



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 27, 2024

Case Number: 2024-CZN-825 / 2024-CPL-825
Property Address: 1641 Cornell Avenue (approximate address)
Location: Center Township, Council District #13
Petitioner: Indy Opportunity Fund, LLC, by Dale W. Pfeifer
Zoning: I-3
Request: Rezoning of 0.12-acre from the I-3 district to the D-8 district to provide for residential uses.
Approval of a Subdivision Plat to be known as Pfeifer’s replat of Lot 6 in A.C. Shortridge’s Subdivision, subdividing 0.12-acre into two single-family attached lots.
Waiver Requested: None
Current Land Use: Residential (Two-family dwelling)
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

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

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 30, 2024 complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned I-3 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lot 1 and 2 would each contain one unit of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since 1898 according to an 1898 Sanborn Map. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Both lots would front on Cornell Avenue. No new streets are proposed.

SIDEWALKS

Sidewalks are existing along Cornell Avenue.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

REZONING

The subject site is zoned I-3 and would be rezoned to the D-8 district to provide for residential uses.

The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large, and enclosure of activities and storage is required.



The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.

STAFF ANALYSIS

The rezoning from the I-3 district to the D-8 district would correct the residential use of the site with the corresponding zoning district.

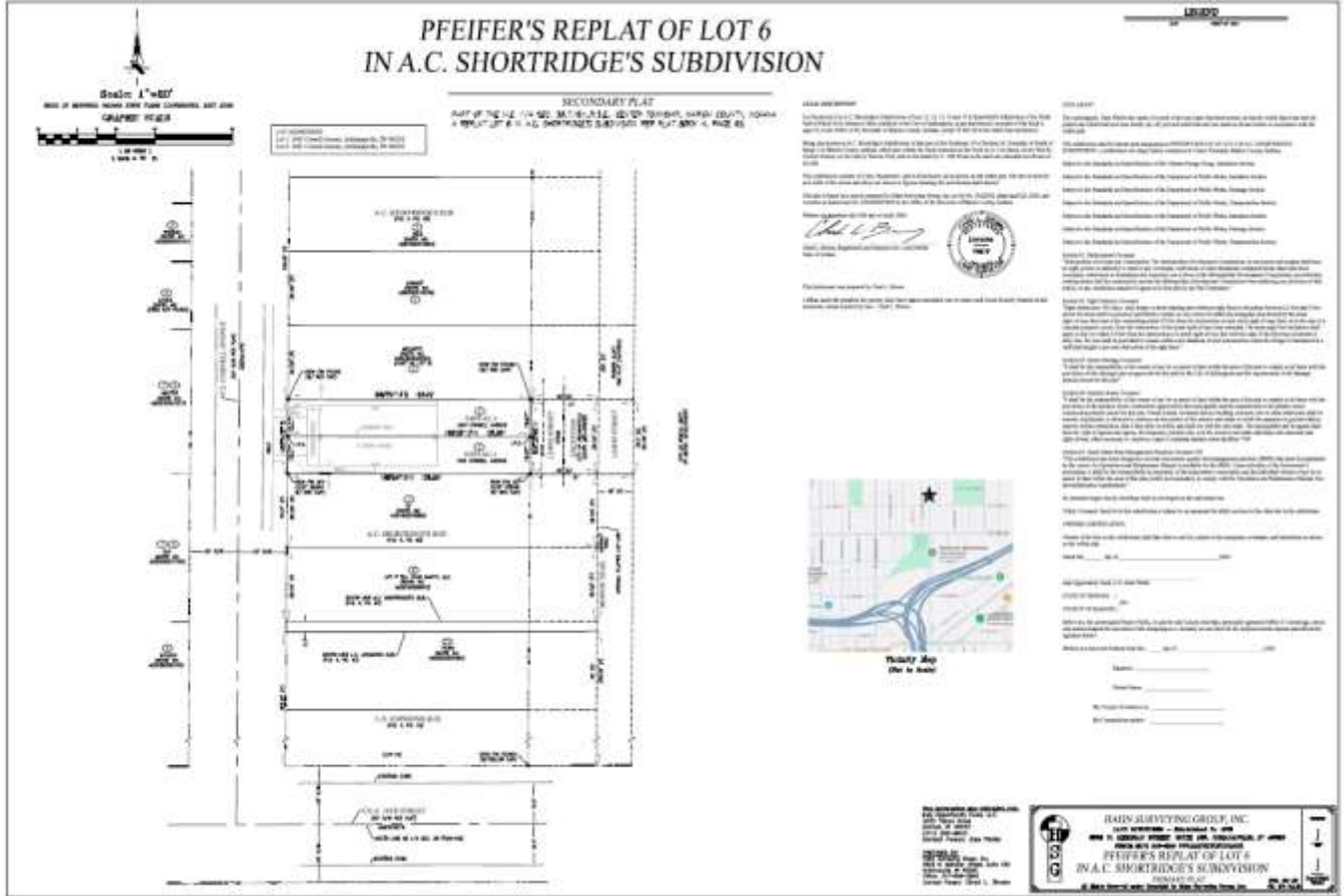
The site is recommended for village mixed-use development and this typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

