

## STAFF REPORT

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

**Case Number:** 2022-APP-014  
**Address:** 1902 Ruckle Street (approximate addresses)  
**Location:** Center Township, Council District #11  
**Zoning:** PK-2  
**Petitioner:** Compendium Group, LLC, by Jason Wolfe  
**Request:** Park District Two Approval to provide for a two-family dwelling and a three-car detached garage with the garage encroaching into the clear-sight triangle of 19<sup>th</sup> Street and an adjacent alley.

### **RECOMMENDATIONS**

Staff **recommends approval** of this request, subject to the site plan, file-dated October 18, 2022, and the relocation of the proposed tree in the front yard to be installed outside the clear sight triangle at the intersection of East 19<sup>th</sup> Street and Ruckle Street.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE ISSUES**

- ◇ This 0.12-acre site, zoned PK-2, is undeveloped and surrounded by open space to the north; a single-family dwelling to the south, across East 19<sup>th</sup> Street; a single-family dwelling to the west and a single-family dwelling to the east, across Ruckle Street, all zoned PK-2.
- ◇ This site was included in petition 2004-APP-159 that provided for 36 single-family dwellings, with detached garages, fifty percent of which could contain a dwelling unit on the upper floors.

#### **PARK DISTRICT-TWO APPROVAL**

- ◇ This request would provide for PK-2 approval to provide for a two-family dwelling and a three-car detached garage with the garage encroaching into the clear-sight triangle of 19<sup>th</sup> Street and an adjacent alley.
- ◇ No use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.
- ◇ Land in the development plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings and structures must:

(Continued)

## **STAFF REPORT 2022-APP-014 (Continued)**

- a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan;
  - b. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses;
  - c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities;
  - d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;
  - e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
  - f. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan; and
  - g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.
- ◇ The Comprehensive Plan recommends traditional neighborhood. “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, semi-public, 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.”

(Continued)

## **STAFF REPORT 2022-APP-014 (Continued)**

- ◇ As proposed the request for a two-family dwelling with a detached three-car garage would be consistent with development in this area that includes single-family dwellings and two-family dwellings. Additionally, this site was historically developed with two dwellings.
- ◇ The front setback along Ruckle Street would be 18 feet, with five-foot side setbacks along the northern boundary and along East 19<sup>th</sup> Street. The detached garage would encroach into the clear sight triangle approximately four feet at the intersection of East 19<sup>th</sup> Street and the north / south alley. Staff believes the clear sight triangle encroachment would be a minor deviation from the Ordinance that would have minimal impact on safety within this neighborhood.
- ◇ Staff would note that a tree is proposed and located within the clear sight triangle of the intersection of East 19<sup>th</sup> Street and Ruckle Street. Because this tree does not exist, staff believes the tree should be installed a few feet to the north and outside the clear sight triangle. Both East 19<sup>th</sup> Street and Ruckle Street are local streets that generate more traffic than the East 19<sup>th</sup> Street and alley to the west. Consequently, visibility should not be compromised by landscaping.
- ◇ Because the PK-2 District provisions require a superior land development plan, with high functional and aesthetic value, attractiveness and compatibility of land uses, elevations would be required to be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit.

## **GENERAL INFORMATION**

### EXISTING ZONING AND LAND USE

PK-2

Undeveloped

### SURROUNDING ZONING AND LAND USE

North - PK-2

Open space

South - PK-2

Single-family dwellings

East - PK-2

Single-family dwelling

West - PK-2

Single-family dwellings

### COMPREHENSIVE LAND USE PLAN

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

### THOROUGHFARE PLAN

This portion of Ruckle Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 50-foot right-of-way and proposed 48-foot right-of-way.

This portion of East 19<sup>th</sup> Street is designated in the Marion County Thoroughfare Plan as a local street, with an existing 50-foot right-of-way and proposed 48-foot right-of-way.

### CONTEXT AREA

This site is located within the compact context area.

### OVERLAY

There are no overlays for this site.

(Continued)

## **STAFF REPORT 2022-APP-014 (Continued)**

FINDINGS OF FACT

File-dated October 18, 2022

SITE PLAN

File-dated October 18, 2022

### **ZONING HISTORY**

**2022-APP-111, 2032 Ruckle Street (north of site)**, requested Park District Two Approval to provide for the renovation of an existing detached single-family dwelling and a new detached garage/secondary dwelling unit with the entrance of the dwelling unit not visible from a public right-of-way, **approved**.

