



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 14, 2024

Case Number: 2024-ZON-121
Property Address: 3351 and 3357 Ruckle Street
Location: Center Township, Council District #8
Petitioner: Katherine McNulty by Matt McDonagh
Current Zoning: SU-1
Request: Rezoning of 0.30 acres from the SU-1 district to the D-5 district to provide for residential development
Current Land Use: Vacant / Single-family dwelling
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to substantial compliance with the site plan file-dated October 9, 2024.

PETITION OVERVIEW

Rezoning

This 0.30-acre site, zoned SU-1, is comprised of two contiguous parcels. The northern parcel is vacant, and the southern parcel is developed with a single-family dwelling. It is surrounded by religious uses (vacant) to the north, zoned SU-1; single-family dwellings to south and east, zoned D-5; and single-family dwellings to the west across Ruckle Street, zoned D-5.

When the site was rezoned in 1982 (Petition 81-Z-152), it was one of four contiguous parcels that were owned by the church located to the north, addressed as 3359 North Ruckle Street. According to the Assessor's Office property cards, the church was constructed in 1940.

As proposed, this request would rezone the site to residential uses. The northern parcel was previously developed with a single-family dwelling that was demolished between 2014 and 2015 and has remained vacant since then. The Assessor's Office property cards indicate that the existing dwelling on the southern parcel was constructed around 1914.



The amended site plan, file-dated October 9, 2024, provides for a detached garage on the vacant parcel with future plans to construct an accessory dwelling unit on the second level.

The rezoning would generally be consistent with the historical residential development of the parcels with a single-family dwelling and a proposed garage. The request would also be consistent with the Neighborhood Plan that recommends residential development at five to eight units per acre and the D-5 District. Staff, therefore, supports this rezoning request.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Vacant lot / Single-family dwelling	
Comprehensive Plan	Residential development at five to eight units per acre	
Surrounding Context	Zoning	Land Use
	North: SU-1	Religious uses (vacant)
	South: D-5	Single-family dwelling
	East: D-5	Single-family dwelling
	West: D-5	Single-family dwelling
Thoroughfare Plan		
Ruckle Street	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 29, 2024	
Site Plan (Amended)	October 9, 2024	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Not Applicable to the Site.

Pattern Book / Land Use Plan

- Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The Mapleton Fall Creek Neighborhood Land Use Plan (2013) recommends residential development at five to eight units per acre, specifically the D-5 District.
- This density is consistent with single-family residential development in suburban areas of the city and in transitional areas between suburban and urban patterns of development. Development at this density should not take place on mass transit corridors. Multi-family residential development is acceptable but is unlikely considering the density ranges recommended.

Infill Housing Guidelines

- The Infill Housing Guidelines (2021)
 - The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”
 - These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:
 - Site Configuration
 - Front Setbacks
 - Building Orientation
 - Building Spacing
 - Open Space
 - Trees, Landscaping, and the Outdoors
 - Aesthetic Considerations
 - Building Massing
 - Building Height
 - Building Elevations and Architectural Elements

Additional Topics

- Secondary Dwelling Units, Garages, and Accessory Structures
 - Adapting to the Future
-
- “As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

81-Z-152; 3345, 3351, 3357 and 3359 North Ruckle Street, requested the rezoning of 0.75 acre from the D-5 district to the SU-1 district, **approved**.

VICINITY

2023-ZON-068; 510 and 555 Fairfield Avenue (north of site), requested rezoning of 1.08 acres from the D-5 district to the C-3 district to provide for neighborhood commercial uses, **approved**.

2018-ZON-123; 3345 Ruckle Street (south of site), requested rezoning of 0.15 acre from the SU-1 district to the D-5 classification, **approved**.

2017-UV2-026; 510 Fairfield Avenue (north of site), requested a variance of use to provide for a wireless communications facility and variances of development standards for deficient landscaping and with barbed wire fencing, **denied**.

2006-ZON-001; 3433 Central Avenue (west of site), requested the rezoning of 4.7 acres from the D-3 district to the D-8 district, **approved**.