Staff is recommending approval of the rezoning since it would align with the Comprehensive Plan.

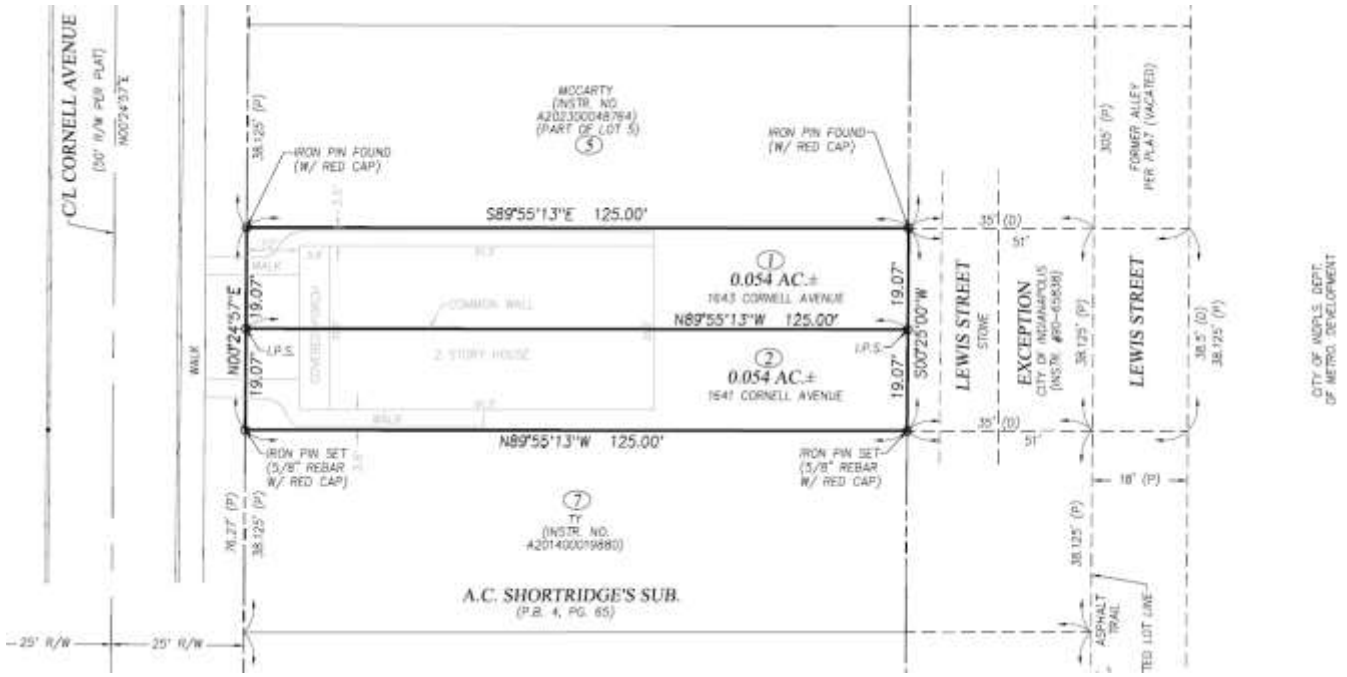
GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	D-8	Two-Family Dwelling
South:	I-3	Two-Family Dwelling
East:	I-3 / MU-2	Monon Trail / Multi-family Dwellings
West:	D-8	Single-Family Dwelling
Thoroughfare Plan		
Cornell Avenue	Local Street	50-foot existing and 48-foot proposed
Petition Submittal Date	April 30, 2024	

