

## **STAFF REPORT**

### **Department of Metropolitan Development Division of Planning Current Planning Section**

**Case Number:** 2023-ZON-034A (Amended)  
**Address:** 1441 Perkins Avenue, 216 Trowbridge Street and 38 & 58 South LaSalle Street (approximate addresses)  
**Location:** Center Township, Council Districts #12 and 21  
**Petitioner:** City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta  
**Request:** Rezoning of 1441 Perkins Avenue, totaling 0.11-acre, from the C-1 District to the D-5 District.  
  
Rezoning of 216 Trowbridge Street, totaling 0.15-acre, from the I-3 District to the D-5 District.  
  
Rezoning of 38 & 58 South LaSalle Street, totaling 0.22-acre, from the I-3 (TOD) Districts to the D-5 (TOD) Districts.

### **RECOMMENDATIONS**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

#### **LAND USE**

- ◇ The 0.11-acre subject site at 1441 Perkins Avenue, zoned C-1, is developed with a single-family dwelling. The 0.15-acre subject site at 216 Trowbridge Street, zoned I-3, is developed with a single-family dwelling. The 0.11-acre site at 38 South LaSalle Street, zoned I-3, is also developed with a single-family dwelling, but the 0.11-acre site at 58 South LaSalle Street is developed with a vacant two-family dwelling and detached garage.

#### **REZONING**

- ◇ This request would rezone sites from C-1 and I-3 Districts 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”

#### **1441 Perkins Avenue**

- ◇ The subject site was platted as part of A W Denny’s Big Four Subdivision in 1899. A 19155 Baist Map notes that the site was originally developed as a single-family dwelling.

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## **STAFF REPORT 2023-ZON-034A (Continued)**

- ◇ The Comprehensive Plan recommends Suburban Neighborhood typology for the property at 1441 Perkins Avenue. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 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.”

### **216 Trowbridge Street and 38 & 58 South LaSalle Street**

- ◇ The site at 216 Trowbridge Street was platted as part of J K Sharpe’s Woodside Subdivision in 1873. Per a 1915 Sanborn map, the site has been residentially developed since 1915.
- ◇ The sites at 38 and 58 South LaSalle Street were platted as part of the Englewood Subdivision in 1892. Per a 1915 Sanborn map, the sites have been residentially developed since 1915.
- ◇ The Comprehensive Plan recommends Traditional Neighborhood typology for the properties at 216 Trowbridge Street and 38 and 58 South LaSalle Street “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.”

## **OVERLAYS**

- ◇ The sites at 38 and 58 South LaSalle Street 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.
- ◇ The sites are located within the ¼ mile walk of a proposed transit stop at the intersection of LaSalle Street and U.S. 40, with a Community Center typology.

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## **STAFF REPORT 2023-ZON-034A (Continued)**

- ◇ Community Center stations have varying types of commercial developments, from large strip centers to shopping malls, along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.

### **Planning Analysis**

- ◇ As proposed the request would be consistent with the Comprehensive Plan recommendation of suburban and traditional neighborhood development.
- ◇ The residential-sized parcels were developed for residential uses as evidenced by the subdivision plats. The current C-1 and I-3 zoning district do not reflect the long-time and historical residential use on these parcels. Staff supports this rezoning because it would match the zoning classification with the proposed residential use and development pattern of the surrounding area.

## **GENERAL INFORMATION**

### **EXISTING ZONING AND LAND USE**

C-1 / I-3	Compact	Residential (Vacant Single and Two-family dwellings)
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### **COMPREHENSIVE PLAN**

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

### **CERTIFIED PLAN**

The properties at 38 and 58 South LaSalle Street fall within the Near Eastside Quality of Life Plan.

### **THOROUGHFARE PLAN**

Perkins Avenue 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.

Trowbridge Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 40-foot existing right-of-way and a 48-foot proposed right-of-way.

LaSalle Street Road 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.

### **CONTEXT AREA**

These sites are located within the compact context area.

### **OVERLAY**

The sites at 38 and 58 South LaSalle Street are located within the transit-oriented development overlay.

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## **STAFF REPORT 2023-ZON-034A (Continued)**

FLOODWAY / FLOODWAY FRINGE      These sites are not located within a floodway or floodway fringe.

WELLFIELD PROTECTION DISTRICT      These sites are not located within a wellfield protection district.

