

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-813 / 2023-CVR-813
Address: 6206 North Olney Street (Approximate Address)
Location: Washington Township, Council District #3
Petitioner: Logan and Erika Burdick
Request: Rezoning of 0.76-acre from the SU-2 district to the D-1 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached accessory structure in the established front yard along 62nd Street (not permitted).

RECOMMENDATIONS

Staff **recommends approval** of the rezoning request.

Staff **recommends approval** of the variance of development standards, subject to at least two windows installed on the south elevation of the proposed garage.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 0.76-acre site, zoned SU-2, is developed with a single-family dwelling and attached garage. It is surrounded by single-family dwellings to the north, west and south. The dwelling to the north is zoned SU-2. The dwellings to the west are zoned D-1 and the dwellings to the south, across 62nd Street, are zoned D-S. To the east is a library, which is under construction, and zoned SU-37.

REZONING

- ◇ This request would rezone the site from the SU-2 District to the D-1 classification. “The D-1 district is intended for use in suburban areas. The D-1 district has a typical density of 0.9 units per gross acre which fulfills the lowest density residential classification of the Comprehensive General Land Use Plan. The D-1 district provides for estate-style development characterized by generous front yards for trees and a bucolic atmosphere, appropriately served by gently curving roadways. Under most circumstances, public water and sewer facilities should be present but are not mandatory. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage, and wildlife. Use of the cluster option when subdividing would maximize site advantages.”

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STAFF REPORT 2023-CZN-813 / 2023-CVR-813 (Continued)

- ◇ The Comprehensive Plan recommends suburban neighborhood typology. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well connected, and amenities should be treated as landmarks that enhance the navigability of the development. This typology generally has a residential density of one to five units per acre, but a higher density is recommended if the development is within a quarter-mile of a frequent transit line, greenway, or park.”
- ◇ As proposed, the rezoning request would be appropriate and supportable because it would be consistent with the land use recommendation of the suburban neighborhood typology.

VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for 16-foot by 40-foot accessory structure to the southwest of the existing dwelling. The shed would replace a section of fence and would be approximately 100 feet from the south property line, along 62nd Street. The existing dwelling is approximately 120 feet from the south property line.
- ◇ The Ordinance requires that accessory structures be no closer to a street than the primary structure, or dwelling, on residential lots. This lot has an area to the west of the dwelling that is cleared of trees; however, the petitioner has indicated that much of this area is used for a garden bed to take advantage of considerable sunlight. The area that the shed would be constructed has a number of trees adjacent to it, however, the petitioner has indicated that only a few limbs would need to be cut to make room for the shed. No trees would be removed.
- ◇ The petitioner has provided elevations that indicate that two windows would be placed on the south elevation of the proposed shed. This would improve the appearance of the shed to look similar to a primary structure. Additionally, the shed would be no closer to 62nd Street than dwellings to the west. Therefore, staff supports the variance based on the large setback provided along 62nd Street and because it would be compatible with the adjacent dwellings.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

SU-2	Single-family dwelling
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SURROUNDING ZONING AND LAND USE

North -	SU-2	Single-family dwelling
South -	D-S	Single-family dwellings
East -	SU-37	Library
West -	D-1	Single-family dwellings

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STAFF REPORT 2023-CZN-813 / 2023-CVR-813 (Continued)

COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends suburban neighborhood typology.

THOROUGHFARE PLAN

Olney Street is designated in the Marion County Thoroughfare Plan as a local street with an existing and proposed 50-foot right-of-way. 62nd Street is designated as a primary collector with an existing and proposed 80-foot right-of-way.

CONTEXT AREA

This site is located within the metro context area.

OVERLAY

There is no overlay for this site.