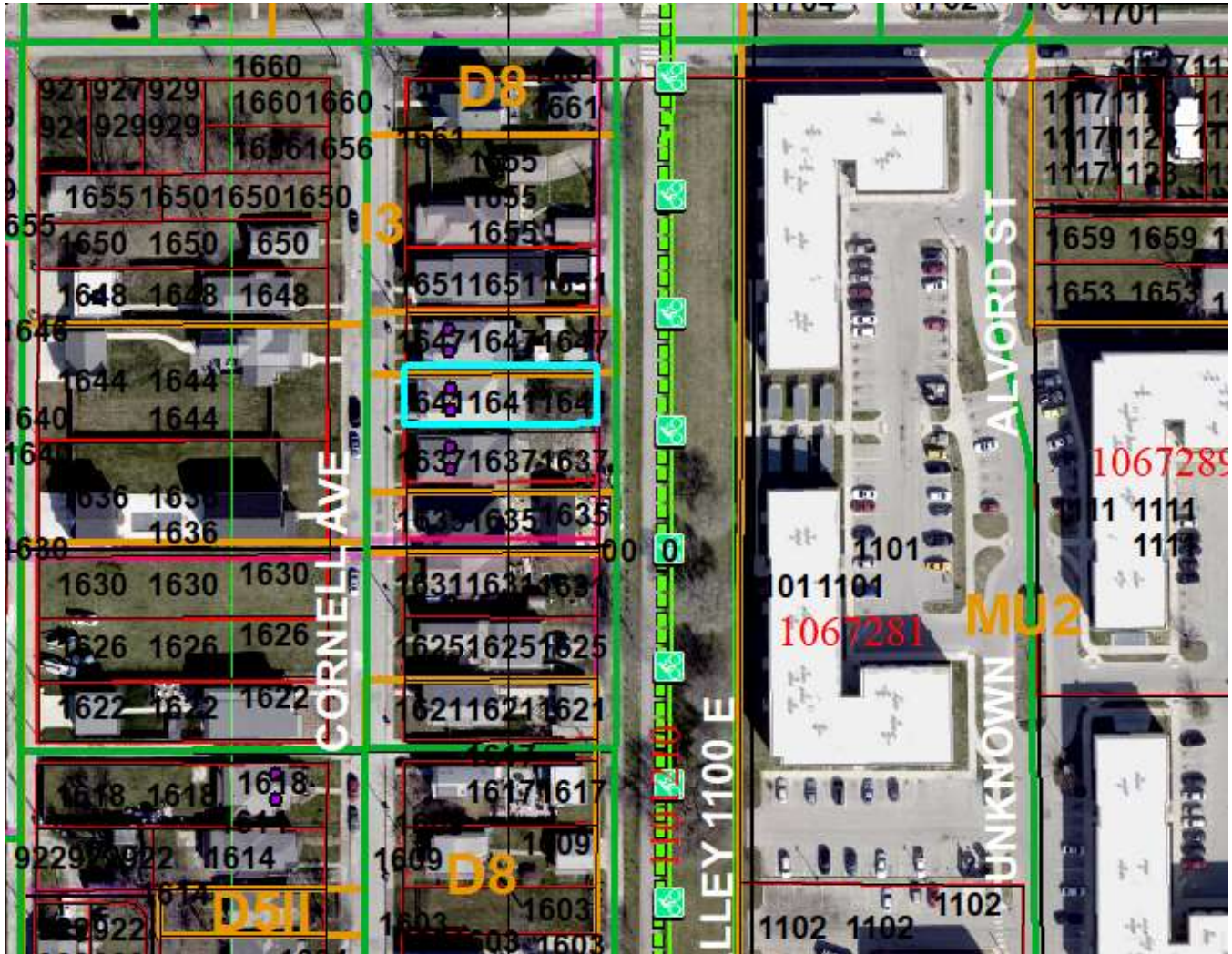
EXHIBITS



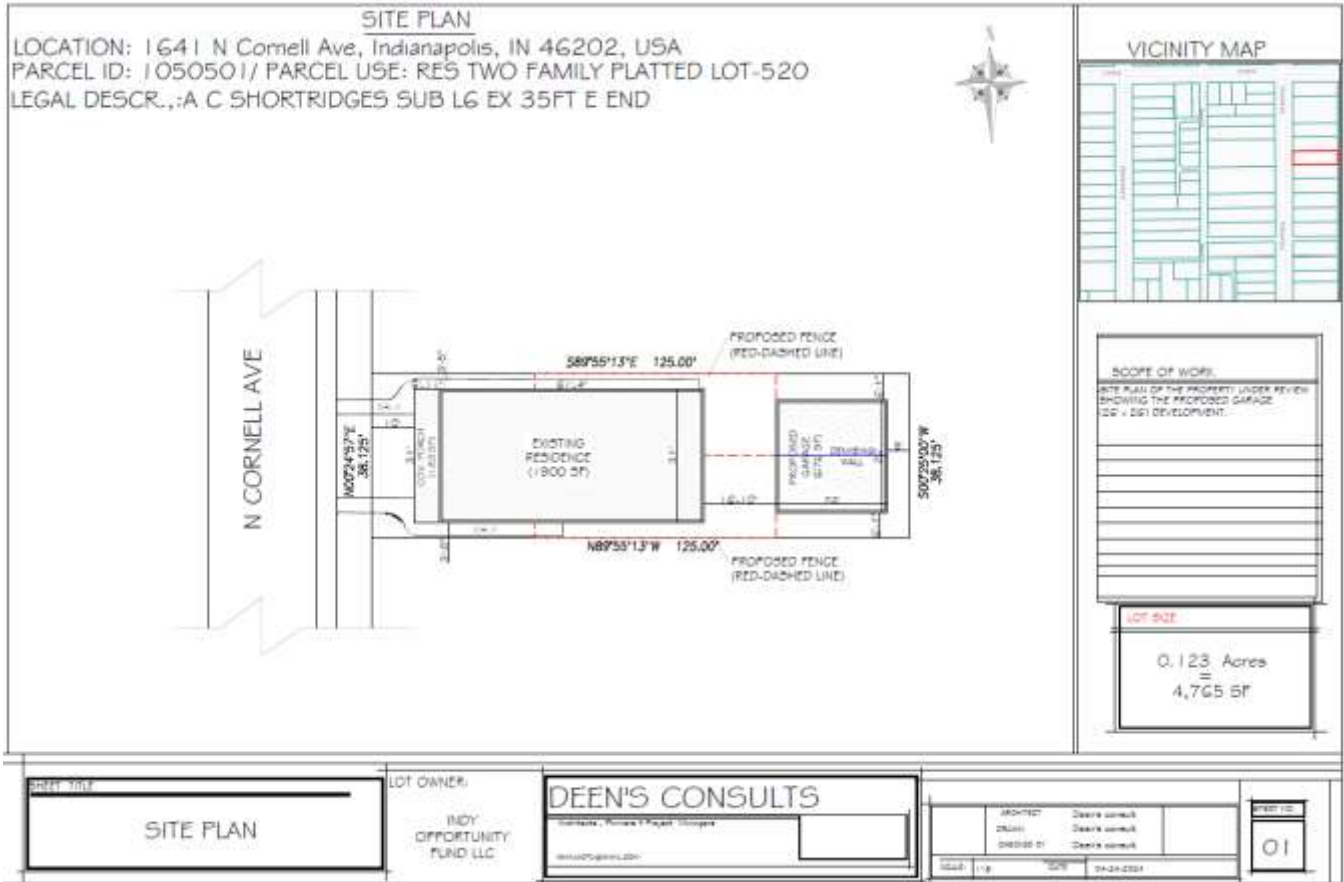
Preliminary Plat



Plat Close-Up



Present Day Aerial



Present Day Site Plan

PHOTOS



Photo of the subejct site.



Photo of the rear yard of the site.