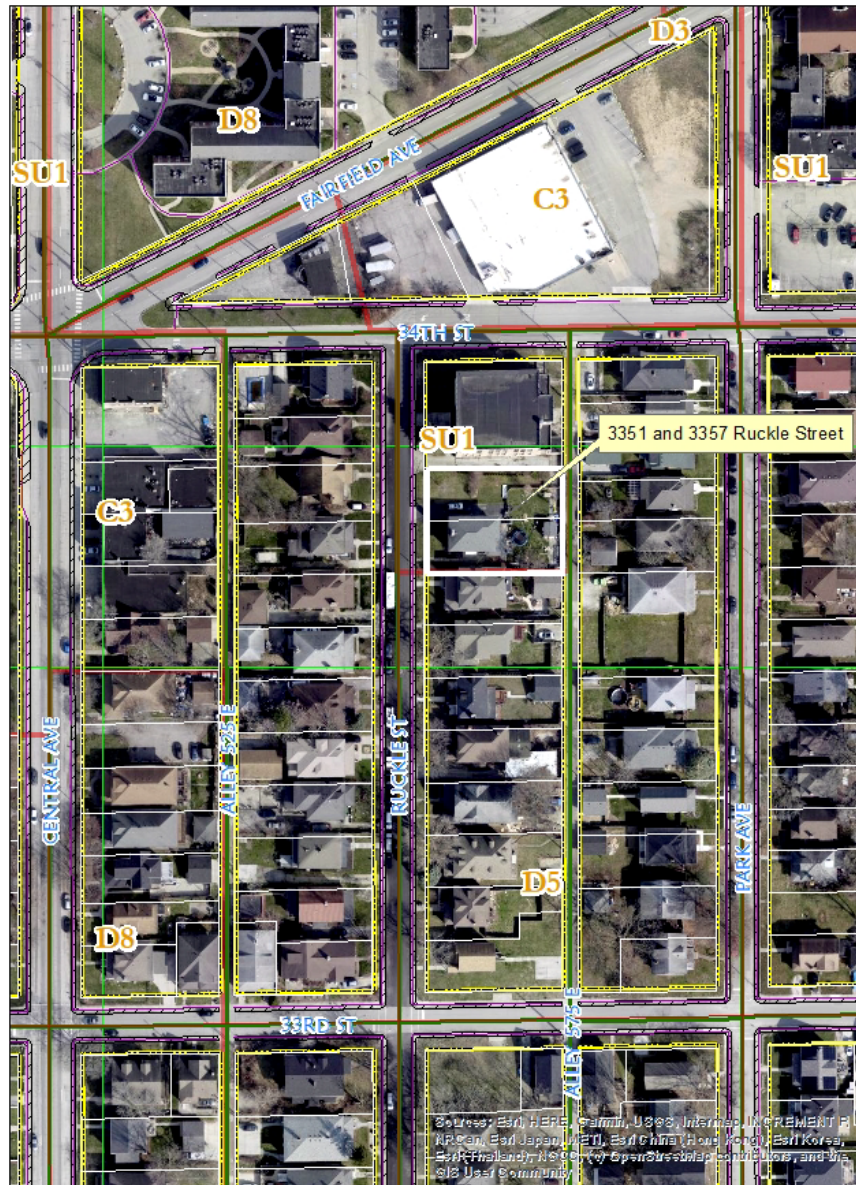
2003-UV1-039; 3433 Central Avenue (west of site), requested a variance of use to legally establish four multi-family residential structures, **approved**.

2002-UV3-018; 3421 North Park Avenue (east of site), requested a variance of use to provide for a food pantry and related offices, **approved**.

98-Z-185; 3421 North Park Avenue (east of site), requested the rezoning of 1.35 acre from the D-5 district to the SU-1 district, **approved**.

90-Z-137; 3502 Watson Road (north of site), requested the rezoning of 1.3 acre from the D-3 district to the D-8 district, **approved**.

