

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-003
Address: 758 North Concord Street (*Approximate Address*)
Location: Wayne Township, Council District #11
Petitioner: Jackson Hauersperger, by Epifanio Carbajal
Request: Rezoning of 0.21 acre from the I-2 district to the D-5 district to provide for residential uses.

RECOMMENDATIONS

Staff **recommends approval** of the request, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. Development of the site shall be in substantial compliance with the site plan and elevations, file-dated January 9, 2023.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 0.21-acre site, zoned I-2, is developed with a single-family dwelling. It is surrounded by single-family dwellings to the north and south, zoned I-2; a single-family dwelling to the east, across Concord Street, zoned I-2; and a single-family dwelling to the west, zoned D-P.

REZONING

- ◇ This request would rezone the site from the I-2 District to the D-5 classification. "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 uses minimized, and building details and other similar amenities are scaled to the pedestrian."

(Continued)

STAFF REPORT 2022-ZON-003 (Continued)

- ◇ The Near West Neighborhood Land Use Plan recommends residential development at a density of five to eight units per acre. “In suburban and rural areas this is a common multi-family density and typically the highest density single-family and multi-family category in suburban areas. In urban areas, it is common for both single-family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.”
- ◇ The Comprehensive Plan consists of two components that include the Pattern Book and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.
- ◇ The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Conditions for All Land Use Types

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Conditions for All Housing

- A mix of housing types is encouraged.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Primary structures should be no more than one and a half times the height of other adjacent primary structures.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Detached Housing

- The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
- Secondary units are encouraged.
- Lots should be no larger than one and a half times the adjacent lots.

(Continued)

STAFF REPORT 2023-ZON-003 (Continued)

Environmental Public Nuisances

- ◇ The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.
- ◇ All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.
- ◇ Environmental public nuisance means:
 1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
 2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
 3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
 4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.
- ◇ Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Planning Analysis

- ◇ As proposed, the rezoning request would result in a density of 4.76 units per acre, which would be an acceptable deviation from the Neighborhood Plan of residential development of five to eight units per acre.
- ◇ This residential-sized parcel is developed with a single-family dwelling. The records of the Assessor's Office indicate the dwelling was constructed in 1910. The current I-2 zoning district does not reflect the long-time residential use on this parcel. Staff supports this rezoning because it would match the zoning classification with the current residential use and it would be generally consistent with the Plan recommendation of low-density residential.

(Continued)

STAFF REPORT 2023-ZON-003 (Continued)

- ◇ The site plan and elevations, file-dated January 9, 2023, provide for an approximately 916-square foot expansion of the existing single-family dwelling.
- ◇ Staff believes the proposed expansion should be in substantial compliance with the site plan and elevations, file-dated January 9, 2023.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

I-2 Single-family dwelling

SURROUNDING ZONING AND LAND USE

North -	I-2	Single-family dwelling
South -	I-2	Single-family dwelling
East -	I-2	Single-family dwelling
West -	D-P	Single-family dwelling

COMPREHENSIVE LAND USE PLAN

The New West Neighborhood Land Use Plan for Indianapolis and Marion County (2014) recommends residential development at five to eight units per acre.

THOROUGHFARE PLAN

This portion of North Concord Street is designated in the Marion County Thoroughfare Plan as a secondary arterial with an existing 46-foot right-of-way and a proposed 56-foot right-of-way.

CONTEXT AREA

This site is located within the compact context area.

OVERLAY

This site is not located within an overlay.

SITE PLAN

File-dated January 9, 2023

ELEVATIONS

File-dated January 9, 2023

ZONING HISTORY

2018-ZON-062; 3135 Concord Court (south of site). requested rezoning of 2.85 acres from the D-P (W-5) district to the D-P (W-5) district to provide for elementary and secondary educational uses to an existing community center in Block J of Concord Village West Subdivision, **approved**.