### **ZONING HISTORY – SITE**

#### **EXISTING VIOLATIONS**

None.

#### **PREVIOUS CASES**

None.

### **ZONING HISTORY – VICINITY**

**2022-ZON-093; 40 South Dearborn Street** (west of site), Rezoning of 0.12 acre from the I-3 district to the D-5 district to provide for the renovation and expansion of an existing single-family dwelling, **approved**

**2022-ZON-023; 63 South Dearborn Street** (southwest of site), Rezoning of 0.23 acre from the I-3 district to the D-5 district, **approved**.

**2021-ZON-145; 3160, 3162, 3164, and 3170 East Minnesota Street** (east of site), Rezoning of 0.53 acres from the C-1 district to the D-5 district for residential use, **approved**.

**2018-ZON-113; 36 South Dearborn Street and eleven other nearby addresses** (surrounding the site) Rezoning of 1.26 acres from the C-3, MU-1 and I-3 districts to the D-5 district, **approved**.

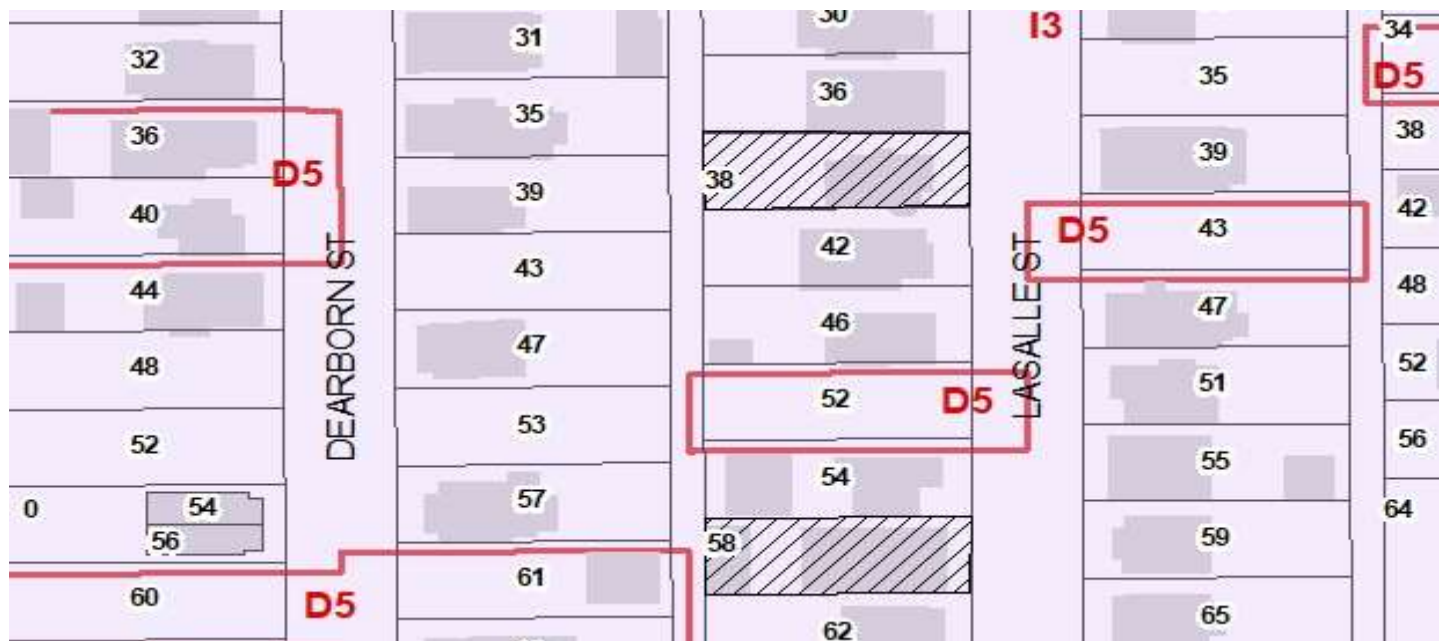
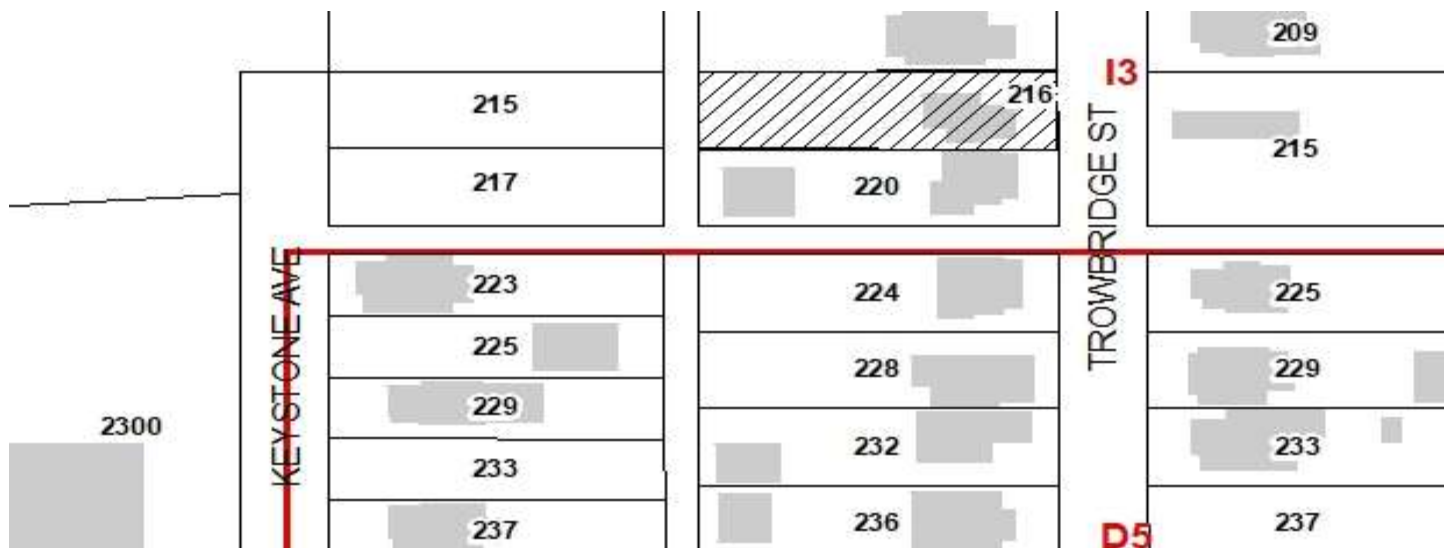
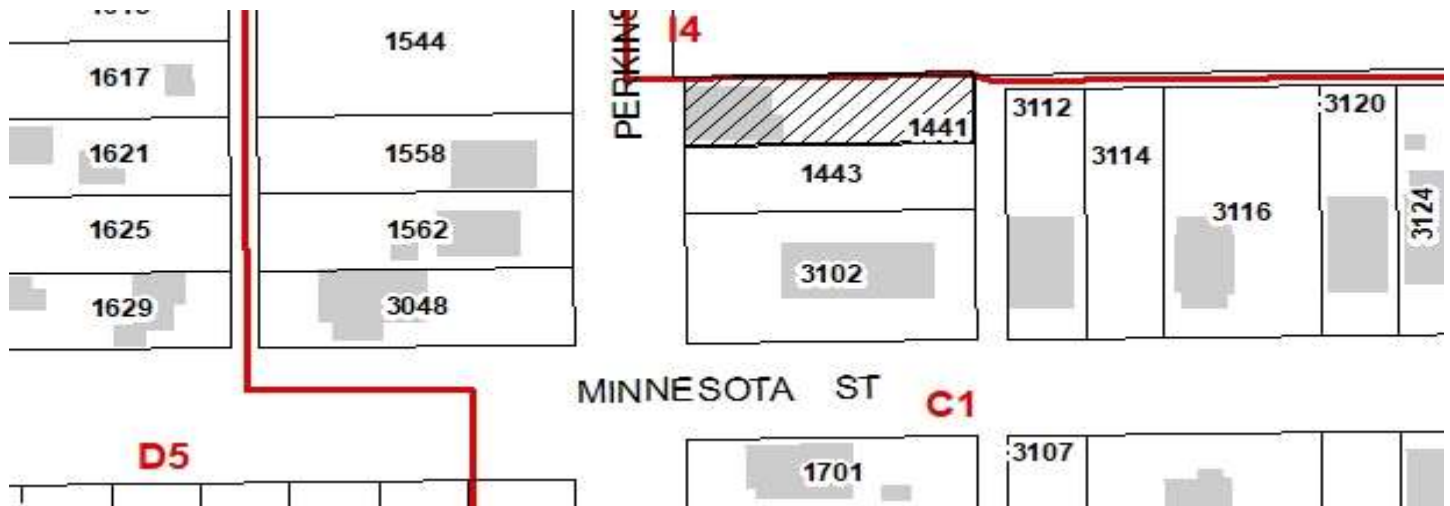
**2012-ZON-083; 3163 and 3165 East Minnesota Street** (southeast of site), Rezoning of 0.3 acre, from the C-1 District, to the D-5 classification to provide for residential use, **approved**.

