

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-033C (Amended)
Address: 909 North Pershing Avenue, 1210 & 1214 Udell Street, and 2520 & 2657 Burton Avenue (approximate addresses)
Location: Center and Wayne Townships, Council Districts #11 and 7
Petitioner: City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta
Request: Rezoning of 909 North Pershing Avenue, totaling 0.12-acre, from the C-1 District to the D-8 District.

Rezoning of 1210 & 1214 Udell Street, totaling 0.13-acre, from the I-2 District to the D-8 District.

Rezoning of 2520 & 2657 Burton Avenue, totaling 0.24-acre, from the I-2 (W-5) District to the D-8 (W-5) District.

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

LAND USE

- ◇ The 0.12-acre subject site at 909 North Pershing Avenue is developed with a single-family dwelling and detached garage. The 0.13-acre subject sites at 1210 and 1214 Udell Street are undeveloped lots. The 0.24-acre sites at 2520 and 2657 Burton Avenue are also undeveloped lots.

REZONING

- ◇ This request would rezone sites from C-1 and I-2 Districts 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.”

909 North Pershing Avenue

- ◇ The subject site was platted as part of Chris Baker’s Haughville Subdivision in 1885. A 1915 Sanborn Map notes that the site was developed as a single-family dwelling since then.
- ◇ The Near West Neighborhood Land Use Plan (2014) recommends five to eight residential units per acre development, which would be consistent with the D-8 district.

(Continued)

STAFF REPORT 2023-ZON-033C (Continued)

1210 & 1214 Udell Street and 2520 & 2657 Burton Avenue

- ◇ The sites at 1210 and 1214 Udell Street were platted as part of North Indianapolis Subdivision in 1873. Historic mapping indicates that the site has remained undeveloped since approximately 1979 but was once developed for single-family dwellings per an 1898 Sanborn Map.
- ◇ 2520 and 2657 Burton Avenue were platted as part of Charles F Robbins North Indianapolis Subdivision in 1891. Historic mapping shows that a single-family dwelling was demolished at 2520 Burton Avenue between 2012 and 2013.
- ◇ United Northwest Neighborhood Plan (2008) recommends 3.5 to five units per acre development, which would be consistent with the D-8 district.

Planning Analysis

- ◇ As proposed the request would be consistent with the Comprehensive Plan recommendation of residential development.
- ◇ The residential-sized parcels were developed for residential uses as evidenced by the subdivision plats. The current C-1 and I-2 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 patter of the surrounding area.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-1 / I-2 Compact

Vacant Dwelling (909) / Undeveloped lots

NEIGHBORHOOD PLAN

The property at 909 North Pershing Avenue falls within the Near West Neighborhood Land Use Plan (2014) and is recommended for five to eight units per acre development.

NEIGHBORHOOD PLAN

The properties at 2520 and 2657 Burton Avenue and 2520 and 2657 Burton Avenue fall within the United Northwest Neighborhood Plan (2008) and are recommended for 3.5 to five units per acre development.

THOROUGHFARE PLAN

Pershing Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary collector street, with a 60-foot existing right-of-way and a 56-foot proposed right-of-way.

THOROUGHFARE PLAN

Udell 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.

(Continued)

STAFF REPORT 2023-ZON-033C (Continued)

| | |
|-------------------------------|---|
| THOROUGHFARE PLAN | Burton 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. |
| FLOODWAY / FLOODWAY FRINGE | The sites are not within a floodway or floodway fringe. |
| WELLFIELD PROTECTION DISTRICT | The property at 2520 Burton Avenue is within a wellfield protection district, specifically the White River -W5 district. |

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None

PREVIOUS CASES

None.

ZONING HISTORY – VICINITY

2021-ZON-133; 2666 Burton Avenue (northwest of site); Rezoning of 0.11 acres from the I-2 district to the D-5 district to provide for residential uses, **approved**.

2020-ZON-052; 1077 West 27th Street and 1149 Roache Street (northeast of site), Rezoning of 0.22 acre from the C-3 and I-2 districts to the D-8 district, **approved**.