**2021 APP-015; 2120 Broadway Street (west of site)**, requested Park District Two Approval to provide for a detached garage and secondary dwelling accessory to an existing single-family dwelling, **approved**.

**2021-APP-011; 2001 Broadway Street (west of site)**, requested Park District Two approval to provide for a two-family dwelling with a four-car garage and a single-family dwelling with a three-car garage and secondary dwelling, **approved**.

**2020-APP-005; 2056 Park Avenue (west of site)**, requested Park District Two approval to provide for a two-story, two-family dwelling with a four-car detached garage, **approved**.

**2019-APP-009; 2104 North College Avenue and 660 East 21<sup>st</sup> Street (southeast of site)**, requested Park District Two Approval to provide for three lots with single-family dwellings and attached garages, with access to the west-abutting north-south alley via an access easement with one 4,680-square foot lot at the corner of College and 21<sup>st</sup> Street and two 3,575-square foot lots fronting 21<sup>st</sup> Street, per plans filed, **approved**.

**2018-APP-023; 2134 North Park Avenue (west of site)**, requested Park District Two approval to provide for a two-family dwelling and a four-car garage, **withdrawn**.

**2018-APP-008; 2028 Ruckle Street (south of site)**; requested Park District Two Approval to provide for a two-story addition and garage addition to an existing single-family dwelling, **approved**

**2017-APP-015; 2114 Broadway Street (west of site)**, requested Park District-Two Approval to provide for a single-family dwelling and detached garage, **approved**.

**2017-APP-014; 1920 Park Avenue (west of site)**, requests Park District Two Approval to provide for a single-family dwelling, with a detached garage, containing an additional dwelling, **approved**.

**2017-APP-013; 1918 Ruckle Street (south of site)**, requests Park District Two Approval to provide for a two-family dwelling, with a detached garage, containing an additional dwelling, **approved**.

**2017-APP-009; 1903 Central Avenue (east of site)**, Park District Two Approval to provide for primary and accessory residential uses, including a single-family dwelling and detached garage, **approved**.

(Continued)

## **STAFF REPORT 2022-APP-014 (Continued)**

**2016-APP-007; 1827 Central Avenue (east of site)**, requested Park District Two Approval to provide for primary and accessory residential development, including a single-family dwelling and a detached garage, **approved**.

**2016-APP-005; 1901 Central Avenue (east of site)**, requests Park District Two Approval to provide for primary and accessory residential development, including a single-family dwelling and a detached garage, **granted**.

**2015-APP-029; 1924 and 1928 Park Avenue (west of site)**, requested Park District Two Approval to provide for the construction of single-family dwellings and detached garages on two existing lots, **approved**.

**2014-APP-001; 614 East 21<sup>st</sup> Street (west of site)**, requested Park District Two approval and modification of the Development Statement for 2007-APP-106 to provide for a dwelling unit on the second floor of the detached garage, **approved**.

**2013-APP-020; 2034 Ruckle Street (north of site)**, requested Park District-Two Approval to provide for an addition to an existing single-family dwelling and to provide for the construction of a two-story detached garage, with a dwelling unit on the second floor, **approved**.

**2011-APP-012; 1914 North Park Avenue (west of site)**, requested Park District-Two approval to provide for single-family dwelling and a parking pad, **approved**.

**2008-APP-060; 1910 North Park Avenue (west of site)**, requested Park District-Two approval to provide for two, two-family dwellings, each having a detached garage, **approved**.

**2007-APP-821; 2054 North Park Avenue (north of site)**, requested Park District-Two Approval to provide for a two-family dwelling and a detached garage, **approved**.

**2007-APP-018; 2125 and 2129 North Park Avenue (west of site)**, requested Park District-Two Approval to provide for three, two-story single-family dwellings, either each having a detached garage or a common garage building for the three dwellings, **approved**.

**2007-APP-106; 2016, 2026, 2030, 2038, and 2042 North College Avenue, 2038 Ruckle Street, and 601 and 614 East 21<sup>st</sup> Street (east and south of site)**; requested Park District-Two approval to provide for eight, two-story single-family dwellings and two-story detached garages, with a dwelling unit on the second floor of no more than four of the detached garages, **approved**.

**2007-APP-031; 2116 North College Avenue (east of site)**, requested Park District Two approval to provide for the conversion of a single-family dwelling into a two-unit dwelling, **approved**.