96-ZON-190 / 96-DP-19; 782 North Concord Street (north of site), requested rezoning of 11.927 acres from the D-7 District to the D-P classification to provide for the construction of single-family and two-family dwellings, **approved**.

(Continued)

STAFF REPORT 2023-ZON-003 (Continued)

85-Z-111A; 3125 Concord court and 2851 West Walnut Street (west of site), requested rezoning of 15.9 acres, being in the I-2-U and I-3-U districts, t the D-7 classification to conform zoning to its existing use, **approved**.

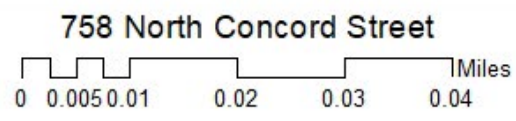
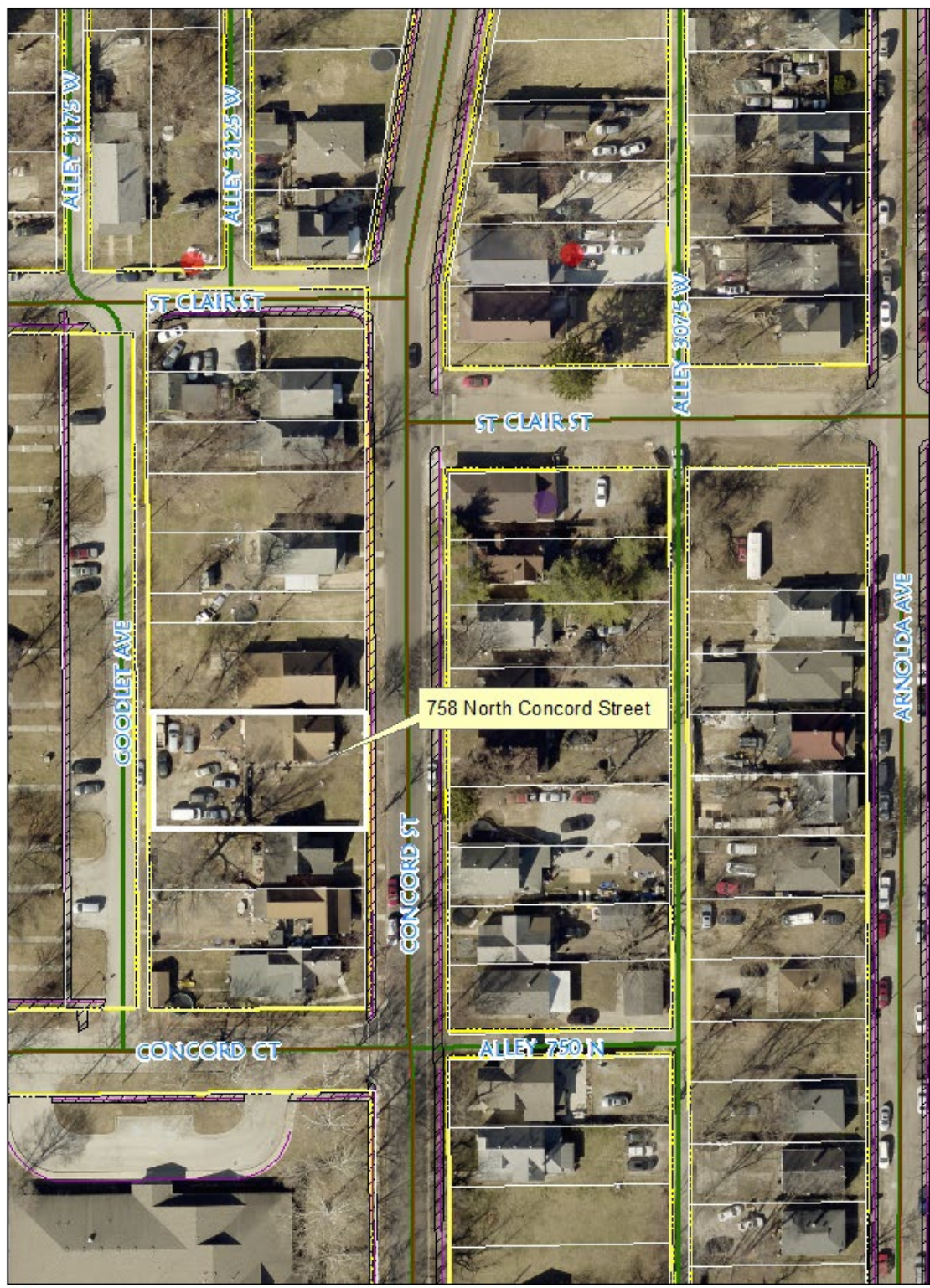
98-Z-159 / 98-DP-22; 2901 Walnut Street (south of site), requested rezoning of 4.312 acres from the D-7 District to the D-P classification to provide for 21 single-family dwellings and 1;6 two-family dwellings, approved.

