

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-ZON-103
Address: 1647 Cornell Avenue (*Approximate Addresses*)
Location: Center Township, Council District #11
Petitioner: Megan & Christopher McCarty
Request: Rezoning of 0.11 acre from the I-3 district to the D-8 district

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

LAND USE

- ◇ The 0.11-acre subject site is located in the Near Northside neighborhood and is developed with a single-family dwelling and a storage shed.
- ◇ The property is bordered to the north with a single-family dwelling, zoned I-3, to the west across Cornell Avenue with a single-family dwelling, zoned D-8, to the south with a two-family dwelling, zoned I-3, and to the east by the Monon Trail across the alley.

REZONING

- ◇ The request would rezone the property from the I-3 district to the D-8 district to allow the continued use of the site for residential use, which is not permitted in the I-3 district.
- ◇ The I-3 district is an intermediate district for industries that present moderate risks to the 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.

(Continued)

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- ◇ The Comprehensive Plan recommends village mixed-use development for this site. The Village Mixed-Use 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 Analysis

- ◇ As proposed, rezoning to the D-8 district would be appropriate since it would align with the Comprehensive Plan recommendation of the village mixed-use development that includes a wide range of housing types.
- ◇ The subject site was originally built with a two-family dwelling that was then converted to the existing single-family dwelling. This site has historically been used residentially since 1915, per a 1915 Sanborn Map provided in the staff report. Therefore, the continued use of the site for residential purposes is supportable.
- ◇ The property owner is aware that the proposed garage noted on the site plan would need to meet the D-8 development standards, which they have agreed to meet.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

I-3	Compact	Residential (Single-family dwelling)
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SURROUNDING ZONING AND LAND USE

North	I-3	Residential (Single-family dwelling)
South	I-3	Residential (Two-family dwelling)
East	I-3	Monon Trail
West	D-8	Residential (Single-family dwelling)

COMPREHENSIVE PLAN	The Comprehensive Plan for Indianapolis and Marion County (2018) recommends village mixed-use development.
THOROUGHFARE PLAN	Cornell 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.
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.

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SITE PLAN	File-dated October 10, 2023.
ELEVATION	File-dated October 10, 2023.
FOUNDATION PLAN	File-dated October 10, 2023.

ZONING HISTORY – SITE

EXISTING VIOLATIONS

None.

PREVIOUS CASES

None.

ZONING HISTORY – VICINITY

2022-ZON-100; 1635 Cornell Avenue (south of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**

2021-ZON-132; 1644 Cornell Avenue (west of site), Rezoning of 0.33 acre from the I-3 district to the D-8 district to provide for a single-family dwelling, **approved**.

2020-UV3-001; 1651 Cornell Avenue (north of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to a single-family dwelling (not permitted) with a six-foot front setback and a two-foot north side setback and a detached garage with a three-foot north side setback and five-foot rear setback (30-foot front setback, 10-foot side and rear setbacks), **granted**.

2019-ZON-103; 1661 Cornell Avenue (north of site), Rezoning of 0.12 acre from the I-3 district to the D-8 district., **approved**.

2018-UV1-009; 1648 Cornell Avenue (west of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling (not permitted), with a 14-foot front setback and a four-foot south side yard and eight-foot north side yard (30-foot front yard and 10-foot side yards required), and 720-square foot secondary dwelling (not permitted), with a three-foot north side yard, a four-foot south side yard and a 15-foot rear transitional yard (10-foot side yard and 40-foot rear transitional yard required), **granted**.

2017-UV3-003; 1622 Cornell Avenue (southwest of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for single-family dwelling (not permitted), with a 20-foot front setback, **granted**.

2017-UV3-011; 1622 Cornell Avenue (southwest of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two, single-family dwellings and detached garages, (not permitted), with 20-foot front setbacks, five-foot side setbacks, and 15-foot rear setbacks (30-foot front setback, 10-foot side setback and 40-foot transitional rear setback required), **granted**.