**2007-APP-004; 1957, 2014, 2022, 2049, and 2059 Ruckle Street, 2120, 2126, 2130, and 2153 North Park Avenue, and 2035 Broadway Street (west and south of site)**, requested Park District-Two Approval to provide for ten single-family dwellings, with detached garages, fifty percent of which could contain a dwelling unit on the upper floor, **approved**.

(Continued)

**STAFF REPORT 2022-APP-014 (Continued)**

**2006-APP-849; 1938, 1942, and 1946 North Park Avenue (south of site),** requested Park District-Two Approval to provide for three, two-story single-family dwellings, each with a one-story detached garage, **approved.**

**2006-APP-813 / 2006-PLT-813; 602-614 East 21<sup>st</sup> Street (formerly 2101 and 2111 North Park Avenue) (west of site),** requested Park District-Two Approval and a subdivision plat to provide for the creation of three lots and the construction of a single-family dwelling and attached garage on each lot, **approved.**

**2006-APP-061; 1726, 1828, and 1954 Ruckle Street, 2004 North College Avenue, and 2015, 2019, and 2027 Broadway Street (south and east of site),** requested Park District-Two Approval to provide for eight single-family dwellings, with detached garages, fifty percent of which could contain a dwelling unit on the upper floor, **approved.**

**2006-APP-004; 2016-2026 North Park Avenue (south of site),** requested Park District-Two Approval to provide for a single-family dwelling and detached garage on each of four lots, **approved.**

**2005-APP-164; 2042 North College Avenue (east of site),** requested Park District-Two Approval to provide for a single-family dwelling and a detached garage, **approved.**

**2005-APP-163; 2038 North College Avenue (east of site),** requested Park District-Two Approval to provide for a single-family dwelling and a detached garage, **approved.**

**2004-APP-159; various addresses bound by 19<sup>th</sup> Street, 22<sup>nd</sup> Street, Central Avenue and College Avenue (east of site),** requested Park District-Two Approval to provide for 36 single-family dwellings, with detached garages, fifty percent of which could contain a dwelling unit on the upper floor, **approved.**

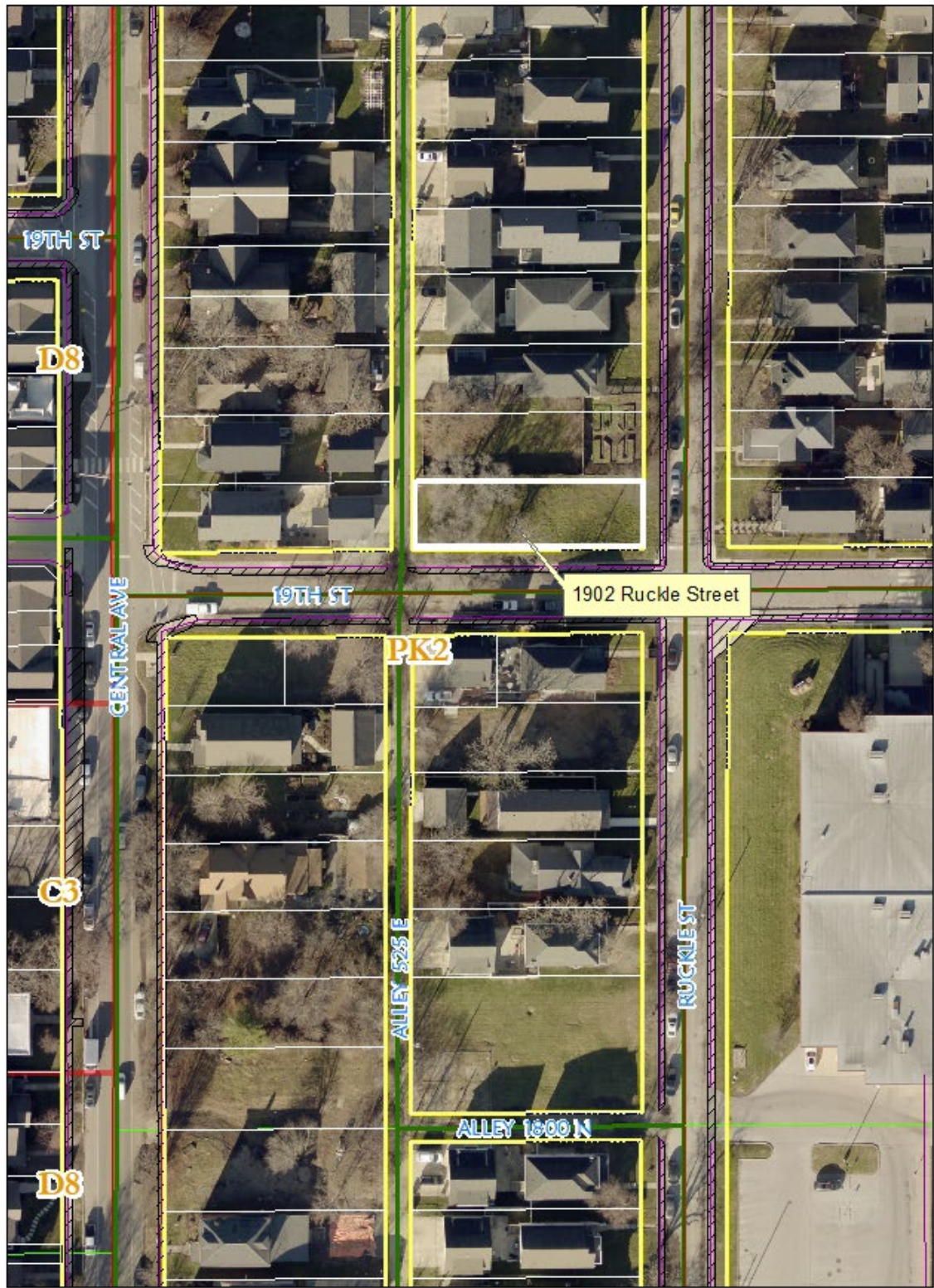
**99-AP-169; 2016-2026 North College Avenue (east of site),** requested Park District-Two Approval to provide for a two-family dwelling with off-street parking, **approved.**

