STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-041

Address: 1328 West 30th 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 1st 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

(Continued)

STAFF REPORT 2023-ZON-041 (Continued)

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 30th 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**th **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West 30th Street (south of site), requested the rezoning of 4.7 acres from the C-7 district to the SU-9 district, **withdrawn.**

klh ******

STAFF REPORT 2023-ZON-041, Location



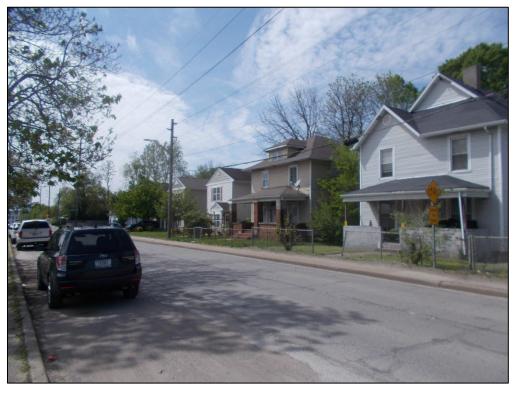
STAFF REPORT 2023-ZON-041, Aerial photograph (2022)



STAFF REPORT 2023-ZON-041, Photographs



Looking north across 30th Street at the subject site.



Looking northwest along 30th Street at the neighbors to the west.



Looking east from the site along 30th Street.



Looking south across 30th Street to the neighbors to the south.