

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-062
Address: 5318, 5326 & 5330 East 30th Street, 3015 North Downey Avenue and 3040 North Irvington Avenue (*Approximate Address*)
Location: Warren Township, Council District #13
Petitioner: Phyllis and Donald Collins, by Russell L. Brown
Request: Rezoning of 1.17 acres from the C-3 district to the I-2 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:

Prior to the issuance of any Improvement Location Permit for this site, a landscape plan shall be submitted for Administrator's Approval. The landscaping shall be sufficient to buffer the dwelling to the west if it being used as a residence.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ Although zoned for commercial uses, the subject site has been used residentially since at least the 1930s.
- ◇ The 2018 Comprehensive Land Use Plan recommends Light Industrial for the subject site and the adjacent sites to the east, north and west. This typology provides for industrial production, distribution and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise or vibrations.
- ◇ The subject site's vicinity exhibits a wide array of land uses from residential and institutional uses to medium industrial and heavy commercial uses. The site is flanked by a pair of single-family dwellings, both in the C-3 (Neighborhood Commercial) district. The dwelling to the east appears to be vacant and possibly abandoned. The dwelling to the west appears to be occupied.

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- ◇ Five single-family dwellings are situated on the subject site along with a variety of garages, sheds, and storage buildings. At least one of the dwellings has been used as an office.

ZONING

- ◇ This petition requests a rezoning to the I-2 district. This district provides for those industries that do not create objectionable characteristics such as dust, noise, glare, heat or odor beyond its lot lines. Common I-2 district uses include warehousing, wholesaling, distribution, contractors, and light and medium manufacturing.
- ◇ The I-2 district is appropriate as it is responsive to the Light Industrial recommendation of the Comprehensive Land Use Plan.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

C-3	Compact	Single-family dwellings, drywall & supply company
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SURROUNDING ZONING AND LAND USE

North	I-3	Waste hauling fleet terminal
South	SU-1	Parking lot for a religious use
East	C-3, SU-18	Single family dwelling, commercial building, utility substation
West	C-3, I-3	Single-family dwelling, waste hauling fleet terminal

COMPREHENSIVE LAND USE PLAN The Warren Township Comprehensive Plan (2018) recommends Light Industrial.

THOROUGHFARE PLAN

30th Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with a 110-foot existing right-of-way and an 88-foot proposed right-of-way.

Downey Avenue 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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Irvington Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 45-foot existing right-of-way and a 48-foot proposed 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

96-V2-3; 3015 North Downey Avenue, requested a variance of use to provide for a garage for a single-family dwelling in a commercial district, **approved**.

ZONING HISTORY – VICINITY

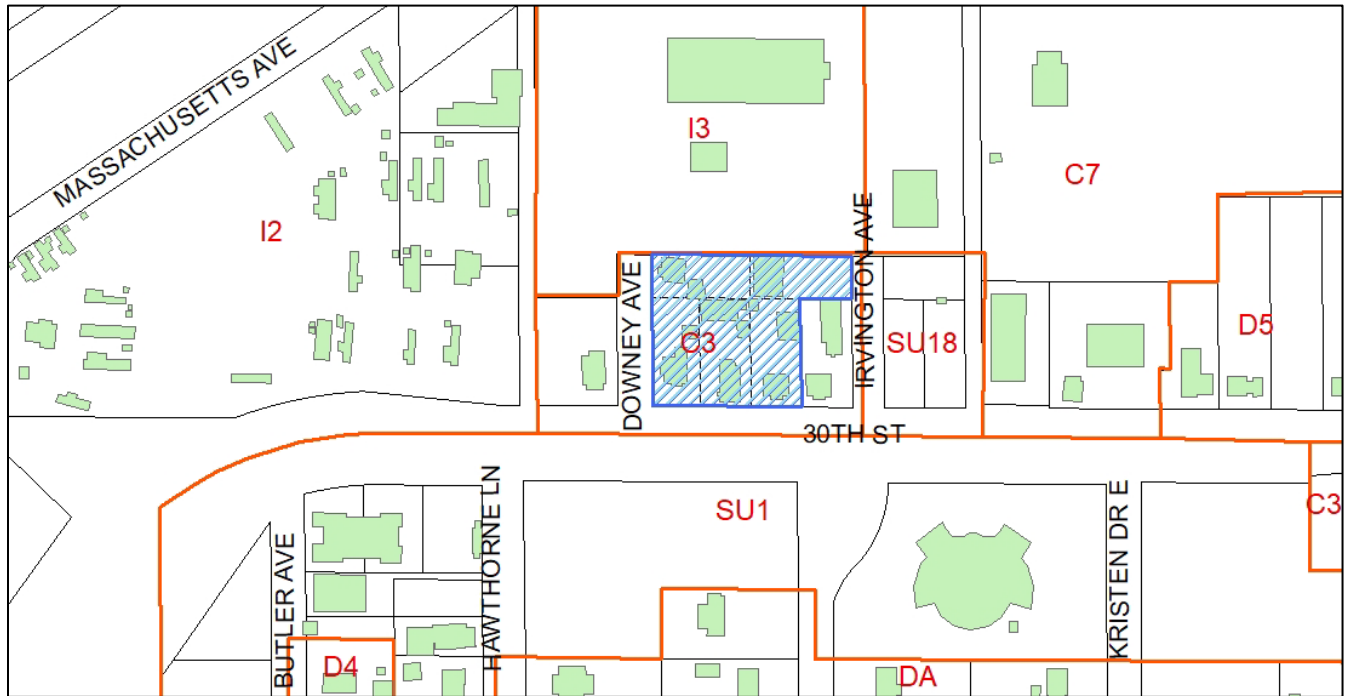
2007-VAR-820; 5300 E 30th Street (northeast of site), requested a variance of use to provide for the outdoor storage of inoperable vehicles, **approved**.

92-Z-85; 5325 East 30th Street (south of site), requested the rezoning of 6.5 acres from the D-A district to the SU-1 district, **approved**.

88-Z-169; 5301 – 5451 East 30th Street (south of site), requested the rezoning of 5.3 acres from the A-2 district to the C-ID district to provide for an office/warehouse for a contractor, **denied**.

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STAFF REPORT 2023-ZON-062, Location



STAFF REPORT 2023-ZON-062, Aerial photograph (2022)



STAFF REPORT 2023-ZON-062, Photographs



Looking north at the dead-end of Downey Avenue and the northwest corner of the subject site.



Looking east from Downey Avenue at the site.



Looking north from 30th Street at the southwest corner of the site.



Looking north from 30th Shelby Street at a portion of the site.



Looking north from 30th Street at a portion of the site.



Looking northeast from 30th Street at the site.



Looking north from 30th Street at the subject site and the neighbor to the east at 5340 East 30th Street.



Looking west across Irvington Avenue at the northeast portion of the site. The neighbor at 5340 East 30th Street is the left in the photo.



Looking north at the dead-end of Irvington Avenue and the neighbor to the northeast.



Looking east from Irving Avenue at the neighbor to the east.



Looking south across 30th Street at the neighbor to the south.



Looking west along 30th Street at the neighbor to the west.