**94-AP-118; 2056-2058 North College Avenue (east of site),** requested Park District-Two Approval to provide for the remodeling of a dwelling into transitional housing, **approved.**

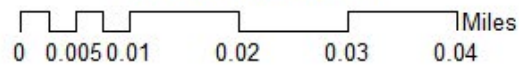
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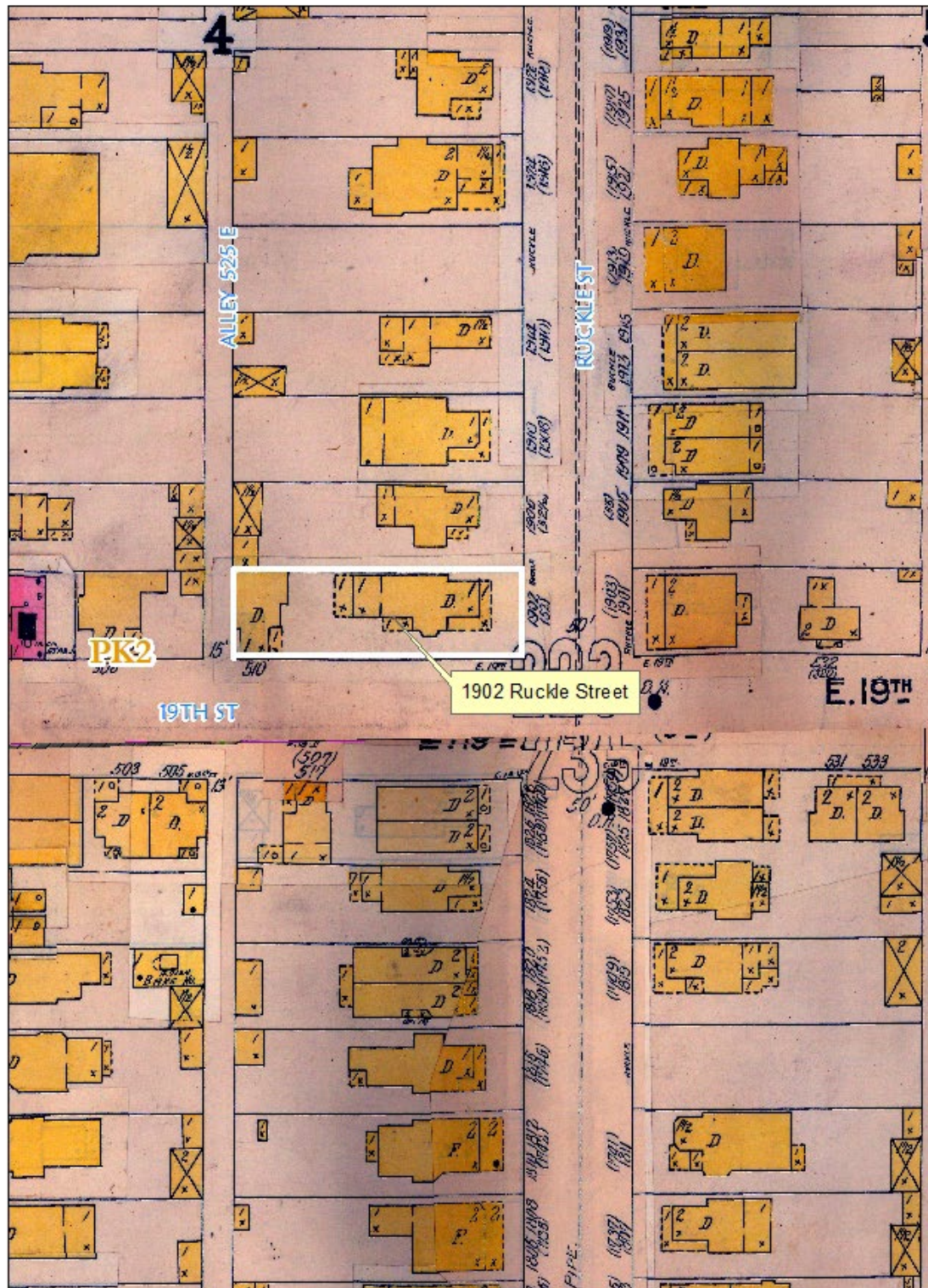


