

## **STAFF REPORT**

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

**Case Number:** 2022-ZON-122  
**Address:** 9833 East 96<sup>th</sup> Street (*Approximate Address*)  
**Location:** Lawrence Township, Council District #4  
**Petitioner:** Qurn Vandermere, by Lindsey M. Bennett  
**Request:** Rezoning of 0.9 acre from D-A District to the D-1 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 is a single-family dwelling in a row of single-family dwellings facing 96<sup>th</sup> Street, most of them dating to the mid to late 1970s. Abutting to the south is The Moorings, a single-family dwelling subdivision developed in the early 1990s.
- ◇ The 2018 Comprehensive Land Use Plan recommends Rural or Estate Neighborhood for the subject site. This typology envisions estate-style homes on large lots with a density of less than one unit per acre. A single-family dwelling on this site would equal 0.9 units per acre.

#### **ZONING**

- ◇ This petition requests a rezoning from the D-A district to the D-1 district. The D-A district is intended for agricultural enterprises but also provides for large estate development. The D-1 district is a residential district intended for low-density suburban areas.
- ◇ The D-1 district is appropriate as it is responsive to the Rural or Estate Neighborhood recommendation of the Comprehensive Land Use Plan.

(Continued)

## **STAFF REPORT 2022-ZON-122 (Continued)**

### **GENERAL INFORMATION**

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

D-A	Metro	Single-family dwelling
-----	-------	------------------------

#### SURROUNDING ZONING AND LAND USE

North	Hamilton County	Single-family dwelling
South	D-P	Single-family dwelling
East	D-A	Single-family dwelling
West	D-1	Single-family dwelling

COMPREHENSIVE LAND USE PLAN	The Lawrence Township Comprehensive Plan (2018) recommends Rural or Estate Neighborhood.
-----------------------------	--

THOROUGHFARE PLAN	96 <sup>th</sup> Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 50-foot existing half right-of-way and a 119-foot proposed full 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**

**97-CP-24Z; 9815 East 96<sup>th</sup> Street (west of site)**, requested the rezoning of two acres from the D-S district to the D-1 district, **approved**.

**86-Z-96 / 86-DP-12 (south of site)**, requested the rezoning of 145 acres to the D-P district, **approved**.

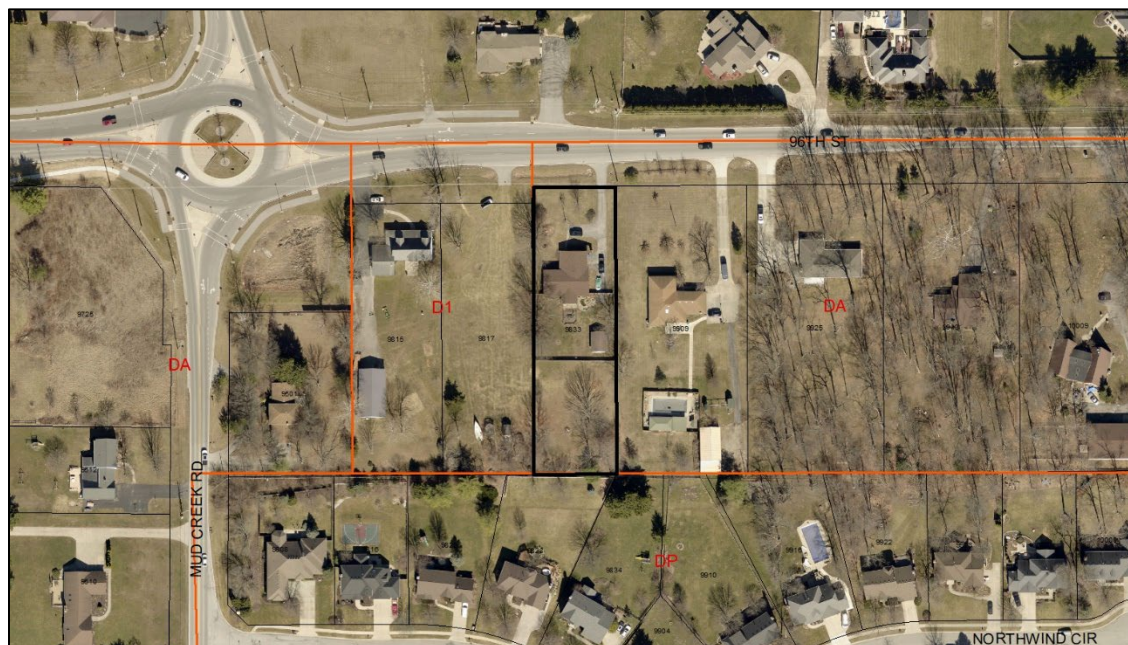
klh

\*\*\*\*\*

## **STAFF REPORT 2022-ZON-122, Location**



## **STAFF REPORT 2022-ZON-122, Aerial photograph (2021)**



## **STAFF REPORT 2022-ZON-122, Photographs**



Looking south at the subject site from 96<sup>th</sup> Street.



Looking west along the 96<sup>th</sup> Street.



Looking east along 96<sup>th</sup> Street.



Looking southeast from 96<sup>th</sup> Street at the neighbor to the east.