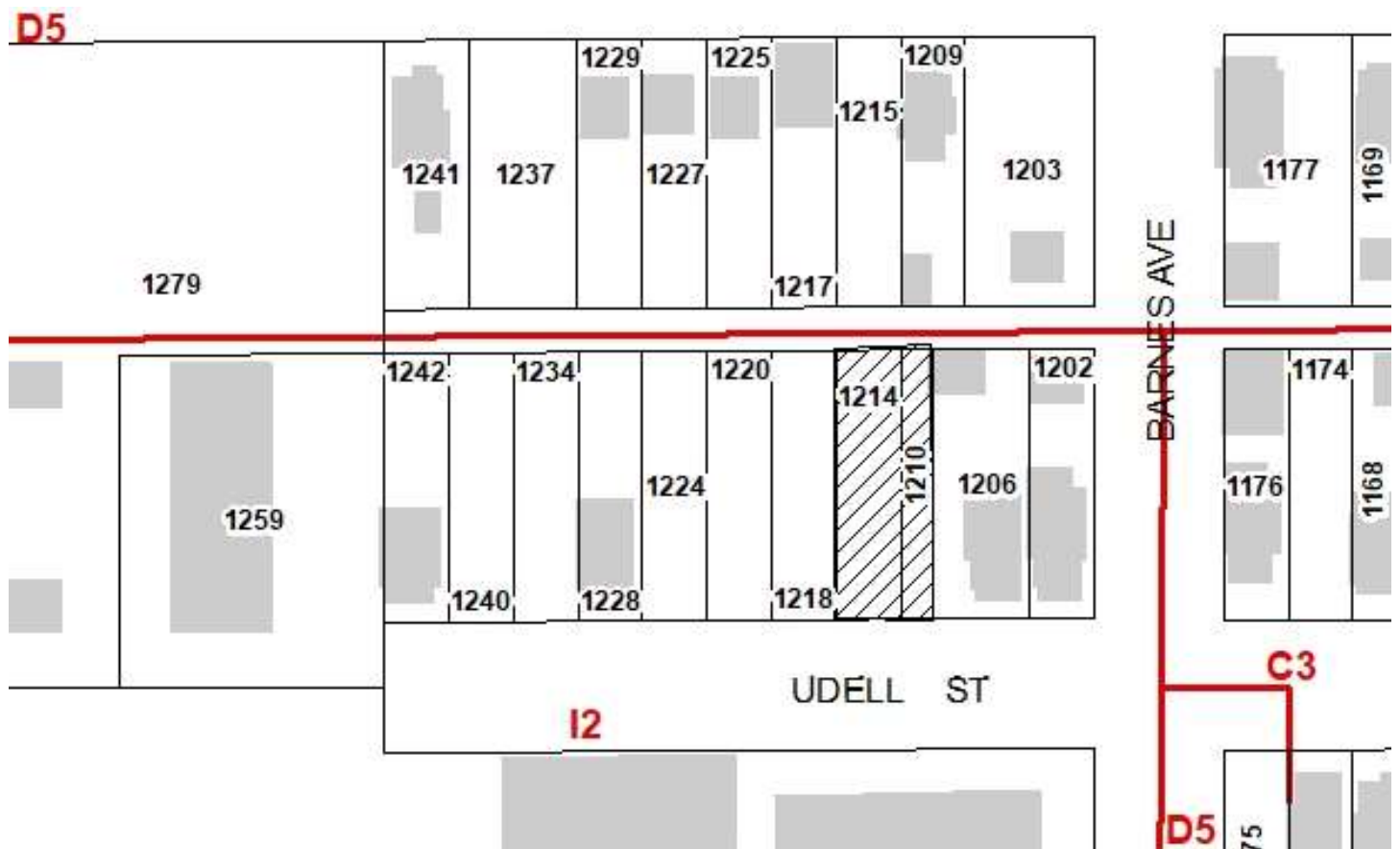
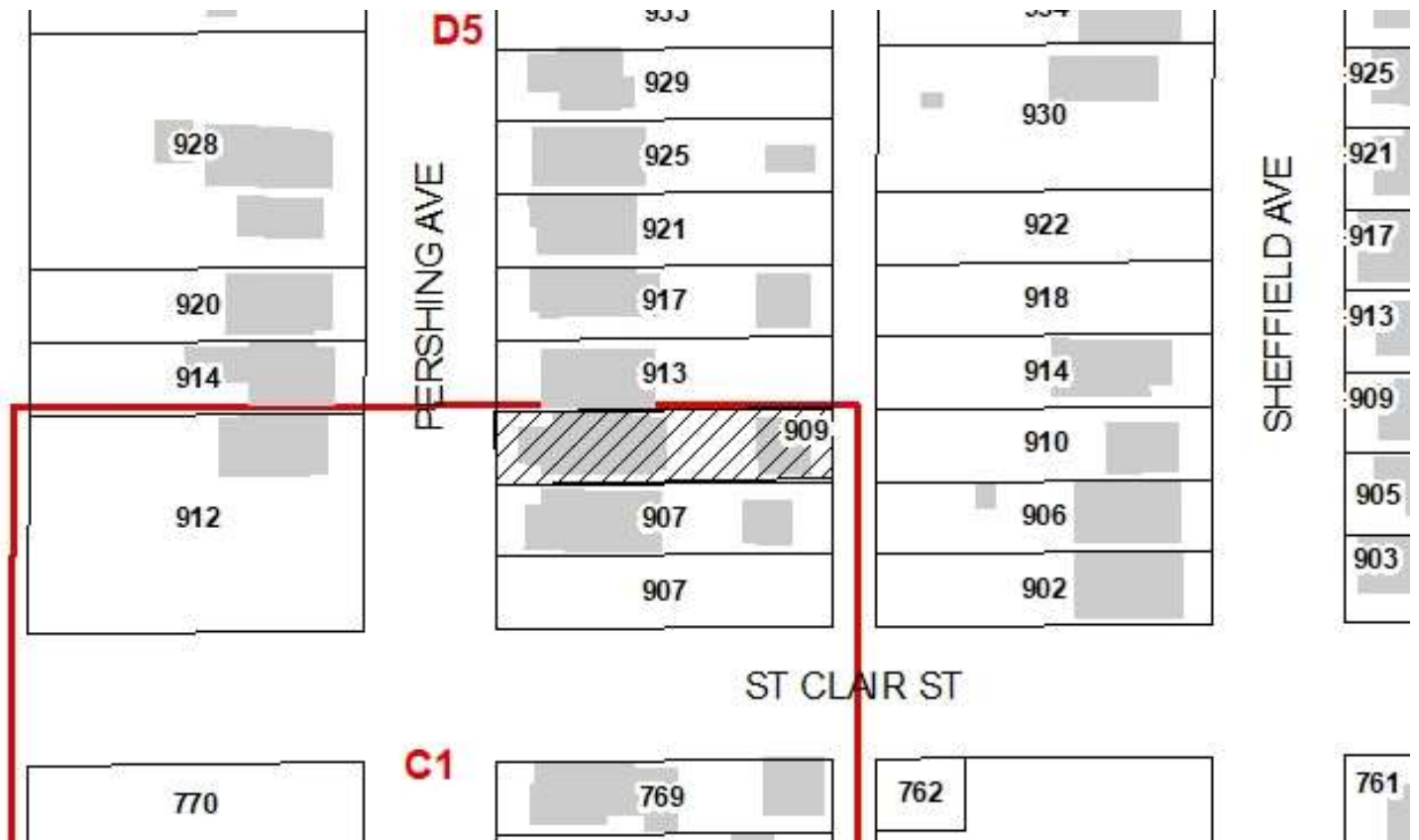
2018-CZN-835 / 2018-CVR-835; 1066, 1114, 1121 and 1122 Roache Street, 1002 and 1102 West 28th Street, 1045 Udell Street and 2702 Clifton Street, (northeast of site) requested rezoning of 0.70 acre from the C-1 (W-5), C-3 (W-5) and I-2 (W-5) districts to the D-5 (W-5) classification; and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling on a 5,760-square foot lot (7,200 square feet) at 1122 Roache Street, to provide for single-family dwellings with 620-square foot main floor areas at 1002 and 1102 West 28th Street and 1045 Udell Street and 1121 Roache Street, to provide for a single-family dwelling with 1.5 and two-foot side setbacks and two feet between dwellings at 1066 Roache Street and to provide for a single-family dwelling at 1045 Udell Street, with 4.5 feet between dwellings, **approved and granted**.

