

## **STAFF REPORT**

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

**Case Number:** 2023-ZON-011 (Amended)  
**Address:** 3019 North Gale Street (*Approximate Address*)  
**Location:** Center Township, Council District #17  
**Petitioner:** Dewayne Michaels Group, LLC, by David E. Dearing  
**Request:** Rezoning of 0.14 acre from the SU-1 district to the D-5II district to provide for residential uses.

### **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 C.A. Greenleaf's Subdivision in 1872. Historic mapping indicates that a dwelling has stood on the site for over a century.
- ◇ 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.

#### **ZONING**

- ◇ This petition requests a rezoning from the SU-1 district to the D-5II district. The SU-1 provides for religious uses. The D-5II district permits single-family and two-family dwellings, multi-unit houses and rowhouses. Minimum lot width in the D-5 for a single-family dwelling is 25 feet as compared to the D-5 district, which is common in the vicinity and where the minimum lot width is 40 feet. This is significant because the subject lot appears to be 34 feet wide.

(Continued)

## **STAFF REPORT 2023-ZON-011 (Amended) (Continued)**

- ◇ The D-5II district is appropriate as it is responsive to the Traditional Neighborhood recommendation of the Comprehensive Land Use Plan.

### **GENERAL INFORMATION**

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

SU-1	Compact	Vacant single-family dwelling
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#### **SURROUNDING ZONING AND LAND USE**

North	D-5	Vacant lot used for parking
South	SU-1	Vacant lot
East	SU-1	Vacant lot
West	D-5	Vacant lot

COMPREHENSIVE LAND USE PLAN	The Center Township Comprehensive Plan (2018) recommends Traditional Neighborhood.
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THOROUGHFARE PLAN	Gale Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 50-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**

**None**

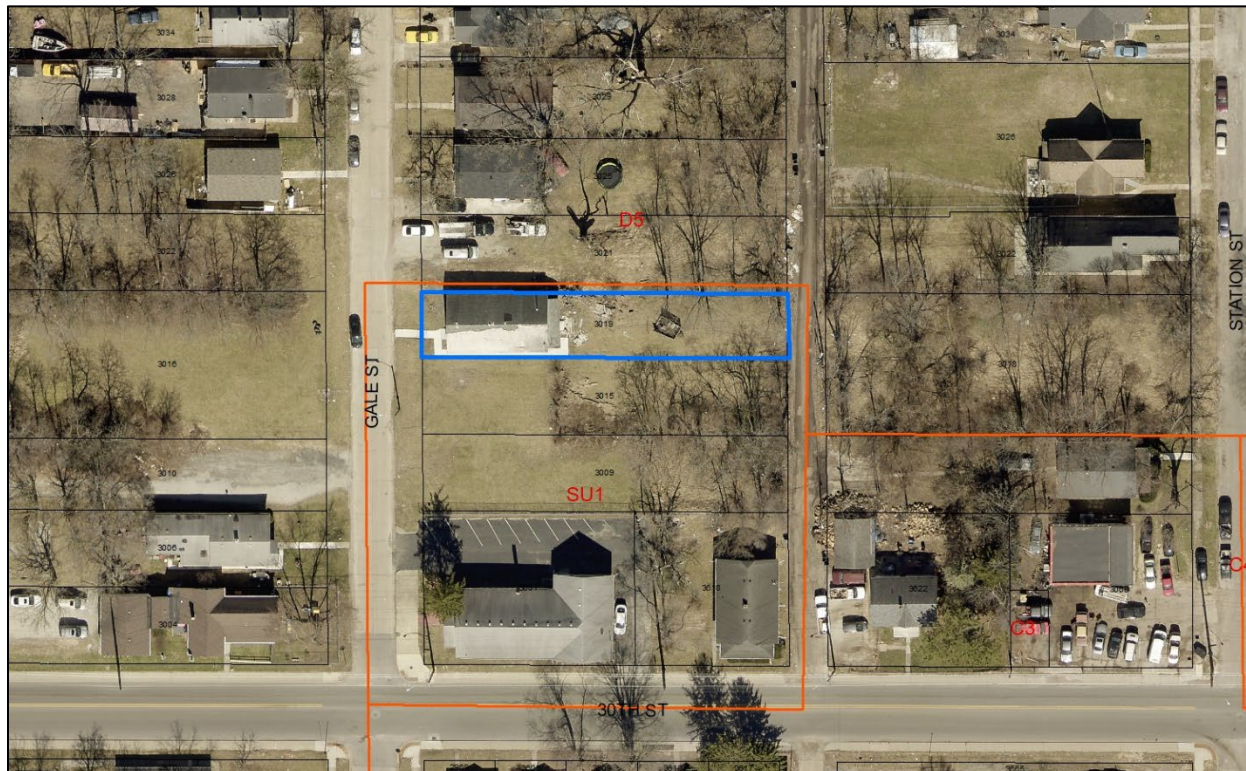
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## **STAFF REPORT 2023-ZON-011 (Amended), Location**



## **STAFF REPORT 2023-ZON-011 (Amended), Aerial photograph (2022)**





**STAFF REPORT 2023-ZON-011 (Amended), Photographs**



Looking east from Gale Street at the subject site.



Looking east from the structure on the site across the back yard.





Looking southeast at the neighbors to the south. The subject site is to the left.



Looking northeast from Gale Street to the neighbors to the north. The site is to the right.





Looking west across Gale Street from the site.



Looking south on Gale Street from in front of the site.