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STAFF REPORT 2023-ZON-103 (Continued)

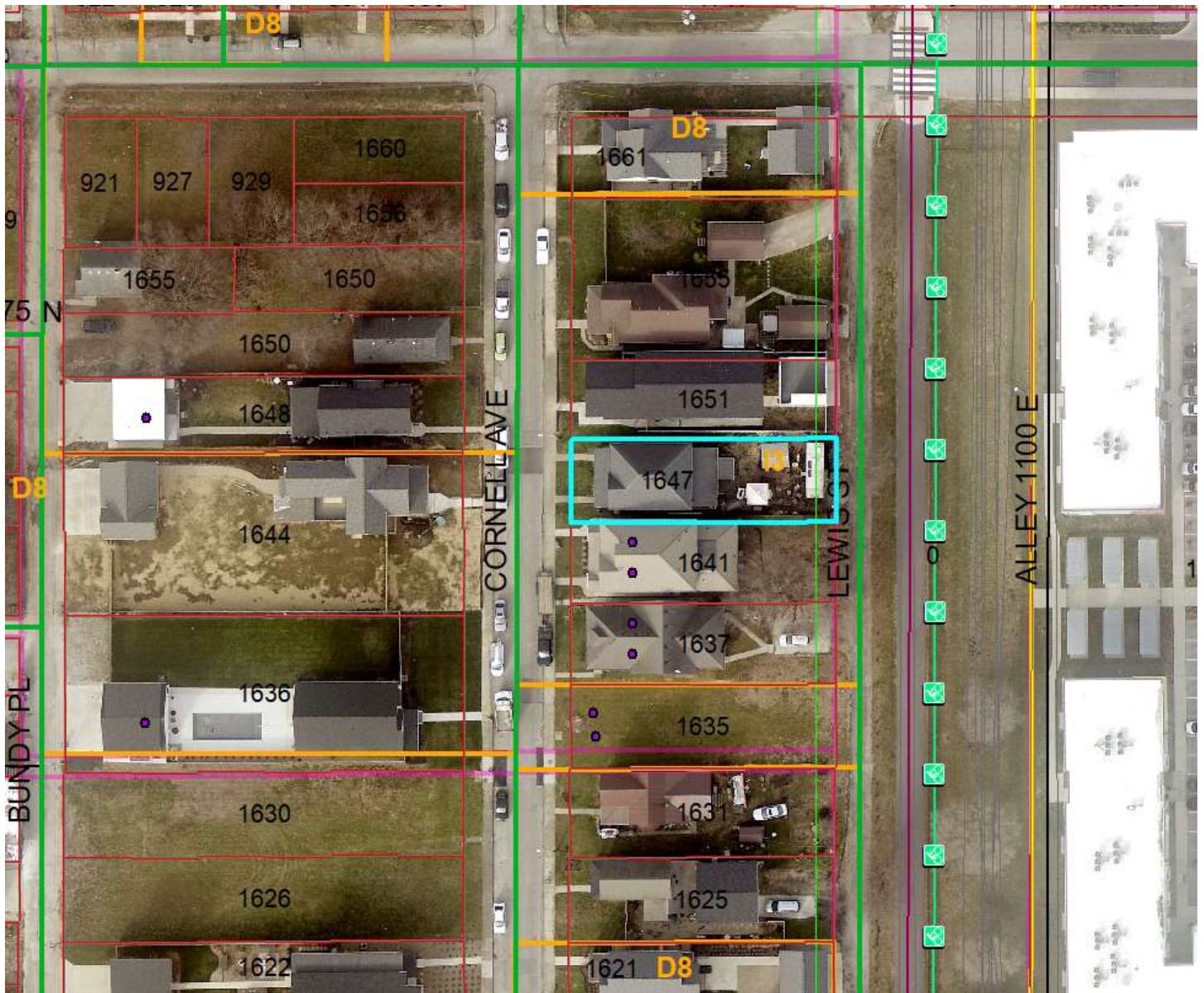
2017-ZON-043; 1621 Cornell Avenue (south of site), Rezoning of 0.12 acre from the I-3 district to the D-8 classification, **approved.**

