

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2023-ZON-041  
**Address:** 1328 West 30<sup>th</sup> Street (*Approximate Address*)  
**Location:** Center Township, Council District #7  
**Petitioner:** Scott Middleton  
**Request:** Rezoning of 0.13 acre from the C-3 district to the D-5 district.

### **RECOMMENDATION**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation.

#### **LAND USE**

- ◇ The subject site was platted as part of Armstrong's 1<sup>st</sup> Addition in 1874. Historic mapping indicates that a dwelling has stood on the site for over a century.
- ◇ The 2008 United Northwest Neighborhood Plan 2008 recommends 3.5 to 5 residential units per acre for the subject site. One dwelling unit on this site equates to 7.7 dwelling units per acre.

#### **ZONING**

- ◇ This petition requests a rezoning from the C-3 district to the D-5 district. The D-5 district permits single-family and two-family dwellings, and multi-unit houses.
- ◇ Although the request doesn't strictly follow the recommendation of the Neighborhood Plan, staff finds the request appropriate given the site's history as a single-family dwelling and the context of the area as platted nearly 150 years ago.

### **GENERAL INFORMATION**

#### EXISTING ZONING, CONTEXT AREA, AND LAND USE

C-3	Compact	Single-family dwelling
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(Continued)

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**SURROUNDING ZONING AND LAND USE**

North	D-5	Single-family dwelling
South	C-7	Commercial and building contractor, outdoor storage
East	C-3	Vacant lot
West	C-3	Single-family dwelling

**COMPREHENSIVE LAND USE PLAN**    The United Northwest Neighborhood Plan (2008) recommends 3.5 to 5 residential units per acre.

**THOROUGHFARE PLAN**                30<sup>th</sup> Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 60-foot existing right-of-way and a 78-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**

**None.**

**ZONING HISTORY – VICINITY**

**2023-ZON-033B; 1324 West 30<sup>th</sup> Street (east of site)**, requested the rezoning of 0.13 acre from the C-3 district to the D-5 district, **pending**.

**92-Z-6; 1311 West 30<sup>th</sup> Street (south of site)**, requested the rezoning of 4.7 acres from the C-7 district to the SU-9 district, **withdrawn**.

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**STAFF REPORT 2023-ZON-041, Location**



**STAFF REPORT 2023-ZON-041, Aerial photograph (2022)**



**STAFF REPORT 2023-ZON-041, Photographs**



Looking north across 30<sup>th</sup> Street at the subject site.



Looking northwest along 30<sup>th</sup> Street at the neighbors to the west.



Looking east from the site along 30<sup>th</sup> Street.



Looking south across 30<sup>th</sup> Street to the neighbors to the south.