98-Z-93 / 98-DP-15; 3310 St. Clair Street and 802 Centennial Avenue (west of site), requested rezoning 0.9 acre from the D-5 and I-2-U Districts to the DP classification to provide for four single-family dwellings and two two-family dwellings, **approved**.

97-Z-165; 780 North Concord Street (north of site), requested rezoning of 0.10 ace from the I-2-U District to the D-5 classification to conform zoning to the site's residential use, **approved**.

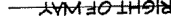
96-UV2-71; 784 North Centennial Street (west of site), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a two-family with zero major livability space provided, **granted**.

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~~RIGHT OF WAY~~



- 1.- PROPERTY LINE.
- 2.- SQUARE FOOTAGE OF PROPERTY: 4,100
- 3.- SQUARE FOOTAGE OF GROSS SQUARE FOOTAGE: 125
- 4.- EXISTING SQUARE FOOTAGE OF INTERVIEWS MATERIALS 151,450
- 5.- PROPOSED FLOOR GROSS SQUARE FOOTAGE: 461
- 6.- TOTAL FLOOR GROSS SQUARE FOOTAGE: 202
- 7.- PROPOSED TOTAL INTERVIEWS MATERIALS SQUARE FOOTAGE: 1061
- 8.- TOTAL SQUARE FOOTAGE OF INTERVIEWS MATERIALS: 5,321
- 9.- TOTAL SQUARE FOOTAGE OF PROPOSED DISTURBED AREA: 1300
- 10.- EXISTING BUILDINGS: 65'-0" TO THE NORTH AND 42'-0" TO THE SOUTH
- 11.- OPEN SPACE 15%
- 12.- EXISTING CHAIN FENCE

- 1.- PROPERTY LINE.
- 2.- SQUARE FOOTAGE OF PROPERTY: 4,100
- 3.- SQUARE FOOTAGE OF GROSS SQUARE FOOTAGE: 125
- 4.- EXISTING SQUARE FOOTAGE OF INTERVIEWS MATERIALS 151,450
- 5.- PROPOSED FLOOR GROSS SQUARE FOOTAGE: 461
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- 8.- TOTAL SQUARE FOOTAGE OF INTERVIEWS MATERIALS: 5,321
- 9.- TOTAL SQUARE FOOTAGE OF PROPOSED DISTURBED AREA: 1300
- 10.- EXISTING BUILDINGS: 65'-0" TO THE NORTH AND 42'-0" TO THE SOUTH
- 11.- OPEN SPACE 15%
- 12.- EXISTING CHAIN FENCE

SITE PLAN

SCALE: 1" = 20'-0"