2006-ZON-027; 1636 Cornell Avenue (southwest of site), Rezoning of 0.306 acre from the I-3-U District to the D-8 classification to provide for residential development, **approved.**

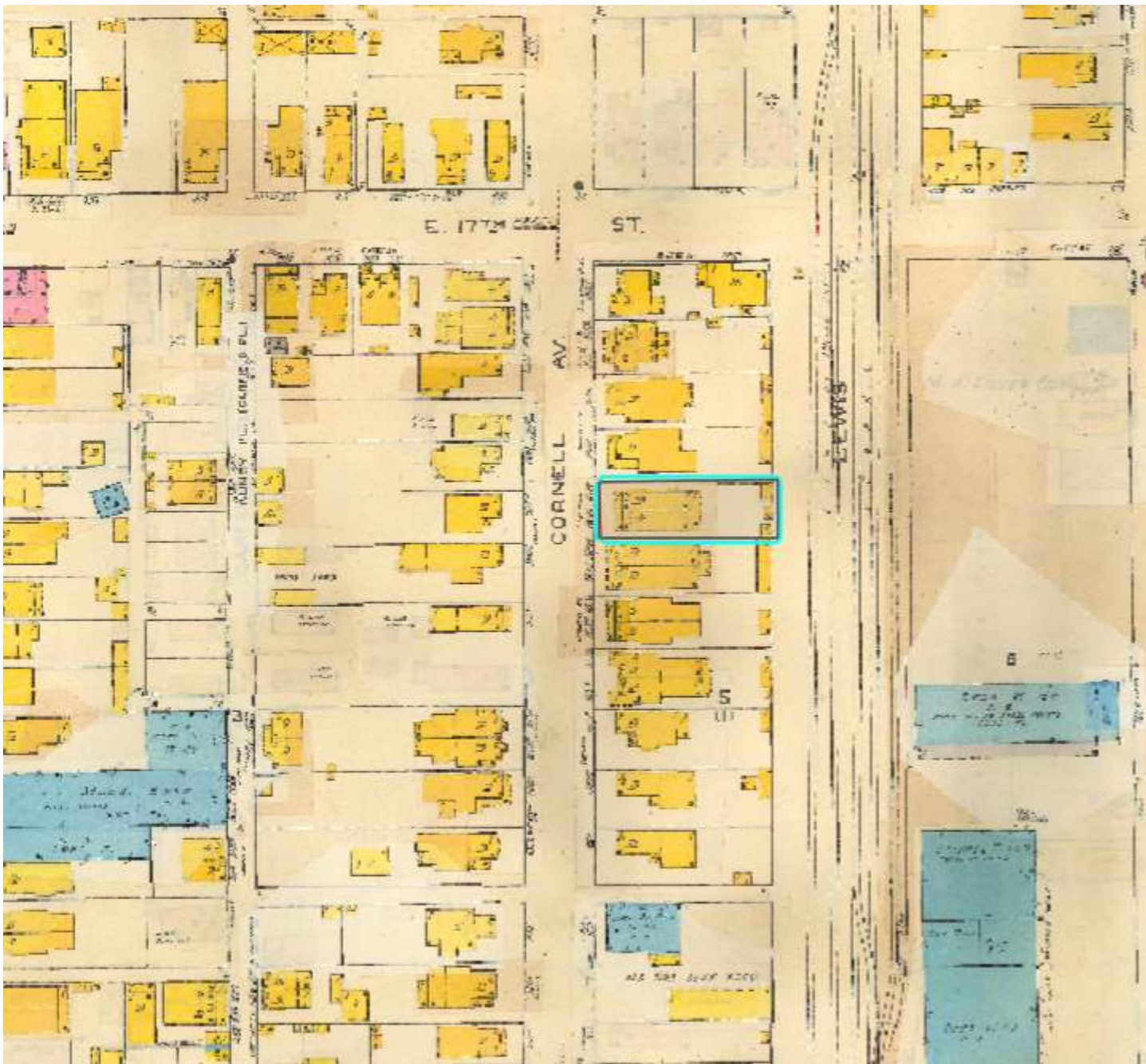
2003-HOV-023; 1621 Cornell Avenue (south of site) Variance of use to legally establish an existing single-family dwelling, and to provide for construction of a room and garage addition, in I-3-U, **granted.**

