

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-054
Address: 1554 Ringgold Avenue (*Approximate Address*)
Location: Center Township, Council District #21
Petitioner: Jason Blankenship, by Mark and Kim Crouch
Request: Rezoning of 0.14 acres from the D-5 (TOD) district to the D-5II (TOD) district.

This petition was continued from the July 13, 2023 hearing to the July 27, 2023 hearing to allow time for proper notice.

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 in 1887. Historic mapping and aerial photography indicate that a single-family dwelling stood on the site from 1915 until 2010/2011 when the structure was demolished.
- ◇ 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 D-5 district to the D-5II district. The D-5II district permits single-family and two-family dwellings, multi-unit houses and rowhouses.

(Continued)

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- ◇ The site plan submitted with the petition indicates a desire on the part of the petitioner to build a structure with two residential units. A duplex would not be permitted on this 40-foot-wide site because the Ordinance requires a minimum 60-foot-wide lot for a duplex. However, the Ordinance does permit a two-unit multi-unit house on a 40-foot-wide lot. A notable distinction between a duplex and a multi-unit house is that a duplex may be divided onto two parcels. A multi-unit house must remain on one parcel.
- ◇ 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

D-5	Compact	Vacant lot
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SURROUNDING ZONING AND LAND USE

North	D-5	Two-family dwelling
South	D-5	Two-family dwelling
East	D-5	Single-family dwelling
West	D-5	Single-family dwelling

COMPREHENSIVE LAND USE PLAN	The Center Township Comprehensive Plan (2018) recommends Traditional Neighborhood.
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THOROUGHFARE PLAN	Ringgold Avenue is classified in the Official Thoroughfare Plan for Marion County, Indiana as a Local Street, with a 60-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.

(Continued)

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ZONING HISTORY – VICINITY

2021-ZON-083; 1001 Palmer Street (southeast of site), requested the rezoning of 1.6 acre from the SU-1 district to the D-P district to provide for 157 multi-family residential units, **pending**.

2021-DV1-046; 1540 Ringgold Avenue (north of site), requested a variance of development standards to provide for deficient setbacks, building separation and open space, **approved**.

2006-UV2-036; 1601 Leonard Street (southwest of site), requested the legal establishment of a three-unit dwelling in a D-5 district with deficient setbacks and a garage in the front yard, **approved**.

98-Z-213; 1001 Palmer Street (southeast of site), requested the rezoning of two acres from the D-5 district to the SU-1 district, **approved**.

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STAFF REPORT 2023-ZON-054, Location



STAFF REPORT 2023-ZON-054, Aerial photograph (2022)



STAFF REPORT 2023-ZON-054, Photographs



Looking west from Ringgold Avenue at the subject site.



Looking northwest at the neighbors to the north.



Looking southwest at the neighbors to the south. The subject site is to the right.



Looking east from the site across Ringgold Avenue.