

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-045
Address: 601 and 701 Kentucky Avenue and 602 West McCarty Street
(approximate addresses)
Location: Center Township, Council District #16
Petitioner: 701 Kentucky Ave, LLC, by Joseph D. Calderon
Request: Rezoning of 10.85 acres from the I-4 (RC) district to the CBD-2 (RC) district.

RECOMMENDATIONS

Staff **recommends approval** of the petition.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE

- ◇ The request would provide for the rezoning of a largely undeveloped site, at the northeast intersection of Kentucky Avenue and McCarty Street. The site was formerly developed with heavy industrial uses until 2010. The eastern portion of the site is developed with a surface parking lot, which was installed by the State of Indiana in 2019. The site contains only the western portion of the surface parking lot.
- ◇ The request to CBD-2 would comply with the Comprehensive Plan, which recommends the site for Urban Mixed-Use development.

REGIONAL CENTER

- ◇ The site is located within the Regional Center overlay district. Design of all new construction, including parking areas in the Regional Center overlay district, is subject to the approval of the Administrator of the Division of Planning. No development plans were submitted with this petition.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

I-4 (RC) Compact	Undeveloped and surface parking
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SURROUNDING ZONING AND LAND USE

North - I-4 (RC)	Medium industrial
South - I-4 (RC)	State of Indiana offices
East - I-4 (RC)	Surface parking – State-owned
West - I-4 (RC)	Medium industrial / White River

(Continued)

STAFF REPORT 2023-ZON-045 (Continued)

COMPREHENSIVE PLAN	The Comprehensive Plan of Marion County recommends Urban Mixed-Use development.
THOROUGHFARE PLAN	The Official Thoroughfare Plan for Marion County indicates that this portion of Kentucky Avenue is a primary arterial street, with an 88-foot right-of-way existing and proposed. McCarty Street is a primary arterial street, with an 88-foot right-of-way existing and proposed.

ZONING HISTORY - SITE

None.

ZONING HISTORY - VICINITY

2023-CZN-807 / 2023-CVR-807; 402 Kentucky Avenue, 700 Gardner Lane and 350 South West Street, requested a rezoning of 20.326 acres, from the I-4 (RC) and SU-18 districts, and a variance of development standards of the consolidated Zoning and Subdivision Ordinance, to provide for four buildings with encroachments into the Sky Exposure Plane Two of Kentucky Avenue, West Street and Gardner Lane, **approved**.

2023-ZON-014; 519 Kentucky Avenue, requested a rezoning of 0.93-acre, from the I-4 (RC) district to the CBD-2 (RC) district, to provide for office, retail, restaurant, and event space uses, **approved**.

JY

The map displays a section of Chicago with the following features:

- Streets:** Henry St, Oliver Ave, Kentucky Ave, California St, Abbott St, Norwood St, and McCarty St.
- Zoning Districts:**
 - CBD2 RC:** Located in the upper right and lower right portions of the map.
 - I4 RC:** Located in the middle left portion of the map.
 - SU2 RC:** Located in the bottom left corner of the map.
- Central Hatched Area:** A large, irregularly shaped area in the center of the map is filled with diagonal hatching, indicating a specific land use or development area.
- Other Labels:** Lot numbers (e.g., 740, 730, 720, 700, 660, 550, 733, 731, 711, 710, 800, 720, 748, 701, 801, 720, 545, 519, 510, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000).

View of the site from McCarty Street and Kentucky Avenue intersection



Views of the site from McCarty Street, looking north



Views of the site from McCarty Street – formerly Sand Street (top); and Merrill Street



View of the site from Merrill Street and Kentucky Avenue