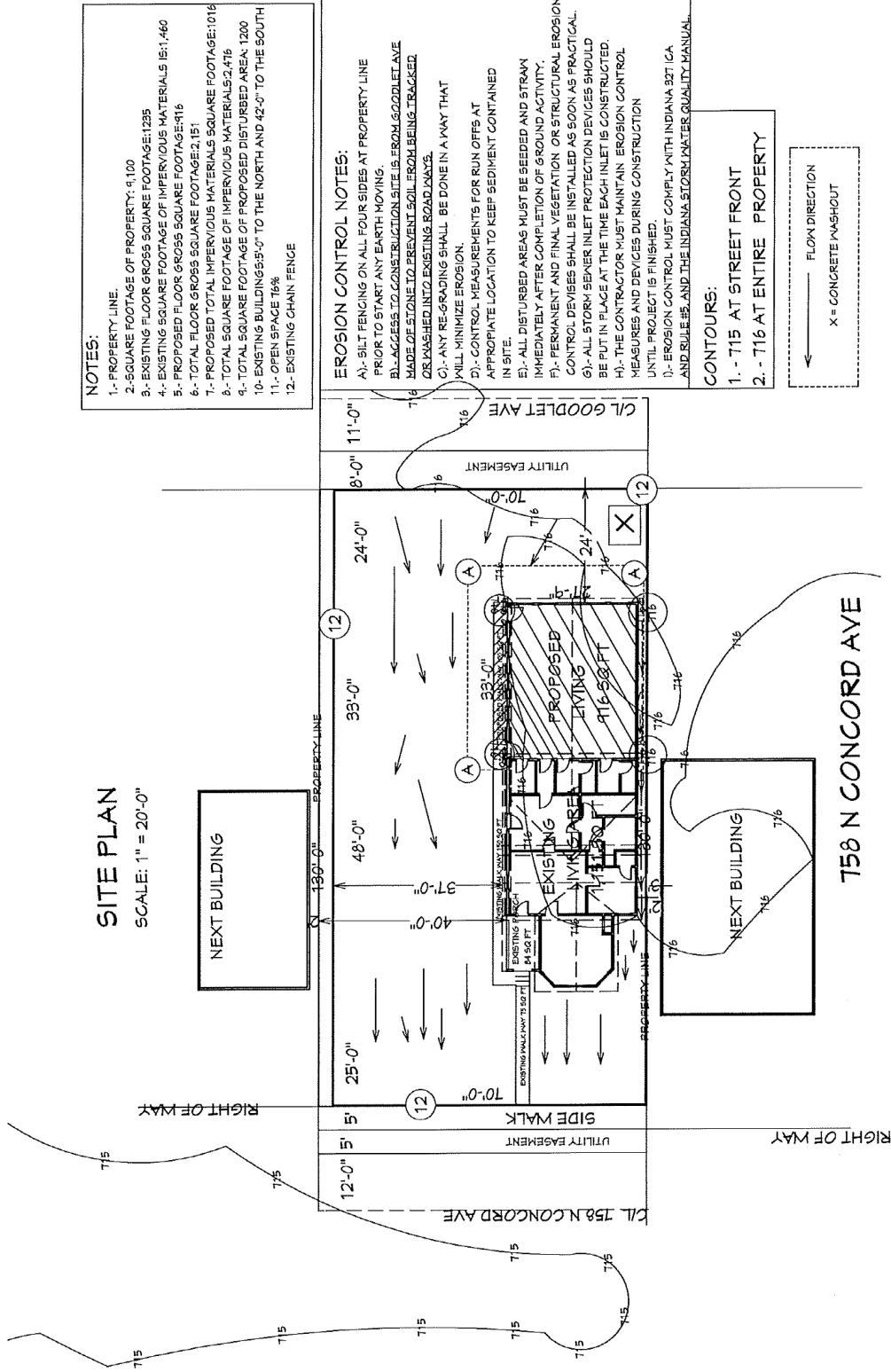
- NOTES:**
- 1.- PROPERTY LINE.
 - 2.- SQUARE FOOTAGE OF PROPERTY: 4,100
 - 3.- EXISTING FLOOR GROSS SQUARE FOOTAGE: 1,235
 - 4.- EXISTING SQUARE FOOTAGE OF IMPERVIOUS MATERIALS IS: 1,460
 - 5.- PROPOSED FLOOR GROSS SQUARE FOOTAGE: 916
 - 6.- TOTAL FLOOR GROSS SQUARE FOOTAGE: 2,151
 - 7.- PROPOSED TOTAL IMPERVIOUS MATERIALS SQUARE FOOTAGE: 1,016
 - 8.- TOTAL SQUARE FOOTAGE OF IMPERVIOUS MATERIALS: 2,476
 - 9.- TOTAL SQUARE FOOTAGE OF PROPOSED DISTURBED AREA: 1,200
 - 10.- EXISTING BUILDING: 55'-0" TO THE NORTH AND 42'-0" TO THE SOUTH
 - 11.- OPEN SPACE 16%
 - 12.- EXISTING CHAIN FENCE