1902 Ruckle Street





# Sanborn Map 1898



1902 Ruckle Street

0 0.004 0.008 0.016 0.024 0.032 Miles



Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY, INDIANA  
PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL  
PETITION FOR PARK DISTRICT ONE/TWO APPROVAL  
PETITION FOR HOSPITAL DISTRICT ONE/TWO APPROVAL**

**FINDINGS OF FACT**

The Metropolitan Development Commission finds that the site and development plan file-dated \_\_\_\_\_, 20\_\_\_\_

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

The Comprehensive Plan designates this property for Traditional Neighborhood development. The proposed 2-family dwelling unit conforms with that development type.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses because:

The proposed dwelling unit is of a massing and style similar to the surrounding single and 2-family homes in the area.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:

The proposed dwelling unit provides 3 off street parking spaces for the dwelling units.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads because:

As a 2-family dwelling, access to the alley will be provided with a driveway.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

The residences will be connected to public utilities in the standard manner.

F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

The proposed residences and garage follow the pattern of the neighborhood development. The massing of the dwelling units will be similar to other homes in the area.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

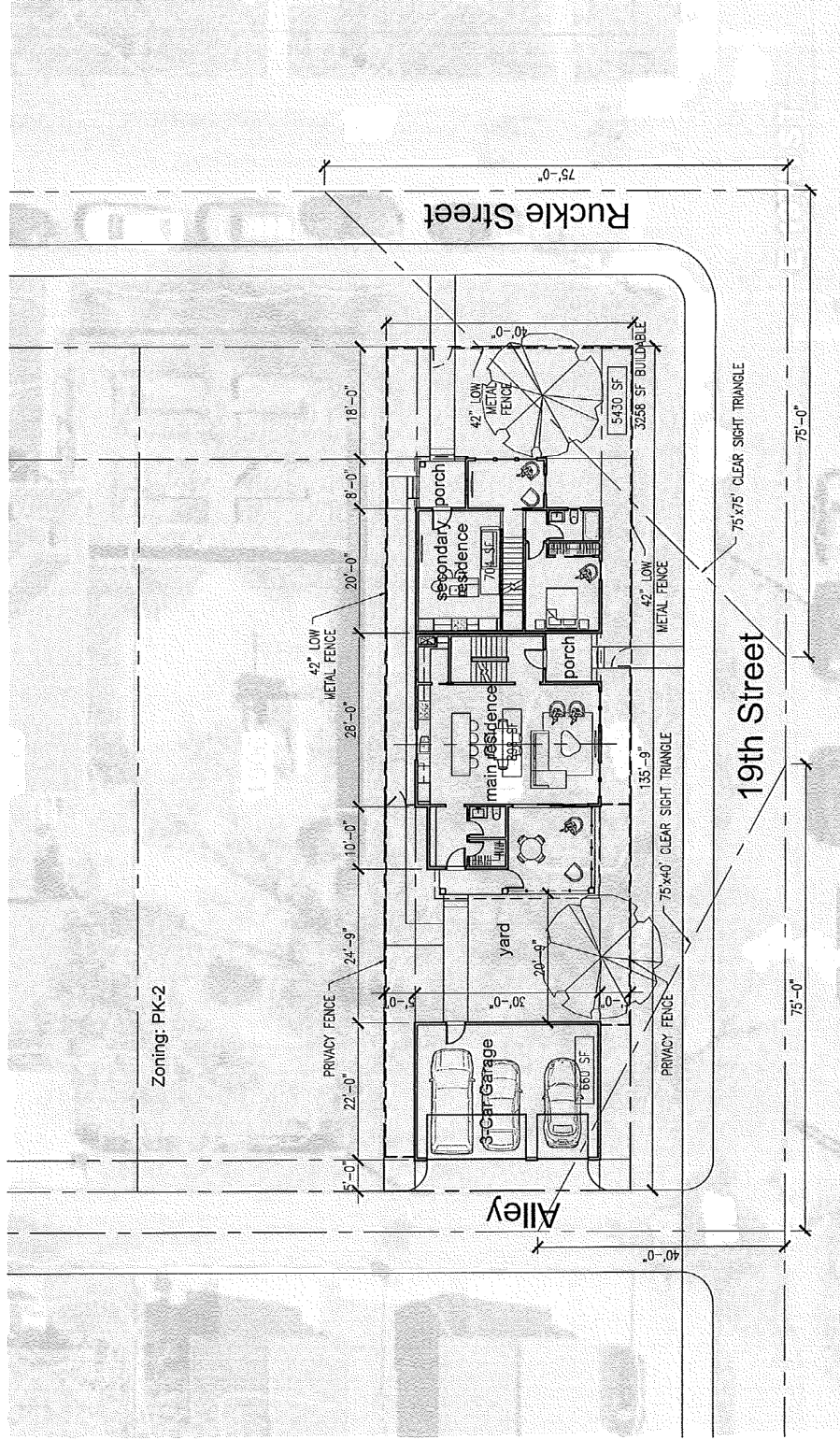
Sidewalks will be provided from the house to both dwelling units.

#### DECISION

IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

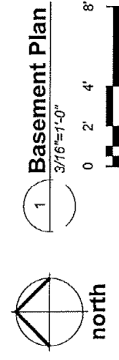
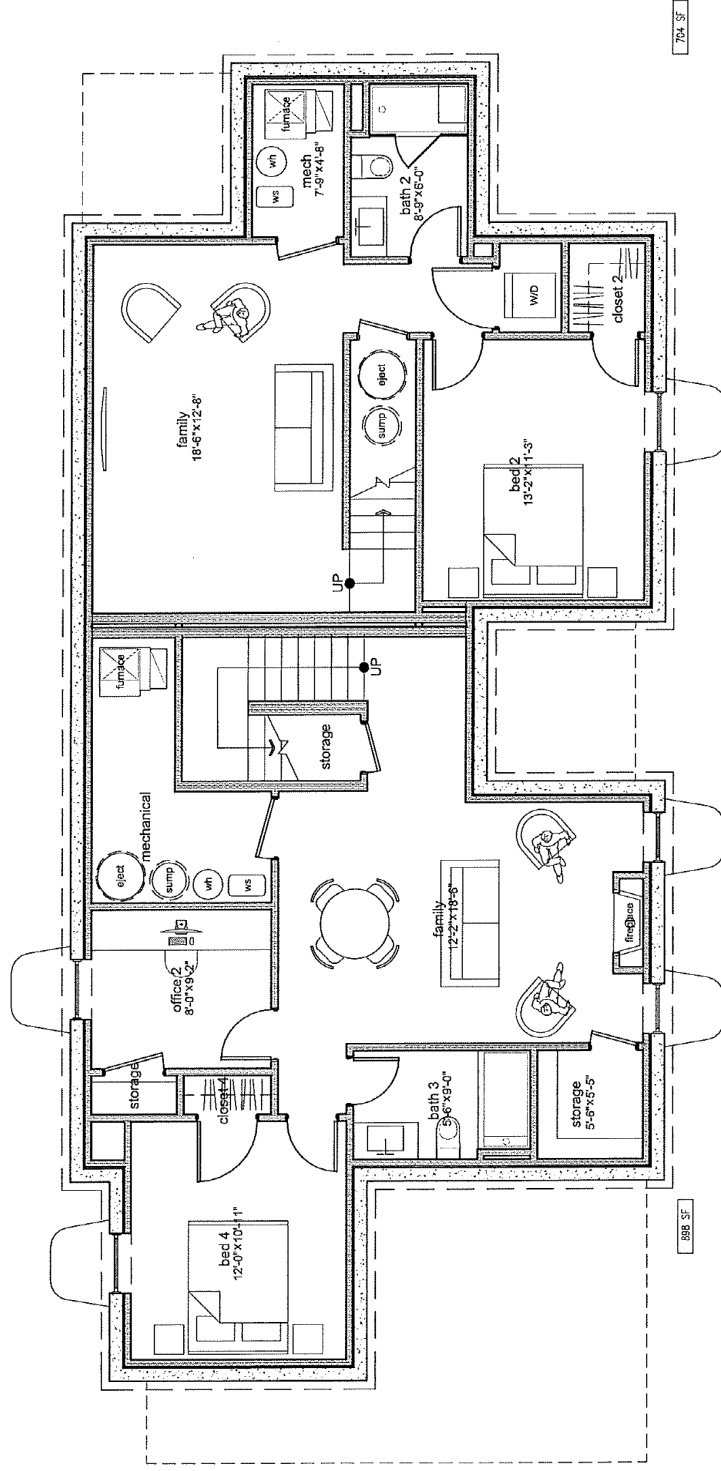
Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
Commission President/ Secretary

