

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-58
Address: 1446 East Washington Street (*Approximate Address*)
Location: Center Township, Council District #17
Petitioner: Damien Center Inc., by David Kingen
Request: Rezoning of 0.66 acre from the MU-1 (TOD) district to the MU-2 (TOD) district.

RECOMMENDATION

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation.

LAND USE

- ◇ The two-story building on the subject site dates to 1891 and essentially covers the entire site. It has been used for many years as a tavern, a use that was legally established by petition 2013-UV3-031.
- ◇ The 2018 Comprehensive Land Use Plan recommends Urban Mixed-Use for the subject site. This typology envisions dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader community. Buildings are intended to be four to eight stories in height with entrances and large windows facing the street. Sidewalks and other pedestrian spaces should be activated as places to gather. Off-street parking should be behind buildings or in garages. Residential density of 25 to 75 units per acre is anticipated.

(Continued)

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ZONING

- ◇ This petition requests a rezoning from the MU-1 district to the MU-2 district. The MU-1 district is intended for a mix of office buildings and apartment towers. The MU-2 districts provides for small-scale retail and office uses, institutions, and a range of dwelling types. It can be used to create walkable neighborhood centers and include small social spaces and neighborhood gathering places.
- ◇ The rezoning to MU-2 will bring the zoning of the site into alignment with its long-term use. The request is also responsive to the Comprehensive Land Use Plan recommendation for the site. For these reasons staff recommends approval of the petition.

GENERAL INFORMATION

EXISTING ZONING, CONTEXT AREA, AND LAND USE

MU-1	Compact	Commercial building
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SURROUNDING ZONING AND LAND USE

North	MU-1	Vacant multi-family building
South	MU-1	Office building
East	MU-1	Credit union
West	MU-1	Vacant multi-family building

COMPREHENSIVE LAND USE PLAN	The Center Township Comprehensive Plan (2018) recommends Urban Mixed-Use.
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THOROUGHFARE PLAN	Washington Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Primary Arterial, with an 80-foot existing right-of-way and a 78-foot proposed right-of-way. Arsenal Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 64-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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STREAM PROTECTION CORRIDOR This site is not located within a Streambank Protection Corridor.

ZONING HISTORY – SITE

2013-UV3-031; 1438 & 1446 East Washington Street, requested the legal establishment of a tavern with live entertainment and variances of development standards to provide for outdoor seating, obstruction of the clear sight triangle, deficient setbacks and parking and a sign projecting into the right-of-way, **approved**.

97-UV3-71; 1446 East Washington Street, requested variances of use and development standards to provide for a tavern with live entertainment and deficient parking, **withdrawn**.

ZONING HISTORY – VICINITY

2022-CZN-808 / 2022-CVR-808 / 2022-CVC-808; 1402, 1416, 1432 & 1438 East Washington Street and 15, 17, & 26 North Arsenal Avenue (west, north and northeast of site), requested the rezoning of 2.33 acres from the MU-1, MU-2 and C-1 districts to the MU-2 district and variances of development standards to provide for obstruction of the clear sight triangle, deficient north transitional yard, deficient number of parking spaces, access drives with excessive width, surface parking within 50 feet of street frontages, a front building line of 60% along Oriental Street, with a deficient number of primary entry features, deficient transparency, and to legally establish a parking lot with a deficient transitional yard, and to legally establish a west transitional yard, **approved**.

2005-ZON-813 / 2005-VAR-813; 15, 17 & 26 North Arsenal Avenue (west, north and northeast of site), requested the rezoning of 0.84 acre from the D-8 district to the C-1 district and a variance of development standards to provide for a deficient number of parking spaces and for off-site parking, **approved**.

95-V3-67; 1502 East Washington Street (east of site), requested a variance of development standards to provide for a drive-through unit with deficient separation from a dwelling district and a deficient number of parking spaces, **approved**.

90-Z-79; 26 North Arsenal Avenue (north of site), requested the rezoning of 0.7 acre from the D-8 district to the C-2 district, **withdrawn**.