- EROSION CONTROL NOTES:**
- A1.- SILT FENCING ON ALL FOUR SIDES AT PROPERTY LINE PRIOR TO START ANY EARTH MOVING.
 - B1.- ACCESS TO CONSTRUCTION SITE IS FROM GOODLET AVE. MADE OF STONE TO PREVENT SOIL FROM BEING TRACKED OR WASHED INTO EXISTING ROADWAY.
 - C1.- ANY RE-GRADING SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
 - D1.- CONTROL MEASUREMENTS FOR RUN OFFS AT APPROPRIATE LOCATION TO KEEP SEDIMENT CONTAINED IN SITE.
 - E1.- ALL DISTURBED AREAS MUST BE SEEDED AND STRAW IMMEDIATELY AFTER COMPLETION OF GROUND ACTIVITY.
 - F1.- PERMANENT AND FINAL VEGETATION OR STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL.
 - G1.- ALL STORM SEWER INLET PROTECTION DEVICES SHOULD BE PUT IN PLACE AT THE TIME EACH INLET IS CONSTRUCTED.
 - H1.- THE CONTRACTOR MUST MAINTAIN EROSION CONTROL MEASURES AND DEVICES DURING CONSTRUCTION UNTIL PROJECT IS FINISHED.
 - I1.- EROSION CONTROL MUST COMPLY WITH INDIANA 327 ICA AND RULE 55, AND THE INDIANA STORM WATER QUALITY MANUAL.

CONTOURS:

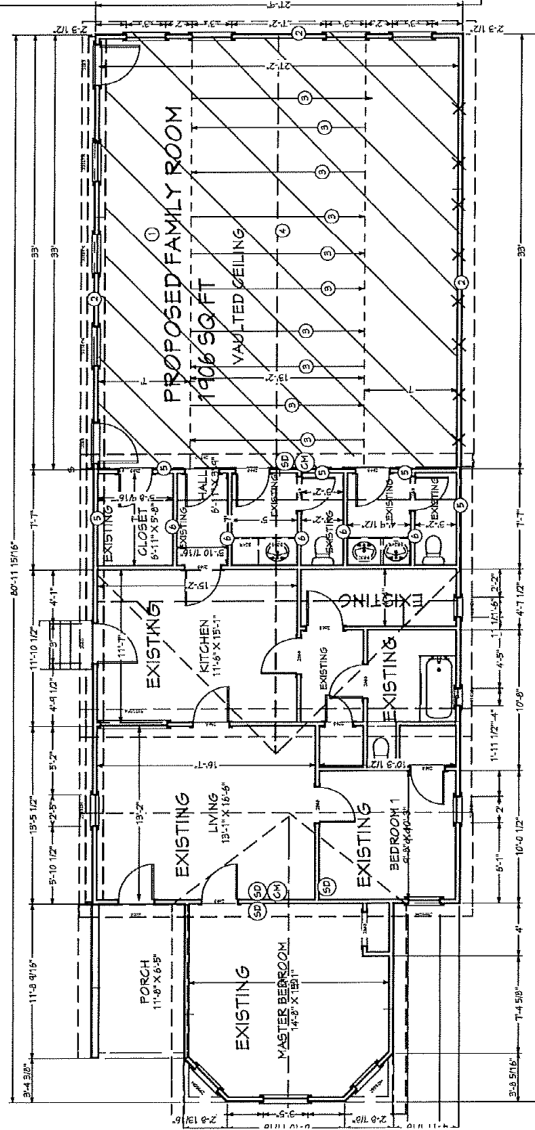
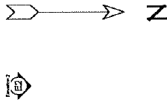
- 1.- T15 AT STREET FRONT
- 2.- T16 AT ENTIRE PROPERTY

