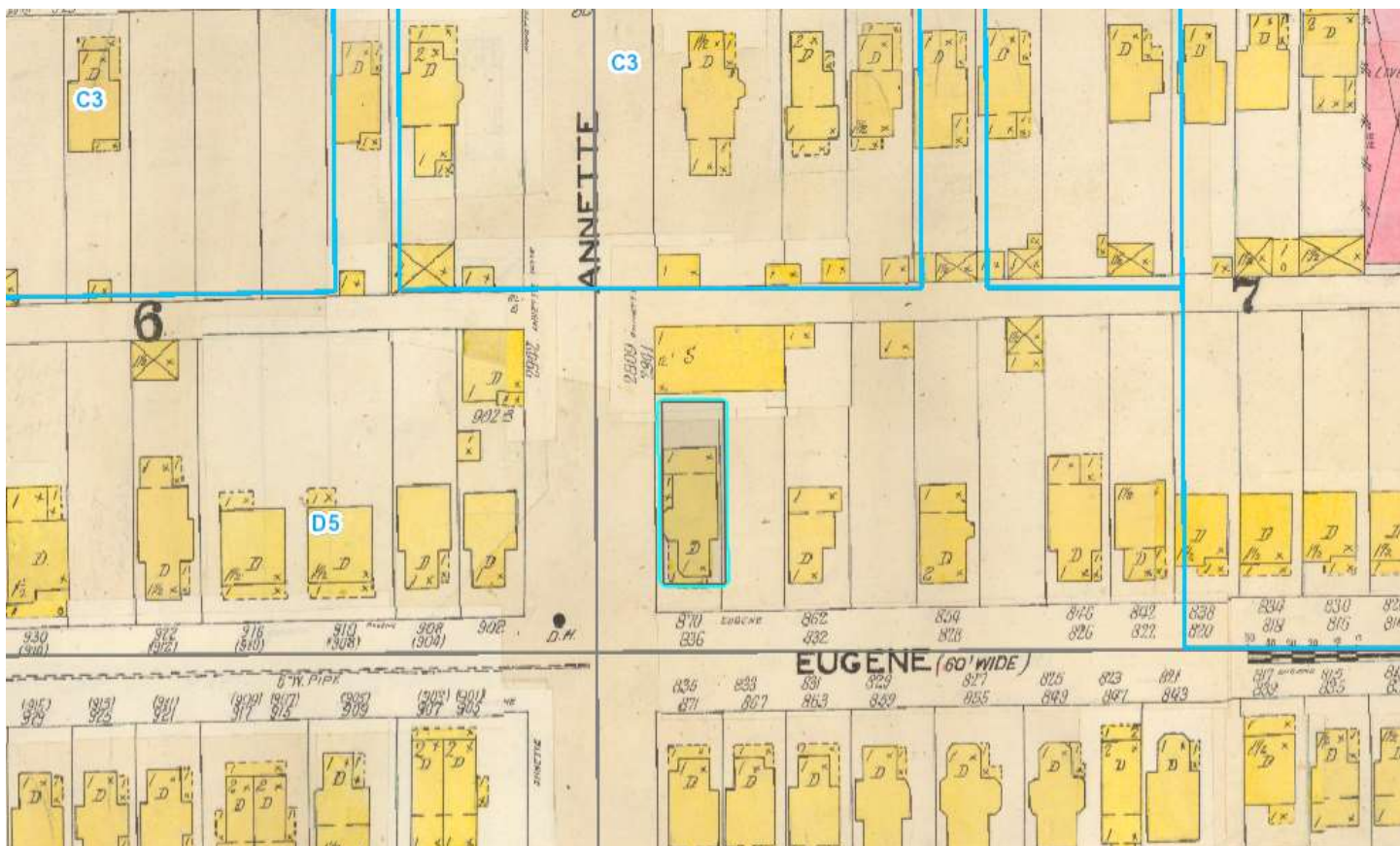
2023-ZON-033B; Aerial Map



2023-ZON-033B; Aerial Map (1972)



2023-ZON-033B; Sanborn (1898)



2023-ZON-033B; Photographs



Photo of the Subject Property: 870 Eugene Street



Photo of the residential dwellings east of the site.



Photo of the residential dwellings south of the site.



Photo of the undeveloped lot north of the site.