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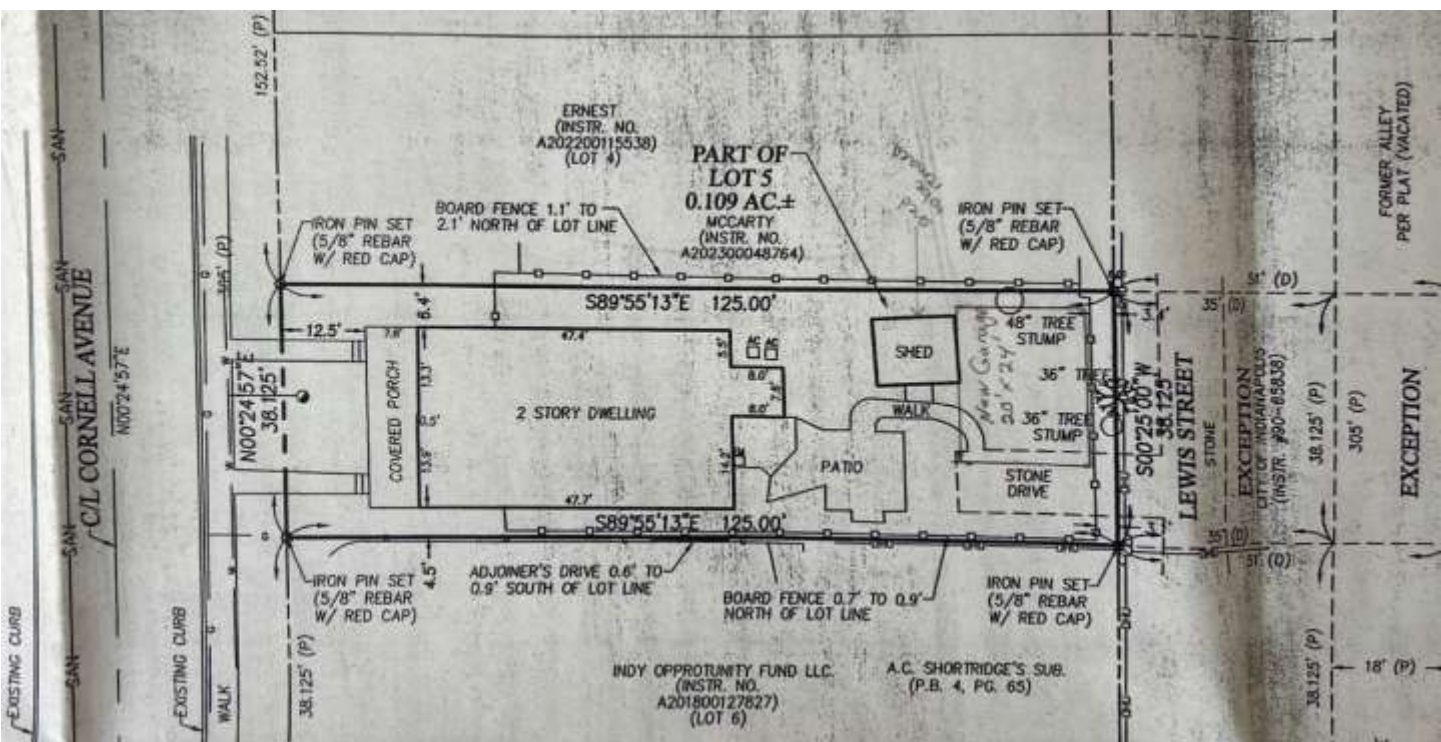