← FLOW DIRECTION
X = CONCRETE WASHOUT



FLOOR PLAN:

SCALE: 1/8" = 1'-0"



758 N CONCORD ST

50'-11 15/16"
LIVING AREA
1181.50 FT

PROPOSED NOTE:

1. - PROPOSED ADDITION OF 1906 SQ FT FAMILY ROOM
2. - 2X4 EXTERIOR WALLS WITH STUDS @ 16" O C 97 1/8" ON HIGH, WALLS SHEATHED WITH 7/16 OSB BOARD, MOISTURE BARRIER HOUSE WRAP AND 7" CEMENT BOARD LAP SIDING
3. - 2X6 SOUTHERN PINE#2 CEILING JOIST @ 16" O C (14'-0" MAX SPAN) ATTACHED TO 2X6 SOUTHERN PINE#2 ROOF RAFTERS @ 16" O C (MAX SPAN 13'-10 1/2") TABLE R302.5.1(2)
4. - VAULTED CEILING 11'-0" HIGH
5. - ADD 2X4 KNEEWALL 2'-0" IN HIGH WITH BLOCKS @ 16" O C TO EXISTING 6'-0" WALL TO MATCH ON HIGH PROPOSED FAMILY ROOM WALLS HIGH 97 1/8"
6. - PROPOSED 2X4 NONE BEARING WALLS WITH STUDS @ 16" O C
7. - SD= SMOKE DETECTOR
8. - CM= CARBON MONOXIDE

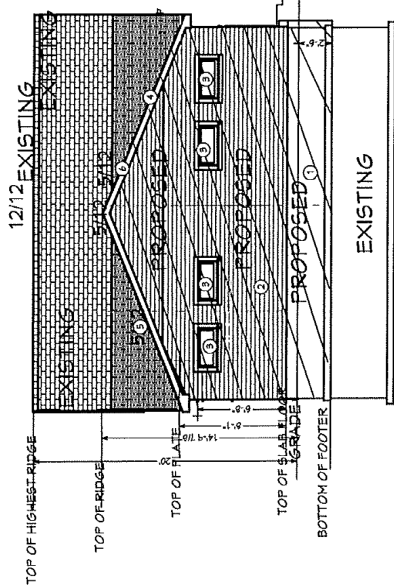
NOTE:

X= FIRE RATED OSB BOARD ON OUTSIDE AND
FIRE RATED DRYWALL ON THE INSIDE ON
ENTIRE WALL

758 N CONCORD ST

REAR ELEVATION:

SCALE: 1/8" = 1'-0"

