

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2024-ZON-011
Address: 1031 & 1033 Udell Street (*Approximate Address*)
Location: Center Township, Council District #12
Petitioner: Indy Parks and Recreation, by Kate Warpool
Request: Rezoning of 0.174 acre from the D-5 district to the PK-1 district to provide for park uses.

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ This site has been residential since development in the late 19th century with single family and two-family dwellings. These dwellings remained until the mid to late 1990's when the structures were demolished. Following demolition, the site has remained vacant. Indy Parks purchased the properties in 2018.
- ◇ The 2018 Comprehensive Land Use Plan recommends residential development for the subject site. The site is adjacent to Frank Young Park and is planned for integration into the existing park. The Comprehensive Plan recommends Parks and Open Space for the current Frank Young Park site.

ZONING

- ◇ This petition requests a rezoning from the D-5 district to the PK-1 district. The Park District One (PK-1) district allows for Parks, Playgrounds, or Greenways.
- ◇ The site was previously zoned PK-1 until 2006 when it was rezoned to D-5 for residential development. The proposed development was not completed, and the site remains vacant.
- ◇ Given the current zoning of Frank Young Park and the plans for integration of the subject site into the existing park, staff supports the rezoning.

(Continued)

STAFF REPORT 2024-ZON-011 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-5

Park/Open space

SURROUNDING ZONING AND LAND USE

North - D-5

Single-family dwellings

South - D-5

Single-family dwellings

East - PK-1

Frank Young Park

West - D-5

Single-family dwellings

COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends urban residential development.

THOROUGHFARE PLAN

Udell Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 60-foot right-of-way and a proposed 48-foot right-of-way. Rader Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 60-foot right-of-way and a 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.

ZONING HISTORY

SITE

2023-APP-029, 1017 Udell Street (Frank Young Park), Park District One approval to provide for playground equipment and other park improvements, **granted.**

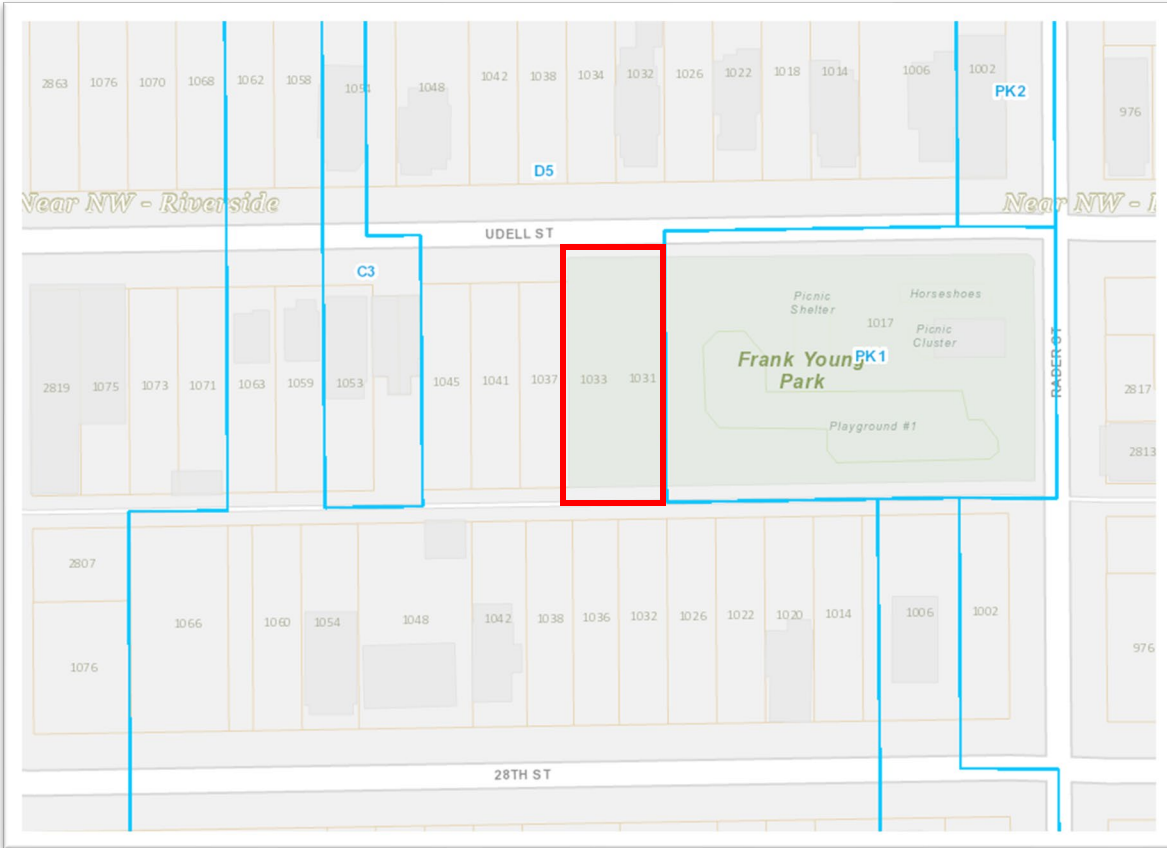
2005-ZON-207, 1031, 1033, 1058, 1062, and 1159 Udell Street, rezoning of .43 acres from the C-3 and PK-1 districts to the D-5 district., **granted.**

VICINITY

2005-ZON-207, 1031, 1033, 1058, 1062, and 1159 Udell Street, rezoning of .43 acres from the C-3 and PK-1 districts to the D-5 district., **granted.**

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STAFF REPORT 2024-ZON-011, Enclosures



Location Map, 1031 & 1033 Udell St



Aerial view, 1031 & 1033 Udell St

STAFF REPORT 2024-ZON-011, Enclosures (cont'd)



Site photo from North



Site photo, east along Udell Street