91-V1-72; 1435 East Washington Street (south of site), requested a variance of development standards to provide for a sign with pricing panels and a deficient setback, an excess number of canopy signs, deficient setbacks, dumpster in the front yard and outdoor storage, **approved**.

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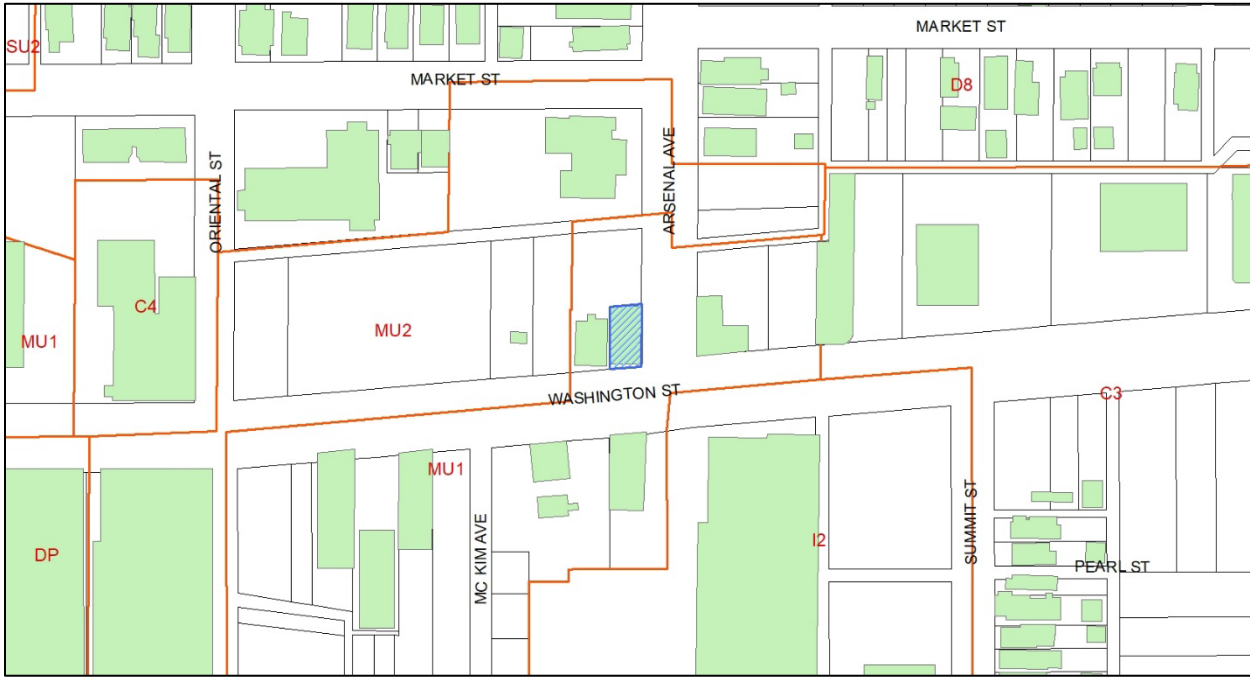
89-UV2-61; 1502 East Washington Street (east of site), requested a variance of use to provide for a cosmetology school and a variance of development standards to provide for a deficient number of parking spaces, **approved**.

88-UV2-115; 1439 East Washington Street (south of site), requested a variance of use to provide for electronic wholesaling and variances of development standards to provide for deficient setbacks, landscaping, loading facilities and maneuvering, **approved**.

87-Z-4; 1523 East Washington Street (southeast of site), requested the rezoning of 2.1 acres from the C-2 district to the I-2-U district, **approved**.

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STAFF REPORT 2023-ZON-058, Location



STAFF REPORT 2023-ZON-058, Aerial photograph (2022)



STAFF REPORT 2023-ZON-058, Photographs



Looking north across Washington Street at the site and the neighbor to the west.



Looking west across Arsenal Avenue at the site.



Looking south at the subject site across the neighboring property to the north.



Looking south across Washington Street at the neighbors to the south and southwest.



Looking southeast at the neighbors to the east and southeast.