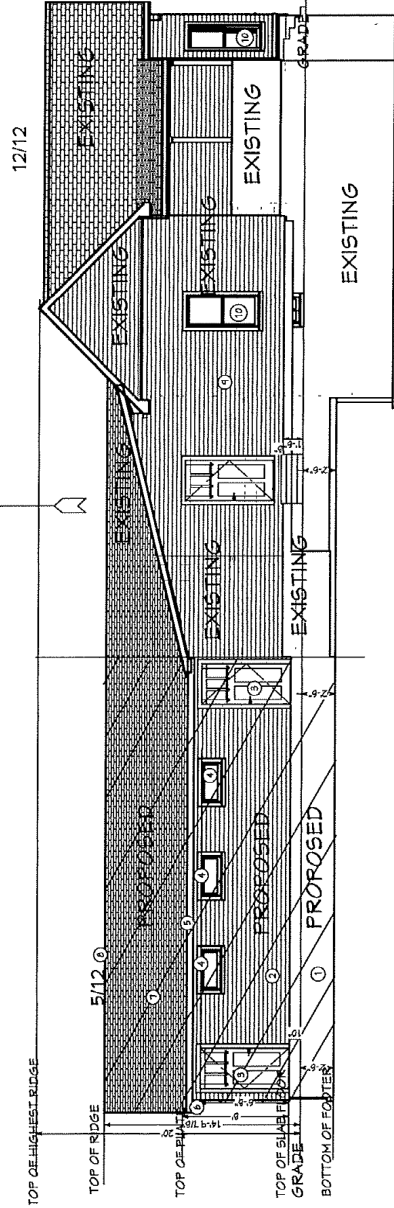


PROPOSED NOTES:

- 1.- SLAB FOUNDATION WITH 12" X 6" CONTINUOUS CONCRETE FOOTER 30" BELOW GRADE.
- 2.- 2X4 WALLS WITH STUDS @ 16" O C SHEETED WITH 7/16 OSB, MOISTURE BARRIER HOUSE WRAP AND CEMENT BOARD LAP SIDING
- 3.- 36" X 18" WINDOW. FRAME OPENING WITH 2-2X8 HEADER
- 4.- 12" OVERHUNG ON GABLE WITH 1X6 TRIM BOARD.
- 5.- 7/16 ROOF SHEETING WITH MOISTURE BARRIER AND ASPHALT ROOF SHINGLES
- 6.- 5/12 ROOF PITCH

758 N CONCORD ST

LEFT ELEVATION: N
SCALE: 1/8" = 1'-0"



PROPOSED NOTES:

- 1.- SLAB FOUNDATION WITH 12" X 6" CONTINUOUS CONCRETE FOOTER 30" BELOW GRADE.
- 2.- 2X4 WALLS WITH STUDS @ 16" O C SHEETED WITH 7/16 OSB, MOISTURE BARRIER HOUSE WRAP AND CEMENT BOARD LAP SIDING
- 3.- 3/0 DOOR. FRAME OPENING WITH 2-2X8 HEADER
- 4.- 36" X 18" WINDOW. FRAME OPENING WITH 2-2X8 HEADER
- 5.- 12" OVERHUNG WITH SOFFIT VENTS AND 1X6 TRIM BOARD OVER GUTTER BOARD
- 6.- 12" OVERHUNG ON GABLE WITH 1X6 TRIM BOARD.
- 7.- 7/16 ROOF SHEETING WITH MOISTURE BARRIER AND ASPHALT ROOF SHINGLES
- 8.- 5/12 ROOF PITCH
- 9.- REPLACE EXISTING VINYL SIDING WITH CEMENT BOARD LAP SIDING.
- 10.- REPLACE WINDOW PER WINDOW. (USE SAME OPENING; SAME EXISTING-HEADER; NO CHANGES TO OPENING)

758 N CONCORD ST

SCALE: 1/8" = 1'-0"



- 1.- SLAB FOUNDATION WITH 12" X 6"
CONTINUOUS CONCRETE FOOTER
30" BELOW GRADE.

- SHEETED WITH 7/16 FIRE RATED OSB, MOISTURE
BARRIER HOUSE WRAP AND CEMENT
BOARD LAP SIDING**

- 4- 12" OVERHUNG ON GABLE WITH 1X6 TRIM BOARD.

- 6.- 5/12 ROOF PITCH

- 8.- REPLACE WINDOW PER WINDOW.
(USE SAME OPENING; SAME EXISTING-
HEADER; NO CHANGES TO OPENING)

758 N CONCORD ST



View looking north along North Concord Street



View looking south along North Concord Street



View of site looking west across North Concord Street



View looking north along Goodlet Avenue



View looking south along Goodlet Avenue



View looking west across Goodlet Avenue of rear of site



View looking west across Goodlet Avenue at rear of site



View looking west across Goodlet Avenue at adjacent property to the south