**97-Z-117; 3029, 3031, 3035 and 3037 East Minnesota Street** (southwest of site), Rezoning of 0.5 acre to the D-5 classification to provide for residential uses, **approved**.

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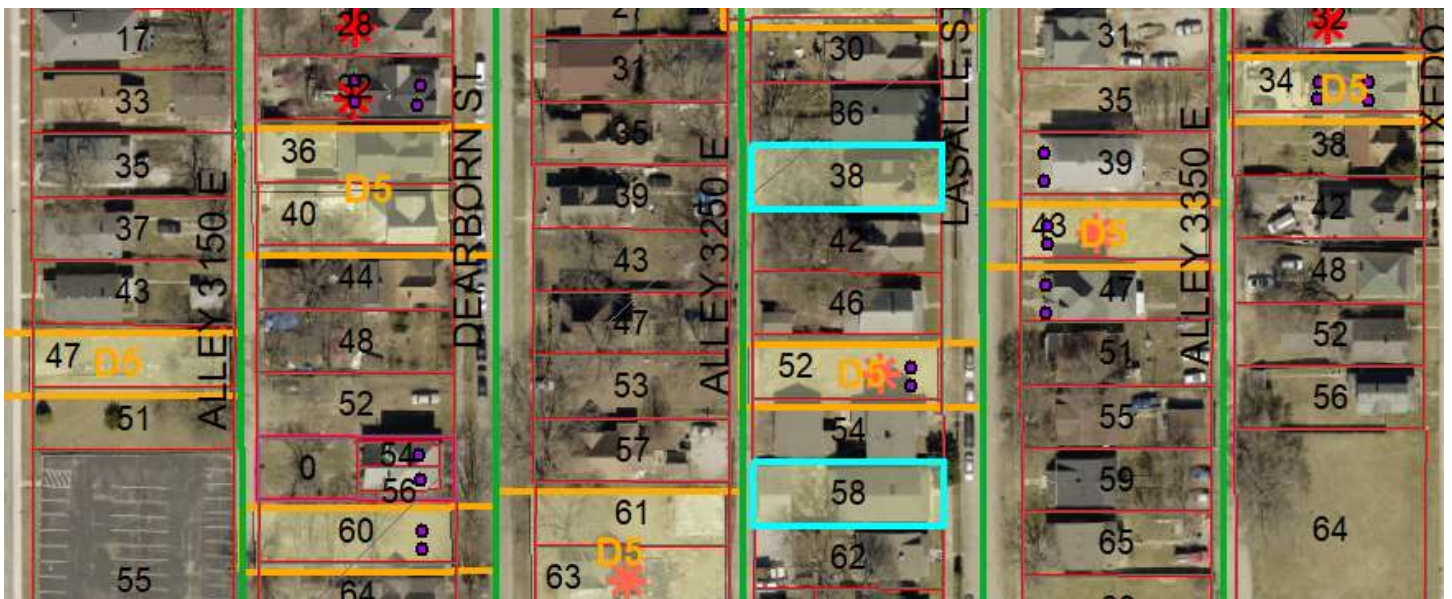
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## 2023-ZON-034A; Location Maps





**2023-ZON-034A; Aerial Maps**





**2023-ZON-034A; Photographs**



Photo of the Subject Property: 1441 Perkins Avenue



Photo of the rear yard at 1441 Perkins Avenue.





Photo of the Subject Property: 216 Trowbridge Street



Photo of the rear yard at 216 Trowbridge Street.





Photo of the Subject Property: 38 South LaSalle Street.



Photo of the rear yard at 38 South LaSalle Street.





Photo of the Subject Property: 58 South LaSalle Street



Photo of the rear yard at 58 South LaSalle Street.