

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 13, 2026

Case Number: 2026-ZON-062
Property Address: 1234 West 30th Street (*Approximate Address*)
Location: Center Township, Council District #12
Petitioner: Trending Transportation CI and Hauling, by Keith Radcliff
Current Zoning: C-3
Request: Rezoning of 0.13-acre from the C-3 district to the D-5 district to provide for single-family residential development.
Current Land Use: Undeveloped
Staff Recommendation: Staff recommends **approval** of the request.
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

1234 West 30th Street is a 0.13-acre parcel with a width of approximately 40 feet. The property is currently undeveloped, and does not appear to have been developed within the past 40 years. Surrounding land uses are residential in nature in each direction, except for an auto repair use to the southeast. The property is currently zoned C-3 for commercial usage.

REZONING

Approval of this petition would rezone the property from the C-3 designation to the D-5 zoning district to allow for residential use. The petitioner has indicated that they would pursue development of a single-family residence with a height of 2 stories, which would be allowed for a lot of this width within D-5.

The C-3 District 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 allowed uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail, and service establishments.

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 new strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan.

STAFF ANALYSIS

Staff would note that the D-5 zoning district would align with the United Northwest Neighborhood Plan recommendation for residential development of 3.5-5 dwelling units per acre, and that the size and dimensions of the existing property would not make standalone commercial development likely at the site. Several properties along the north side of 30th Street have been similarly rezoned from C-3 to D-5 in the past, and except for the auto repair use to the southeast all surrounding land use is also residential. The property is also surrounded by residential zoning on all 4 sides. Staff recommends **approval** of the rezoning request, with the caveat that no site plan was provided for staff review. This approval recommendation should not serve as indication of support for variances at the property.

GENERAL INFORMATION

Existing Zoning	C-3										
Existing Land Use	Undeveloped										
Comprehensive Plan	Dwellings 3.5 – 5 Units per Acre										
Surrounding Context	<table> <tr> <td>Zoning</td><td>Surrounding Context</td></tr> <tr> <td>North: D-5</td><td>North: Residential</td></tr> <tr> <td>South: C-3</td><td>South: Residential</td></tr> <tr> <td>East: C-3</td><td>East: Undeveloped</td></tr> <tr> <td>West: D-5</td><td>West: Residential</td></tr> </table>	Zoning	Surrounding Context	North: D-5	North: Residential	South: C-3	South: Residential	East: C-3	East: Undeveloped	West: D-5	West: Residential
Zoning	Surrounding Context										
North: D-5	North: Residential										
South: C-3	South: Residential										
East: C-3	East: Undeveloped										
West: D-5	West: Residential										
Thoroughfare Plan											
30 th Street	Primary Arterial 61-foot existing right-of-way and 78-foot proposed right-of-way										
Context Area	Compact										
Floodway / Floodway Fringe	No										
Overlay	No										
Wellfield Protection Area	No										
Site Plan	Not provided										
Site Plan (Amended)	N/A										
Elevations	N/A										
Elevations (Amended)	N/A										
Landscape Plan	N/A										
Findings of Fact	N/A										
Findings of Fact (Amended)	N/A										

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- United Northwest Neighborhood Plan

Pattern Book / Land Use Plan

- Not Applicable to the Site. See Neighborhood Plan below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The United Northwest Neighborhood Plan recommends this site for Low Density Residential development (typically 3.5 to 3 dwelling units per gross acre for single family dwellings).

Infill Housing Guidelines

- Not Applicable to the Request.

ZONING HISTORY

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

2018ZON114 ; 2534 Burton Avenue (west of site), Rezoning of 1.6 acres from the C-1 (W-5), C-3, C-3 (W-5) I-2 (W-5) and I-3 (W-5) districts to the D-5 and D-5 (W-5) classifications, **approved**.

2001ZON127 ; 1242 West 30th Street (west of site), Rezone 0.10 acre, from C-3 to D-5 to provide for residential development, **approved**.

98-Z-60 / 98-CV-12 ; 1169 West 30th Street (southeast of site), Rezoning of 0.08 acre from C-3 to D-5, with a companion variance to provide for the construction of a single-family residence with: **(a)** a front yard setback of 10 feet from 30th Street (minimum 40 feet required); **(b)** a front yard setback of 5 feet from Barnes Avenue (minimum 25 feet required; and **(c)** a minimum main floor area of 560 square feet (minimum 660 square feet required for dwelling higher than one story), **approved**.

EXHIBITS

2026-ZON-062 ; Aerial Map



2026-ZON-062 ; Photographs



Photo 1: Subject Site Viewed from South



Photo 2: Subject Site Viewed from South (July 2007)

2026-ZON-062 ; Photographs (continued)



Photo 3: Adjacent Property to West



Photo 4: Adjacent Property to East

2026-ZON-062 ; Photographs (continued)



Photo 5: Adjacent Property to Southwest



Photo 6: Adjacent Property to Southeast