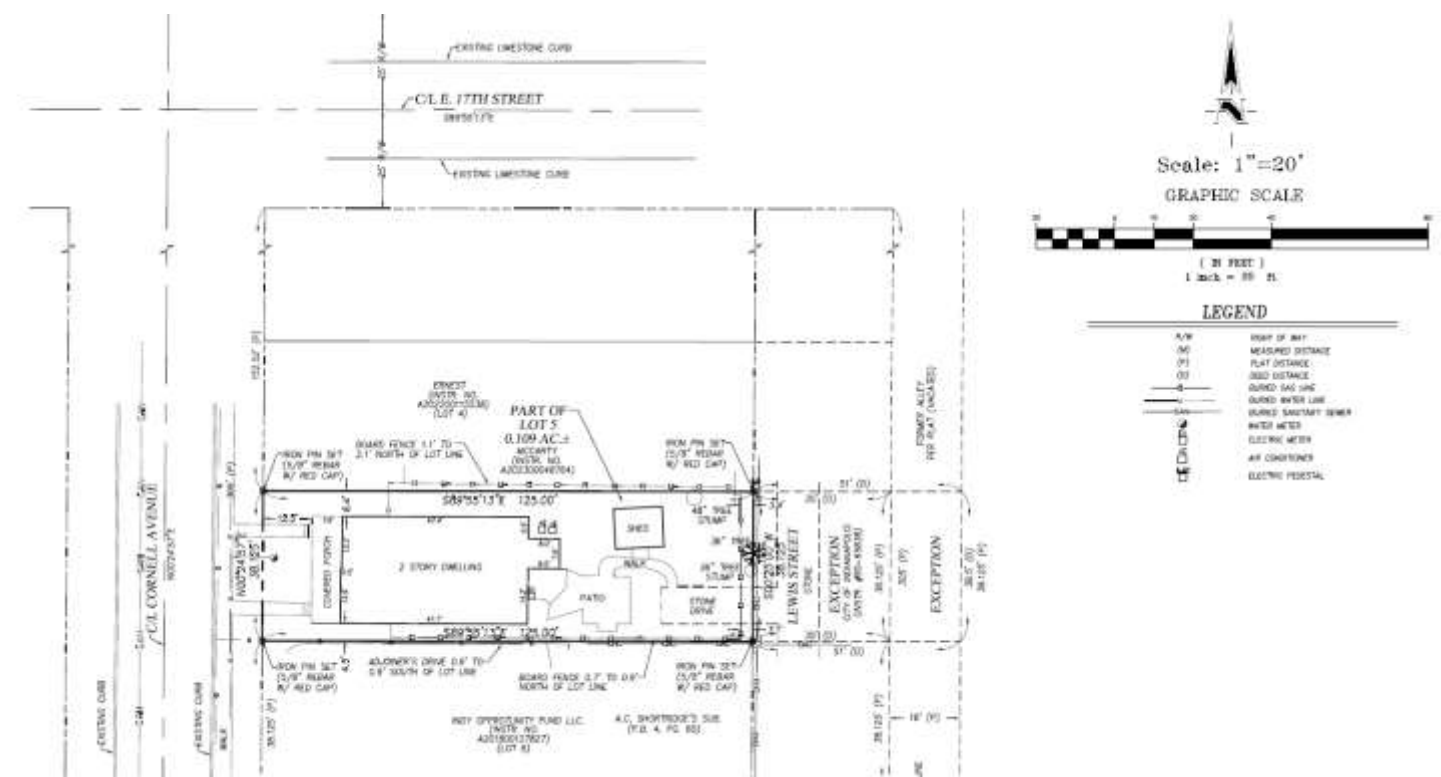
2023-ZON-103; Location Map