EXHIBITS

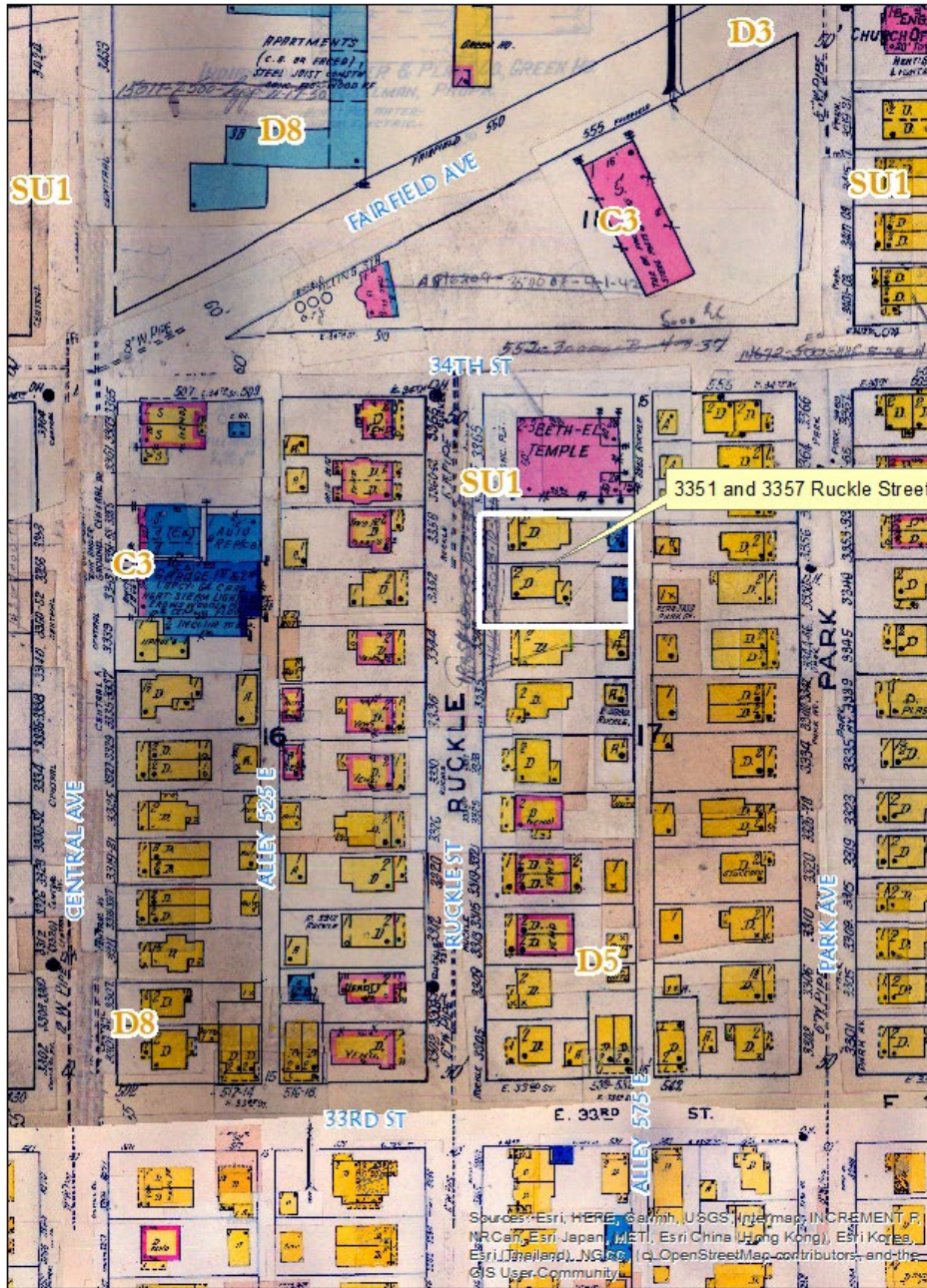


Source: Esri, DeLorme, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, Esri, Esri China (Beijing), Esri Korea, Esri Thailand, Esri India, Swire Singapore, and the © 2018 User Community

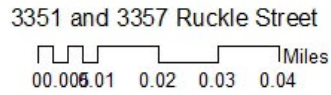


3351 and 3357 Ruckle Street
 00.00 0.01 0.02 0.03 0.04 Miles

Sanborn 1915



Sources: Esri, HERE, Garmin, USGS, Intel, mapbox, INCREMENT, Mapbox, Esri, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Japan), NGA, OpenStreetMap contributors, and the GIS User Community





View looking north along Ruckle Street



View looking south along Ruckle Street



View looking east across Ruckle Street



View of site looking east across Ruckle Street



View looking north along north / south alley along the eastern property boundary



View looking south along north / south alley along the eastern property boundary