2018-ZON-114; 2646 Burton Avenue (southeast of site), Rezoning of 0.11 acre from the I-2 district to the D-5 district, **approved**.

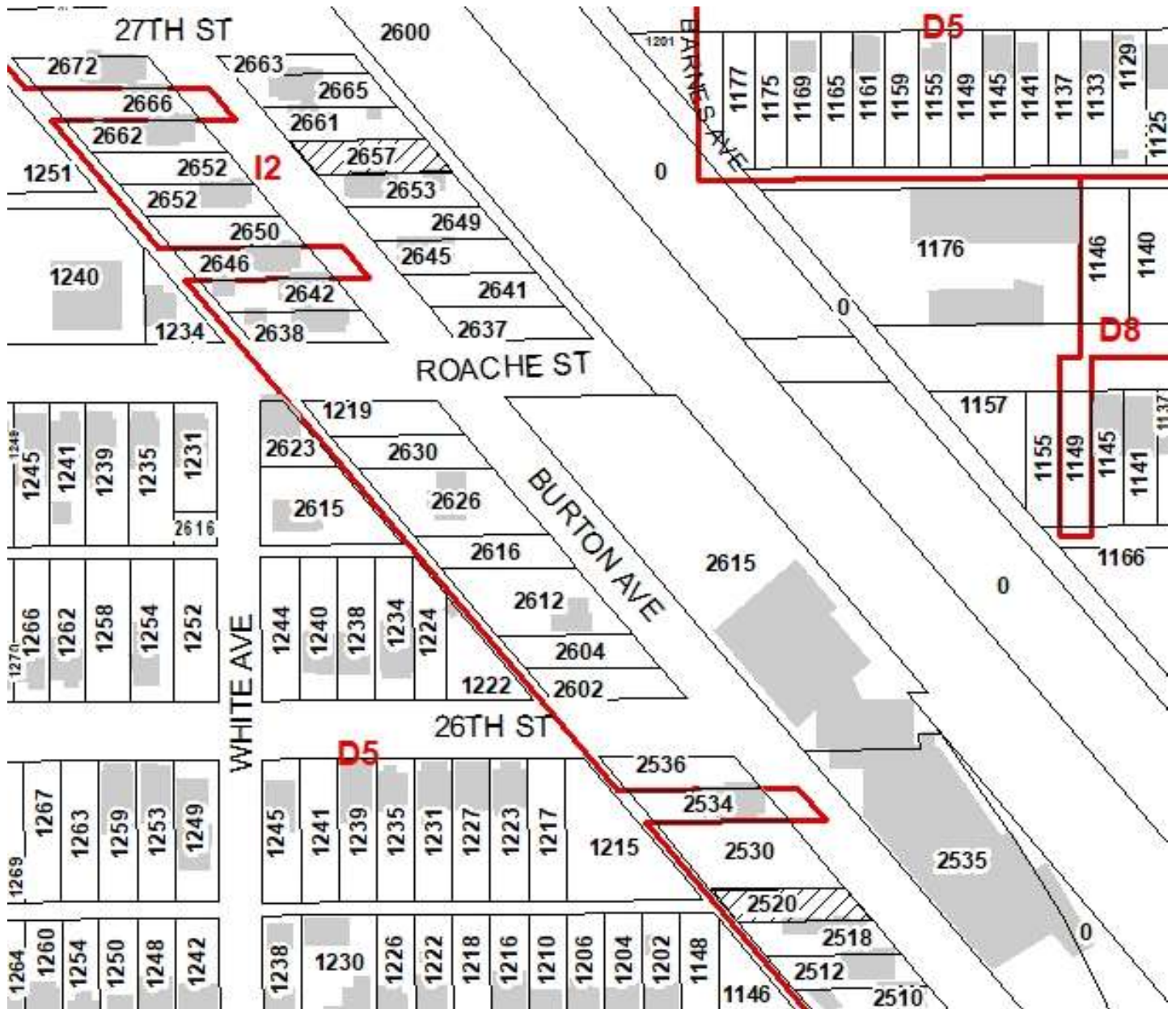
2018-ZON-097; 1117 Roach Street (northeast of site) Rezoning of 0.09 acre from the I-2 (W-5) district to the D-5 (W-5) classification, **approved**.

