

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-092
Address: 2701 North College Avenue (*Approximate Address*)
Location: Center Township, Council District #17
Petitioner: JBCC Holdings, LLC, by John Cross
Request: Rezoning of 0.15 acre from the C-3 district to the MU-2 district to provide for mixed-use development.

RECOMMENDATIONS

Staff **recommends approval** of the request.

SUMMARY OF ISSUES

LAND USE

- ◇ The 0.15-acre subject site is developed with a two-story commercial building that has existed on site since 1898 according to an historic Sanborn Map. The Assessor's property card information does not note a date of construction for the building.
- ◇ The site falls within the Near Northside neighborhood and is bordered to the north and east by two-family dwellings, zoned C-3, multi-unit building and single-family dwelling to the south zoned MU-1, and single-family dwellings to the west and south, zoned D-8, and a religious use to the west, zoned D-8.

REZONING

- ◇ The request would rezone the property from the C-3 district to the MU-2 district to provide for a mixed-use development that includes two ground floor commercial units and two apartment units on the second floor.
- ◇ The site is zoned C-3, which is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

(Continued)

STAFF REPORT 2023-ZON-092 (Continued)

- ◇ The MU-2 District is intended to meet the daily needs for surrounding neighborhoods and include small social spaces that serve as neighborhood gathering places. The district includes primarily neighborhood-serving businesses and institutions, including a wide range of small-scale retail and service uses that typically do not draw customers from beyond the adjacent neighborhoods, and employment, institutional and residential uses that complement the compact, walkable development pattern. The MU-2 District is implemented as a small node or on busy corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use Typology. The typical size of a district is from 2 to 20 acres (1 to 4 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts.
- ◇ The Comprehensive Plan recommends traditional neighborhood development for the subject site. “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.
- ◇ Where small-scale offices, retailing, and personal or professional services are proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided. Should be located at intersections and limited to an aggregate of 1 acre per intersection. Additionally mixed-use structures are preferred and should not include outdoor display of merchandise.

Staff Analysis

- ◇ It is staff’s understanding that the existing building would be remain since the petitioner notified staff that there would be no structural changes to the building and the exterior of the building would remain the same with no proposed changes to windows or doors. Ultimately, the interior work to be completed would not alter the framework of the building.
- ◇ There would be two proposed commercial units on the ground floor having separate entrances and two apartment units above with a shared entrance apart from the commercial entrances. Although a site plan was not submitted, the petitioner is aware that they would need to meet the parking standards of the Ordinance and would propose a parking lot east of the building.
- ◇ As proposed, the rezoning would align with the Comprehensive Plan recommendation of traditional neighborhood while maintaining the historical building on site and would promote a diversity of housing types in the neighborhood.
- ◇ For these reasons, staff is recommending approval of the request.

(Continued)

STAFF REPORT 2023-ZON-092 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-3	Compact	Vacant commercial building
-----	---------	----------------------------

SURROUNDING ZONING AND LAND USE

North	C-3	Residential (Single and Two-family dwellings)
South	D-8	Residential (Multi-unit building and Single-family dwelling)
East	C-3	Residential (Two-family dwelling)
West	D-8	Religious Use

COMPREHENSIVE PLAN

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

THOROUGHFARE PLAN

College Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial street, with an 80-foot existing right-of-way and a 78-foot proposed right-of-way.

THOROUGHFARE PLAN

27th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a local street, with a 51-foot existing right-of-way and a 48-foot proposed right-of-way.

FLOODWAY / FLOODWAY FRINGE

This site is not located within a floodway or floodway fringe.

WELLFIELD PROTECTION DISTRICT

This site is not located within a wellfield protection district.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

1. VIO23-002885 -It shall be unlawful for a recipient to fail to remove or cover completely all graffiti within thirty (30) days after the date of this notice; (located on the exterior walls of the building). Upon inspection graffiti was found on exterior of building.

PREVIOUS CASES

None.

ZONING HISTORY – VICINITY

2021-CZN-813;721 and 725 East 27th Street and 2644, 2702, 2708 and 2712 Carrollton Avenue (east of site), Rezoning of 0.62 acre from the SU-1 district to the D-8 district, **approved.**

2019-ZON-032; 2637 College Avenue (south of site), Rezoning of 0.32 acre from the C-1 district to the D-8 district, **approved.**

2019-ZON-100; 725 East 27th Street (southeast of site), Rezoning of 0.5 acre from the SU-1 district to the D-8 district, **approved.**

(Continued)

STAFF REPORT 2023-ZON-092 (Continued)

2017-CZN-840 / 2017-CVR-840; 717 East 27th Street (south of site), Rezoning of 0.06 acre from the C-1 district to the D-8 district and a variance of development standards to provide for deficient setbacks, **approved.**

2001-ZON-155; 725 East 27th Street and 2644, 2702, 2708 and 2712 Carrollton Avenue, (east of site), Rezoning of 0.89 acres from the D-5 and D-8 districts to the SU-1 district, **approved.**

92-SE1-6; 2702 North College Avenue (west of site), Special Exception of the Dwelling Districts Zoning Ordinance to permit a church in an existing commercial building, **granted.**

MI

2722 2716 2720 2700 2725 2719 2717 2713 2709 2707 2701 2736 2728 2722 2702 27TH 2646 2644 2642 2640 2636 2638 2627 2625 2621 2634 2630 2620 2645 2637 2633 2625 2621 2620 2638 2634 2626 2620

SUTHERLAND AVE 75 E AVE CARROLLTON

This is an aerial map of the 2700 block of College Avenue in San Francisco. The map shows several yellow-outlined buildings. A red rectangle highlights a specific building at 2714, which is labeled '2714' and '2714 (1971)'. The map also shows 'COLLEGE AV' and 'SUTHERLAND AVE'.

2023-ZON-092; Photographs



Photo of the Subject Property: 2701 North College Avenue



Photo of the proposed parking location east of the building.



Photo of the norther building façade and separation between uses.



Photo of the street frontage along College Avenue.



Photo of the duplex and single-family dwellings north of the site.



Photo of the multi-unit building south of the site across 27th Street.



Photo of the two-family dwelling east of the site.



Photo of the religious use west of the site across College Avenue.