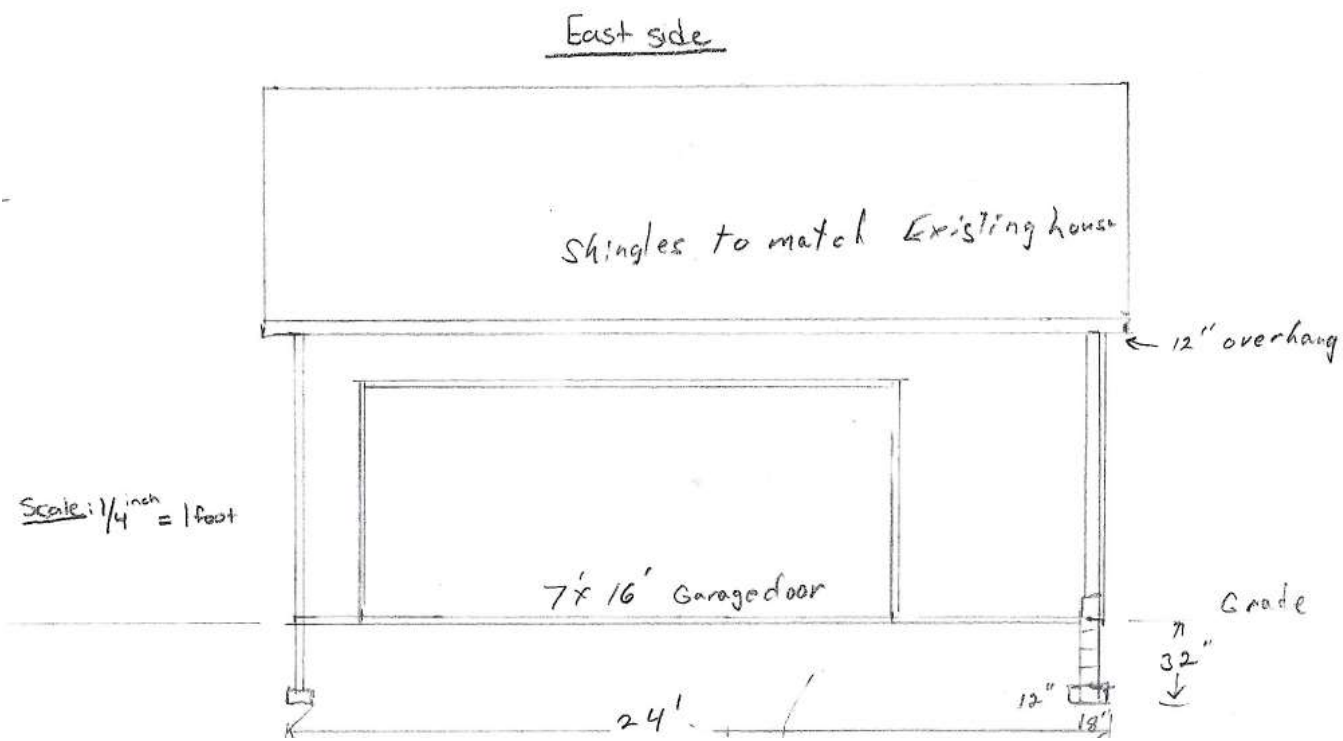
2023-ZON-103; Sanborn (1915)