2005-ZON-207; 1031, 1033, 1058, 1062, AND 1159 Udell Street (southeast of site), Rezoning of 0.43 acre from C-3 (W-5) and PK-1 (W-5) Districts to the D-5 (W-5) classification to provide for the construction of five single-family dwellings, **approved**.

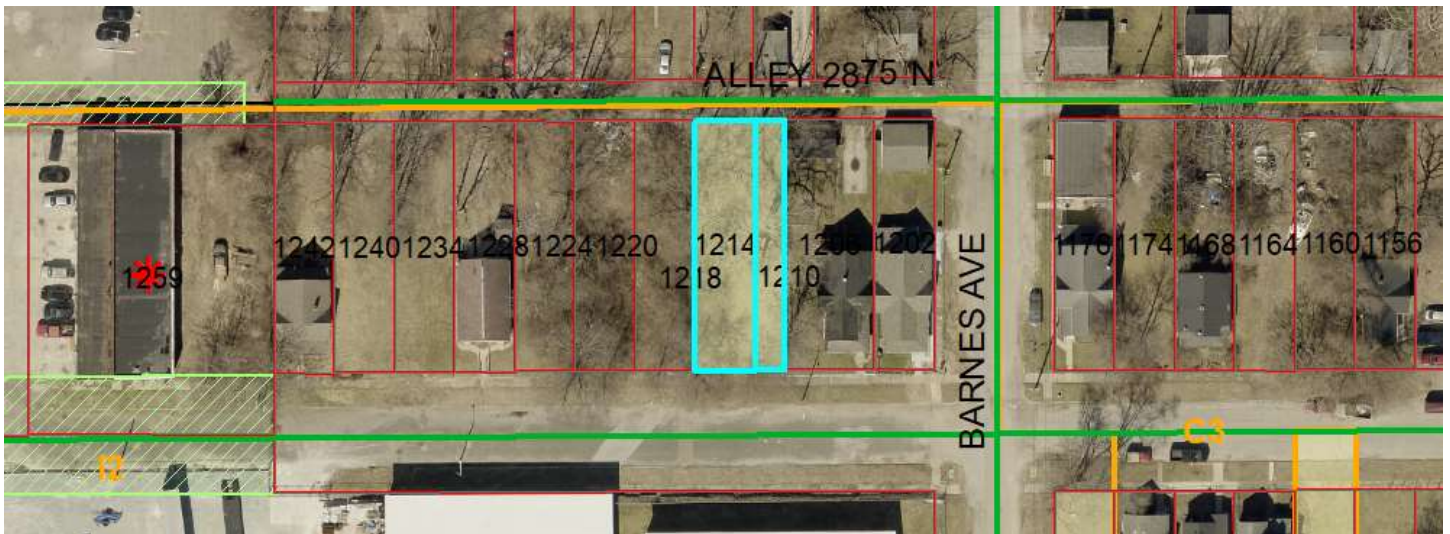
2023-ZON-033C; Location Maps -



2023-ZON-033C; Location Maps (Continued)



2023-ZON-033C; Aerial Maps



2023-ZON-033C; Photographs



Photo of the Subject Property: 909 North Pershing Avenue



Photo of the rear yard of 909 North Pershing Avenue.