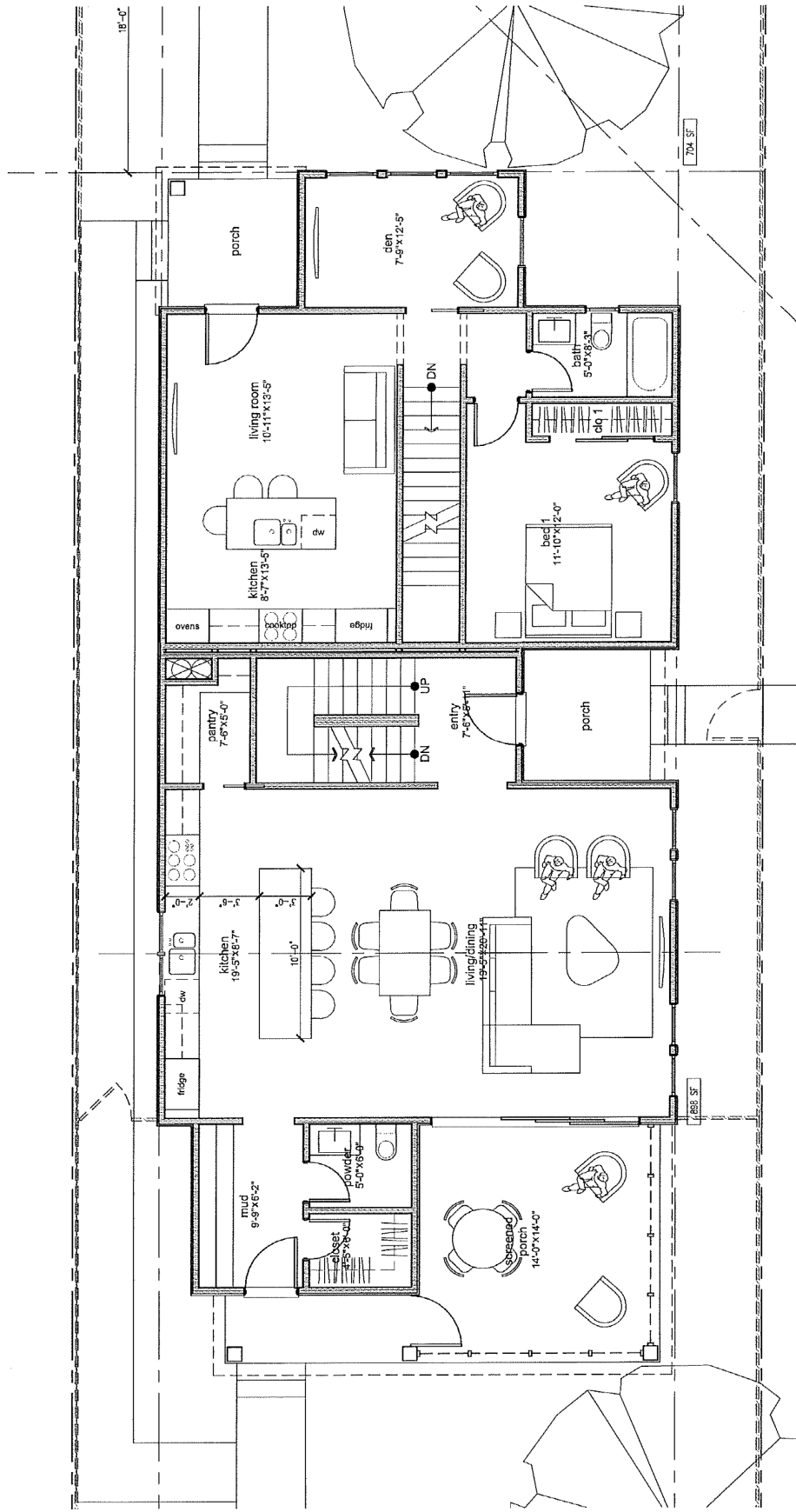


1 Site Plan  
1/16" = 1'-0"

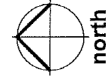


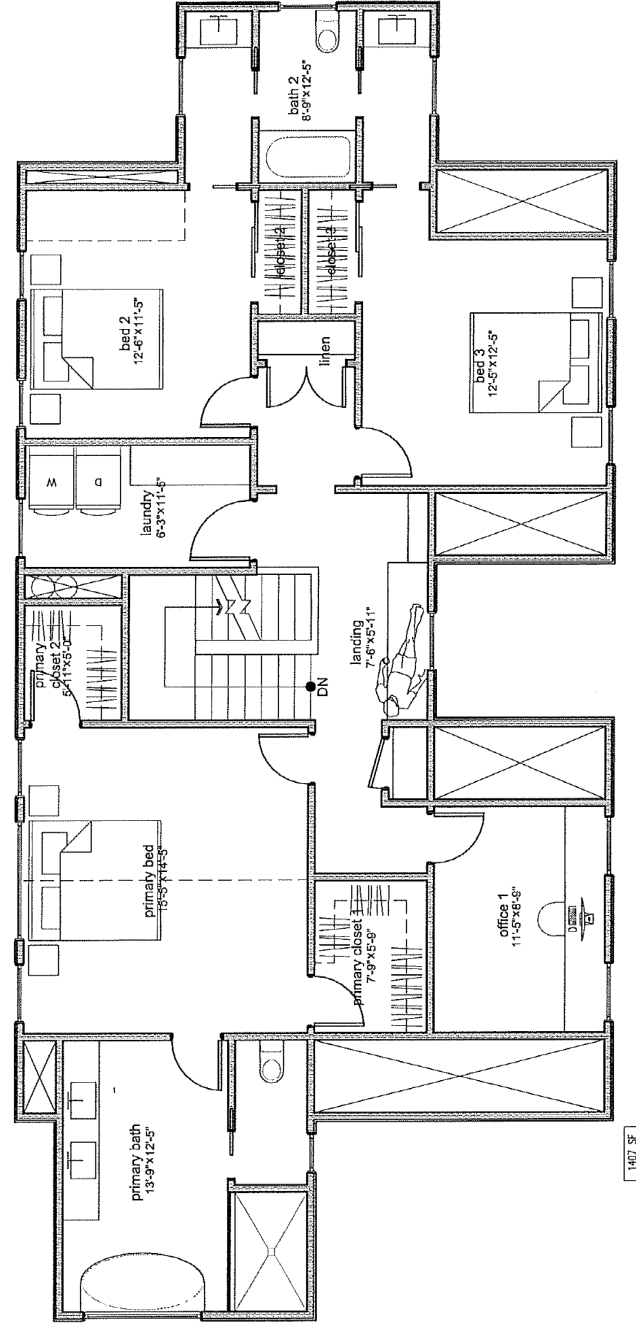






1 First Floor Plan  
3/16/21





**Second Floor Plan**  
1 3/16" = 1'-0"  
0 2' 4' 8'



View looking north along Ruckle Street



View looking south along Ruckle Street





View of site looking east along East 19<sup>th</sup> Street



View of site looking east from north / south alley





View of site looking north across East 19<sup>th</sup> Street