

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2022-ZON-120
Address: 6051 Shelbyville Road (*Approximate Address*)
Location: Franklin Township, Council District #25
Petitioner: Crawford Glover
Request: Rezoning of 3.93 acres from the D-A district to the D-1 district.

RECOMMENDATION

Staff **recommends approval** of this request, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

A 40-foot half right-of-way shall be dedicated along the frontage of Combs Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ The subject site is developed with a single-family dwelling dating from the late 1950s/early 1960s. Most of the dwellings in the vicinity date to a similar time period.
- ◇ 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. Two single-family dwellings on this site would equal 0.5 units per acre.

ZONING

- ◇ This petition requests a rezoning from the D-A district to the D-1 district. The D-1 district is a residential district intended for very low density suburban residential development. It has a minimum lot size of 24,000 square feet.

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- ◇ The D-1 district is appropriate as it is responsive to the Rural or Estate Neighborhood recommendation of the Comprehensive Land Use Plan.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

D-A	Metro	Single-family dwelling.
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SURROUNDING ZONING AND LAND USE

North	D-A, SU-1	Single-family dwellings
South	D-A	Single-family dwelling
East	D-A	Single-family dwelling
West	D-A	Single-family dwellings

COMPREHENSIVE LAND USE PLAN	The Franklin Township Comprehensive Plan (2018) recommends Rural or Estate Neighborhood.
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THOROUGHFARE PLAN	Shelbyville Road is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Secondary Arterial, with a 60-foot existing right-of-way and an 80-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-UV1-005; 6145 Shelbyville Road (east of site), requested variance of use to provide for a commercial workshop in a dwelling district and a variance of development standards to provide for an accessory structure larger than the primary structure, **withdrawn.**

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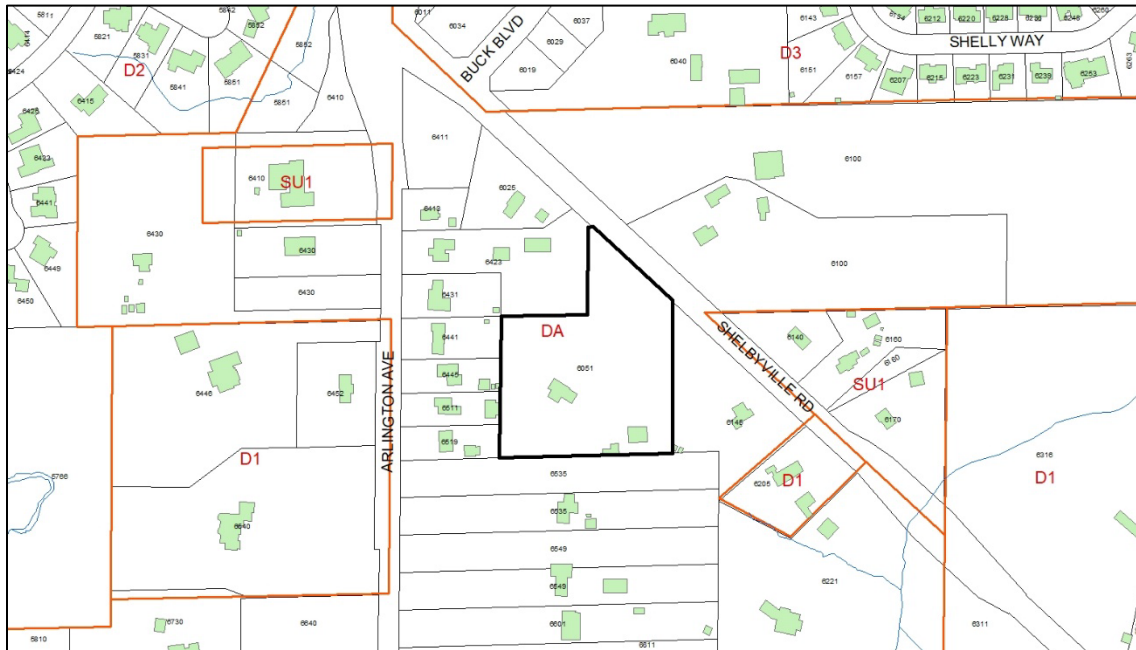
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2016-DV1-028; 6535 South Arlington Avenue (south of site), requested a variance of development standards to provide for an over-height barn in the front yard, **approved**.

77-UV1-96; 6423 South Arlington Avenue (north of site), requested variances of use and development standards to provide for a pole barn for the storage of antique automobiles and fire apparatus, **denied**.

klh

STAFF REPORT 2022-ZON-120, Location



STAFF REPORT 2022-ZON-120, Aerial photograph (2021)



STAFF REPORT 2022-ZON-120, Photographs



Looking south from Shelbyville Road across the western portion of the subject site.



Looking south from Shelbyville Road across the eastern portion of the site.



Looking north across Shelbyville Road at the neighbor to the north.



Looking northwest along Shelbyville Road.