

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-044
Address: 1305 & 1309 East 11th Street (*Approximate Address*)
Location: Center Township, Council District #17
Petitioner: Compendium Group, LLC, by Paul J. Lambie
Request: Rezoning of 0.18 acre from the MU-1 district to the D-8 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 consists of two abutting lots platted in 1873. A single-family dwelling was constructed on each of the lots. The dwelling on the eastern lot was demolished in the 1970s. The dwelling on west lot was demolished in the last year.
- ◇ Although platted and developed as a single-family neighborhood, the vicinity has been zoned for a mix of office and multi-family dwellings since the late 1960s.
- ◇ The 2018 Comprehensive Land Use Plan recommends Traditional Neighborhood for the subject site. This typology envisions a full spectrum of housing types, ranging from single family homes to large-scale multi-family housing with a development pattern that is compact and well-connected. This typology usually has a residential density of five to fifteen dwelling units per acre, but a higher density in proximity of a transit line, greenway, or park. A dwelling on each of the three lots would equal 13 units per acre.

(Continued)

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ZONING

- ◇ This petition requests a rezoning to the D-8 district. The D-8 district is a unique district designed for application in older developed urban areas. The district allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares. A fine-grain of accessibility is provided and must be maintained.
- ◇ Lots surrounding the site on three sides have recently been rezoned to the D-8 district.
- ◇ The D-8 district is appropriate as it is responsive to the Traditional Neighborhood recommendation of the Comprehensive Land Use Plan and is the same district as other recent, nearby residential rezonings.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

MU-1	Compact	Single-family dwelling, vacant lot
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SURROUNDING ZONING AND LAND USE

North	C-S	Parking lot for a business center
South	D-8	Vacant lots
East	D-8	Single-family dwelling
West	D-8	Single-family dwelling

COMPREHENSIVE LAND USE PLAN	The Center Township Comprehensive Plan (2018) recommends Traditional Neighborhood.
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THOROUGHFARE PLAN	11 th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 30-foot existing right-of-way and a 48-foot proposed right-of-way.
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FLOODWAY / FLOODWAY FRINGE	This site is not located within a floodway or floodway fringe.
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WELLFIELD PROTECTION DISTRICT	This site is not located within a wellfield protection district.
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ZONING HISTORY – SITE

None

ZONING HISTORY – VICINITY

2022-ZON-022; 1301 East 11th Street and 1235 & 1239 Brookside Avenue (west of site), requested the rezoning of 0.23 acre from the MU-1 district to the D-8 district, **approved.**

2019-CZN-821 / 2019-CVR-821; 1232, 1302 & 1306 East 10th Street (south of site), requested the rezoning of 0.27 acre from the MU-1 district to the D-8 district and a variance of development standards to provide for deficient front and side setbacks, space between primary buildings and open space, **approved.**

2017-ZON-042; 1319 East 11th Street (east of site), requested the rezoning of 0.09 acre from the MU-1 district to the D-8 district, **approved.**

2017-CZN-801 / 2017-CVR-801; 1313, 1325 & 1409 East 11th Street (east of site), requested the rezoning of 0.2 acre from the MU-1 district to the D-8 district and a variance of development standards to provide for deficient separation between primary buildings and deficient side setback on the garage, **approved.**

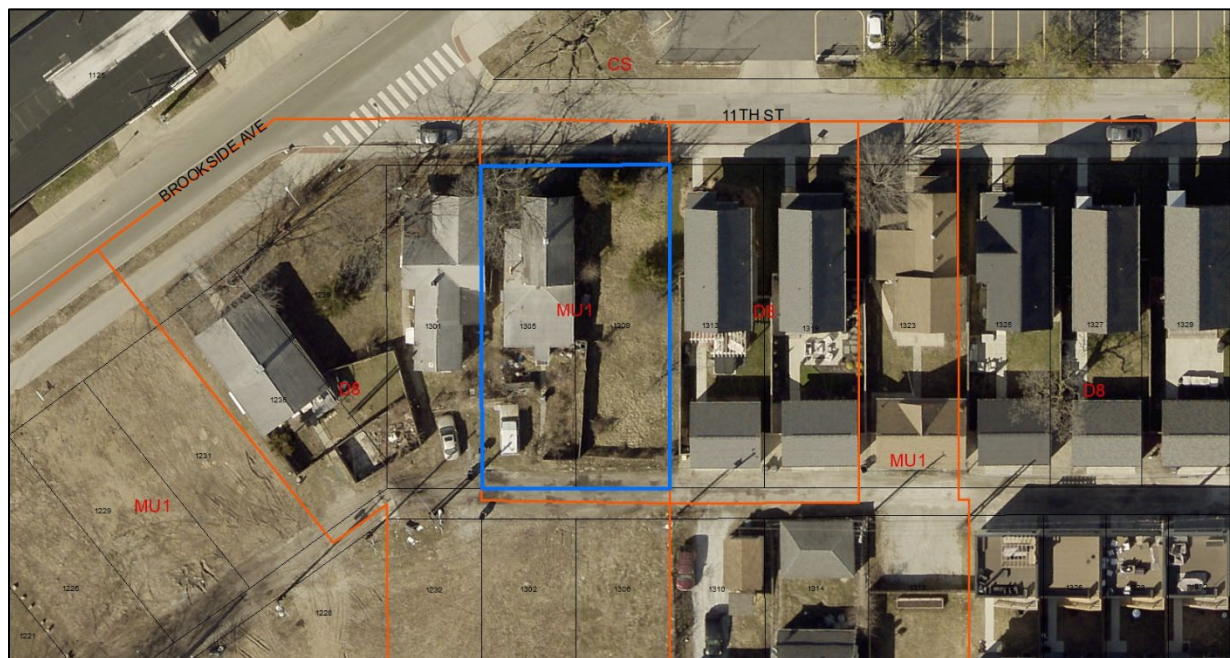
92-Z-138, CV-18; 1125 Brookside Avenue (north of site), requested the rezoning of 16.7 acres from the I-4-U, PK-1, C-2 and D-8 districts to the C-S district to provide from a multi-use commercial facility including industrial and office uses, and a variance of development standards to provide for deficient yards and parking, **approved.**

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STAFF REPORT 2023-ZON-044, Location



STAFF REPORT 2023-ZON-044, Aerial photograph (2022)



STAFF REPORT 2023-ZON-044, Photographs



Looking south across 11th Street at the subject site.



Looking southwest at the neighbor to the west.



Looking east along 11th Street at the neighbors to the east.



Looking north from the alley across the subject site at the neighbor to the north.