SITE PLAN

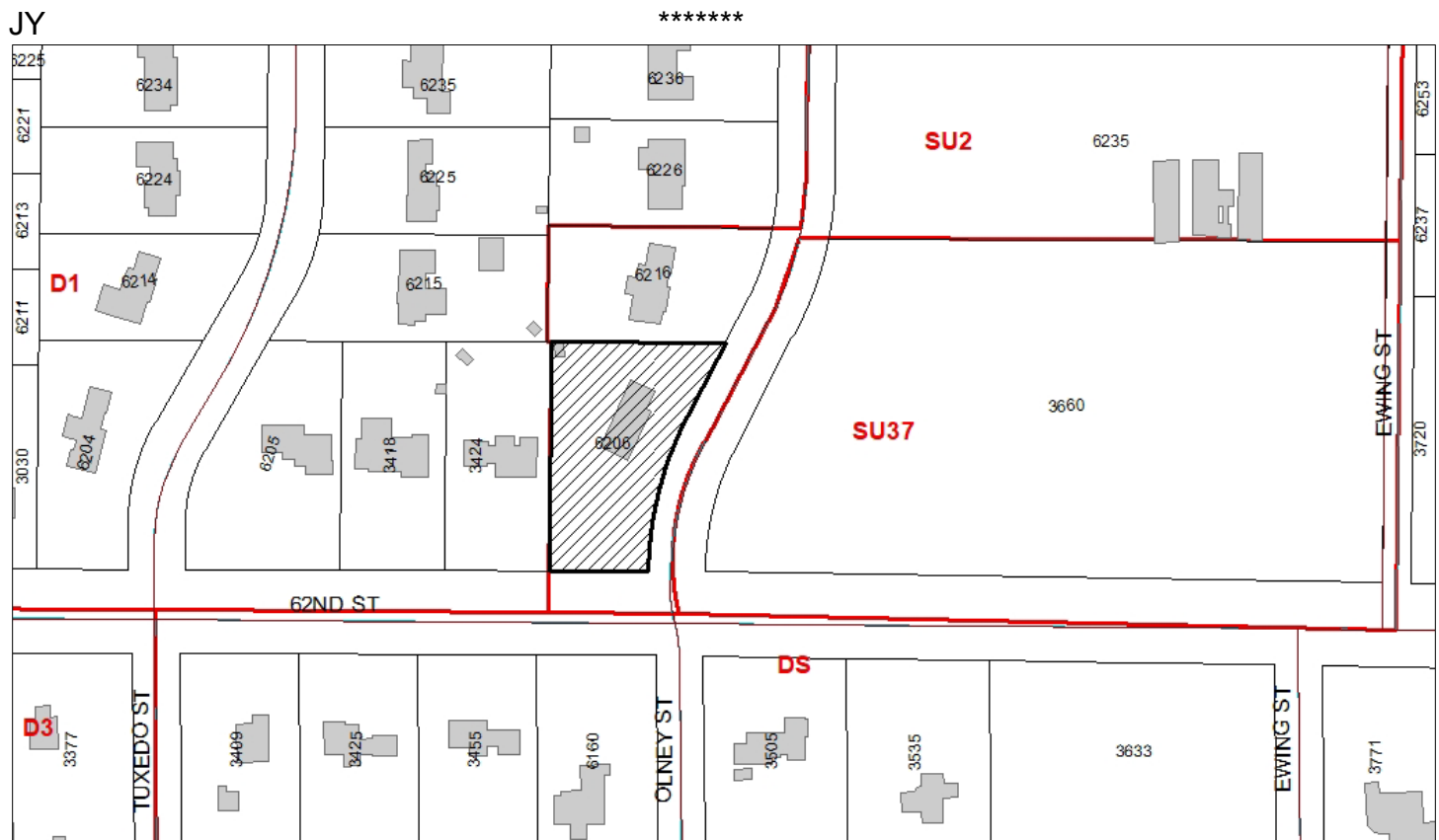
File-dated March 9, 2023

ZONING HISTORY – SITE

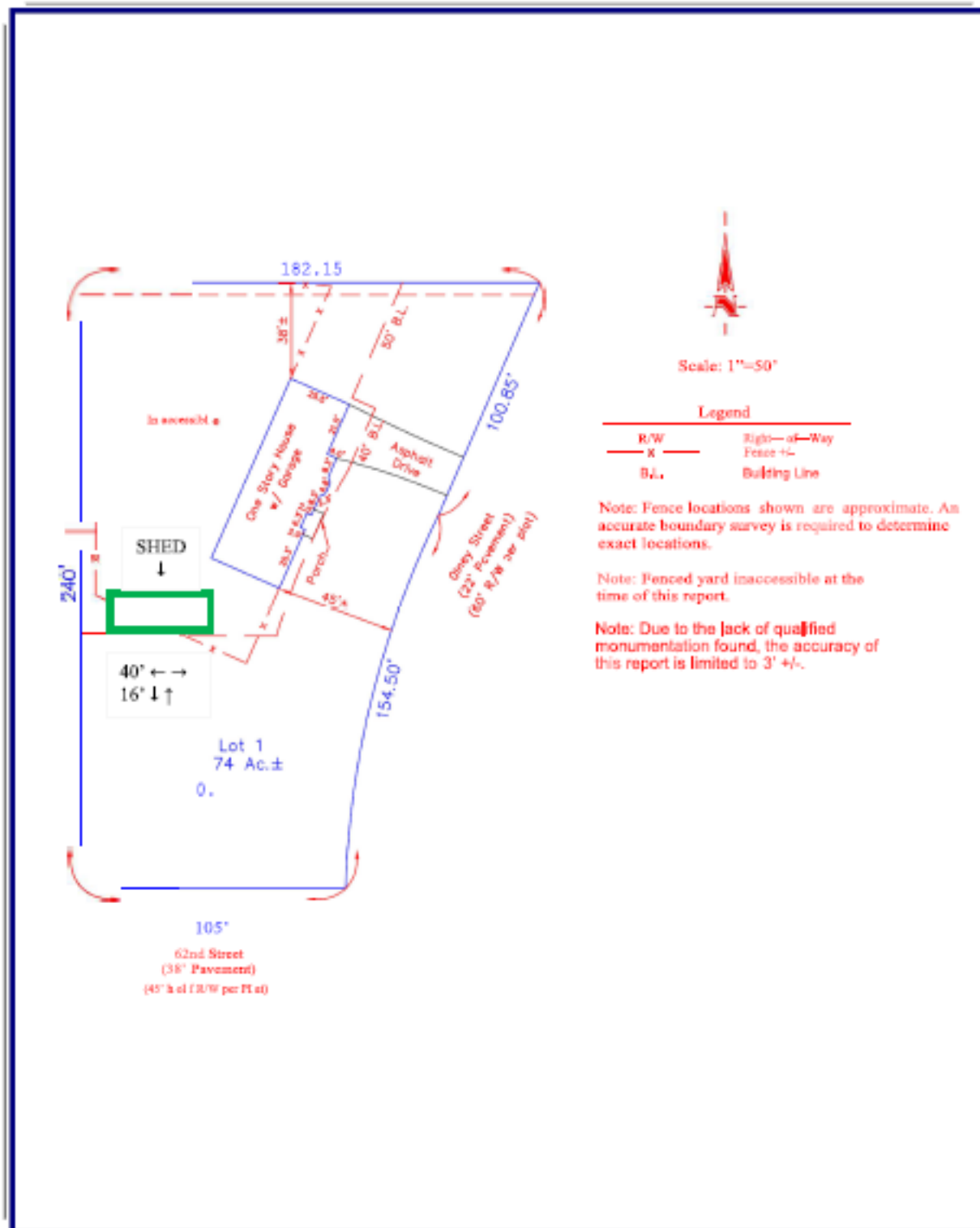
None.

ZONING HISTORY – VICINITY

2020-CZN-851 / 2020-CPL-851; 3660 East 62nd Street, requested a rezoning of 6.06 acres, from the SU-2 district to the SU-37 district, to provide for a public library, and subdivision plat, dividing 11.79 acres into two lots, **approved**.



STAFF REPORT 2023-CZN-813 / 2023-CVR-813 Site Plan



STAFF REPORT 2023-CZN-813 / 2023-CVR-813 Proposed elevation from 62nd Street



STAFF REPORT 2023-CZN-813 / 2023-CVR-813 Photographs



Developing Public Library across the street from the subject site



Subject site, from Olney Street



Subject site looking west (bottom photo shows approximate area of proposed accessory structure)



Subject site in foreground, looking west along 62nd Street