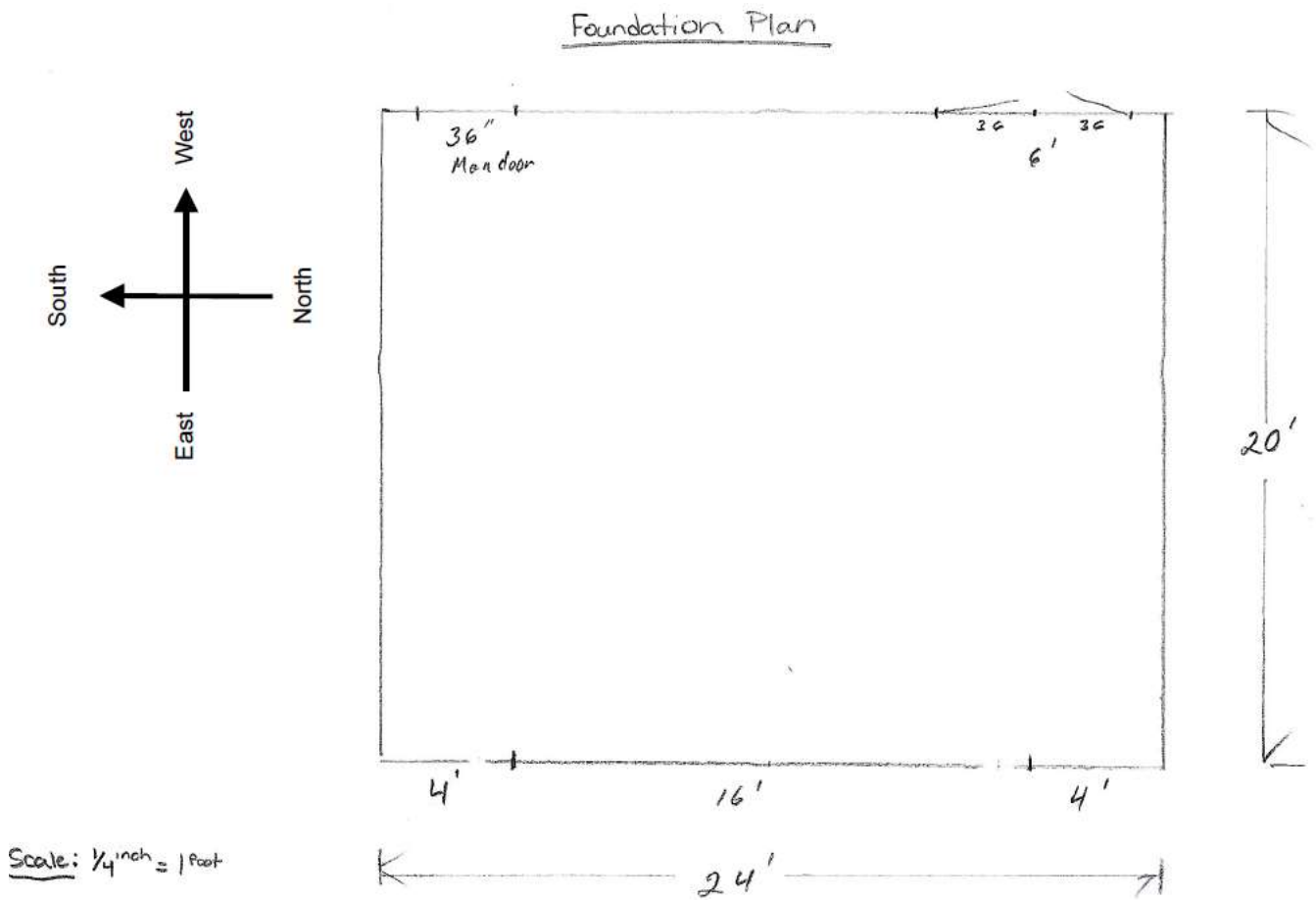
2023-ZON-103; Site Plan



2023-ZON-103; Elevation



2023-ZON-103; Foundation Plan



2023-ZON-103; Photographs



Photo of the Subject Property: 1647 Cornell Avenue



Photo of the rear property boundary west of the monon trail.



Photo of the northern property boundary.



Photo of the existing shed to be removed and the proposed location of the garage.



Photo of the southern property boundary.



Photo of the alley east of the subject site looking south.



Photo of the Monon trail and apartments east of the site.