Photo of the Subject Property: 1210 Udell Street

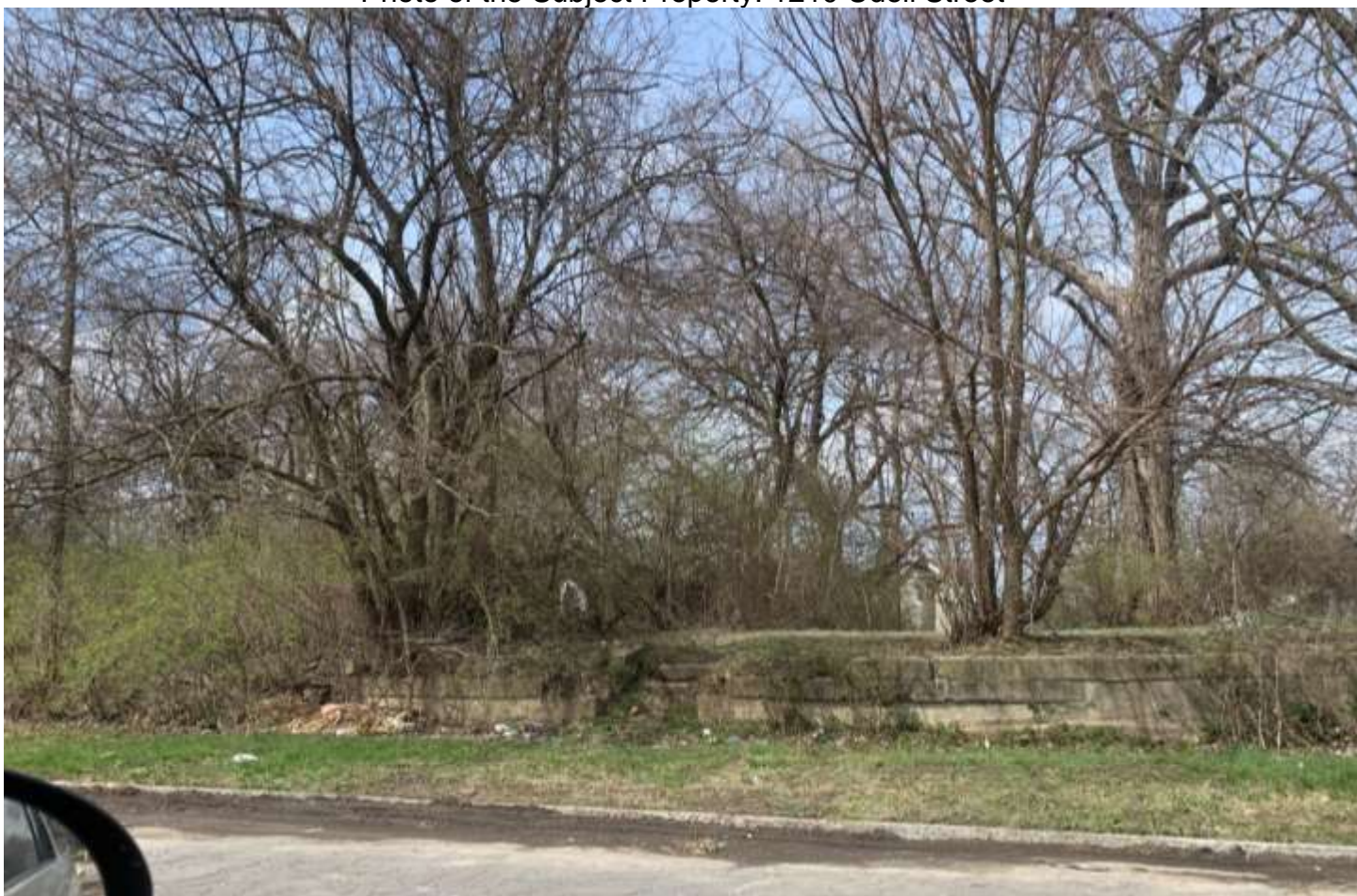


Photo of the Subject Property: 1214 Udell Street



Photo of the Subject Property: 2520 Burton Avenue



Photo of the Subject Property: 2657 Burton Avenue