

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

**PUBLIC ASSEMBLY ROOM
2ND FLOOR CITY-COUNTY BUILDING
1:00 P.M.**

STAFF REPORTS FOR MARCH 27, 2014

**These reports do not in any way commit the Hearing Examiner
to approve or disapprove any petition filed before it.**

Any decision of the Hearing Examiner may be appealed to the full Metropolitan Development Commission, subject to deadlines prescribed by the Metropolitan Development Commission, rules of procedure. Please contact the Current Planning staff, 327-5155, within the first or second day after the hearing, to determine the appropriate appeal procedures.

PETITION NO.	PETITION ADDRESS AND LOCATION	PAGE
EXPEDITED PETITION:		
2014-APP-001	614 EAST 21 ST STREET CENTER TOWNSHIP, CD # 9	2
CONTINUED PETITIONS:		
2013-MOD-016	7125 WELLINGSHIRE BOULEVARD AND 7500 SOUTH BELMONT AVENUE; PERRY TOWNSHIP, CD # 22	8
2013-CZN-820 2013-CPL-820 2013-CVR-820	7530 ORINOCO AVENUE PERRY TOWNSHIP, CD # 24	16
2014-CZN-800 2014-CVR-800	6542 WESTFIELD BOULEVARD WASHINGTON TOWNSHIP, CD # 3	26
2014-CZN-801 2014-CVR-801	4208 EAST EPLER AVENUE PERRY TOWNSHIP, CD # 24	36
NEW PETITIONS:		
2014-ZON-005	2101 CHURCHMAN AVENUE CENTER TOWNSHIP, CD # 20	43
2014-ZON-006***	1030 EAST MILLS AVENUE PERRY TOWNSHIP, CD # 23	48
2014-ZON-007	3739 EAST 9 TH STREET CENTER TOWNSHIP, CD # 10	49
2014-CAP-804 2014-CVR-804	4340 HAUGHEY AVENUE WASHINGTON TOWNSHIP, CD # 8	56

*Automatic Continuance ** Continuance Requested *** Withdrawal or Dismissal Requested

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Petition Number(s): 2014-APP-001
General Location: 614 East 21st Street (*Approximate Addresses*)
Indianapolis
Township(s): Center
Council District(s): 9
Zoning District(s): PK-2
Petitioner/Agent: Marcus Baxter and Zachary Holmes
Request(s): Park District Two Approval and Modification of the Development statement for 2007-APP-106 to provide for a dwelling unit on the second floor of the detached garage (no more than four dwelling units permitted in detached garages by 2007-APP-106).

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE

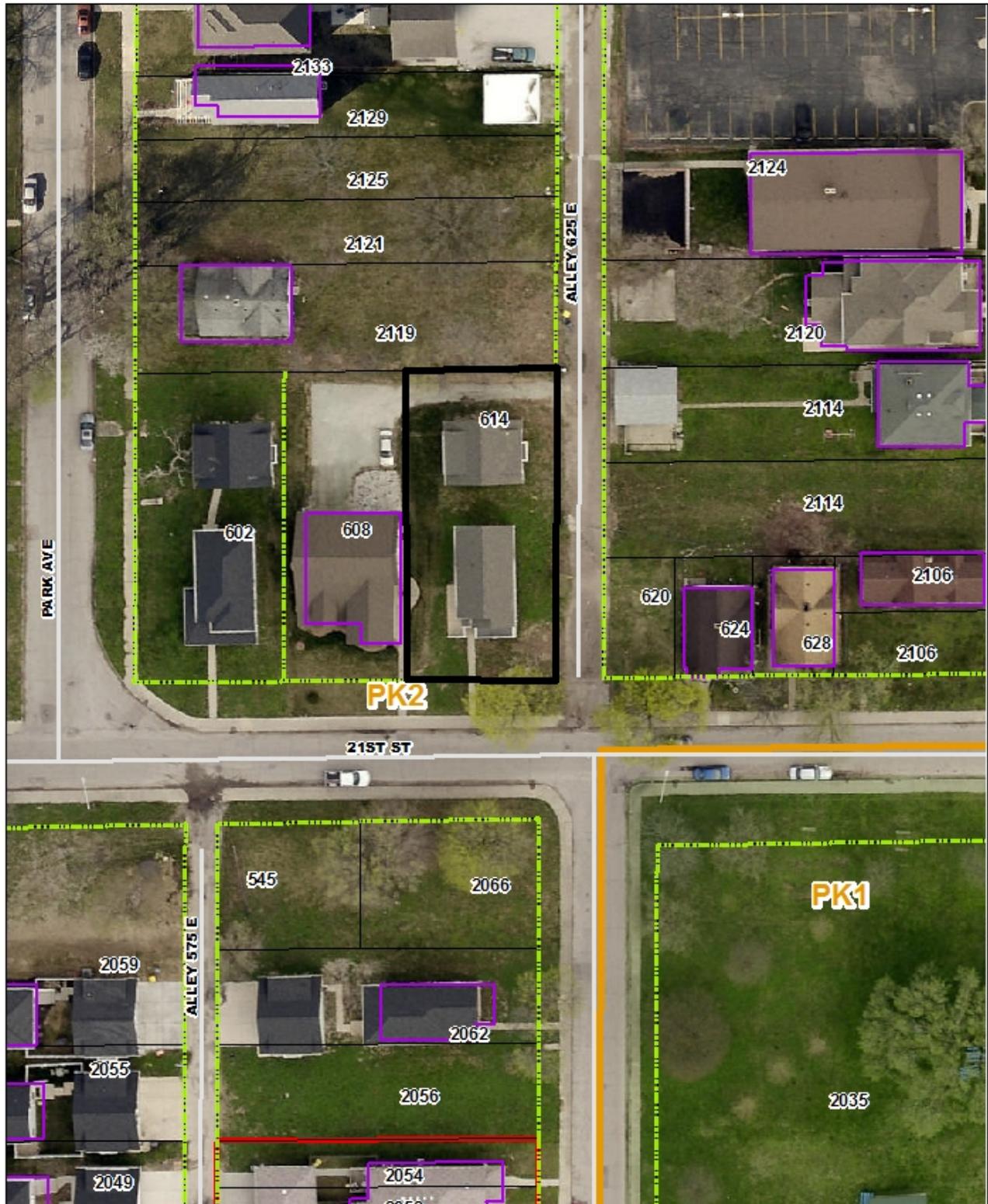
- ◇ The 0.188-acre subject site is zoned PK-2 and is improved with a two-story single-family dwelling (Exhibit 1) and a two-story accessory structure (Exhibit 2). The site is located in an established residential neighborhood, with surrounding lots improved primarily by single-family dwellings. The site's PK-2 designation is due to its proximity to Martin Luther King Memorial Park, which is located southeast of the site (Exhibit 3).

APPROVAL PETITION

- ◇ This request would provide for the conversion of the second story of the existing garage into a dwelling unit, or 'carriage house'.
- ◇ Petition 2007-APP-106 permitted the construction of eight dwelling units and accessory structures, including the subject site and adjacent sites within the vicinity of King Park. 2007-APP-106 allowed for secondary dwelling units upon four of the eight lots, with the subject lot not being included.
- ◇ The Special Districts Zoning Ordinance requires Commission Approval for development within the PK-2 District. Within the PK-2 District, allowable land uses are wide-ranging, provided that developments meet the aims of the district. No specific development standards are included in

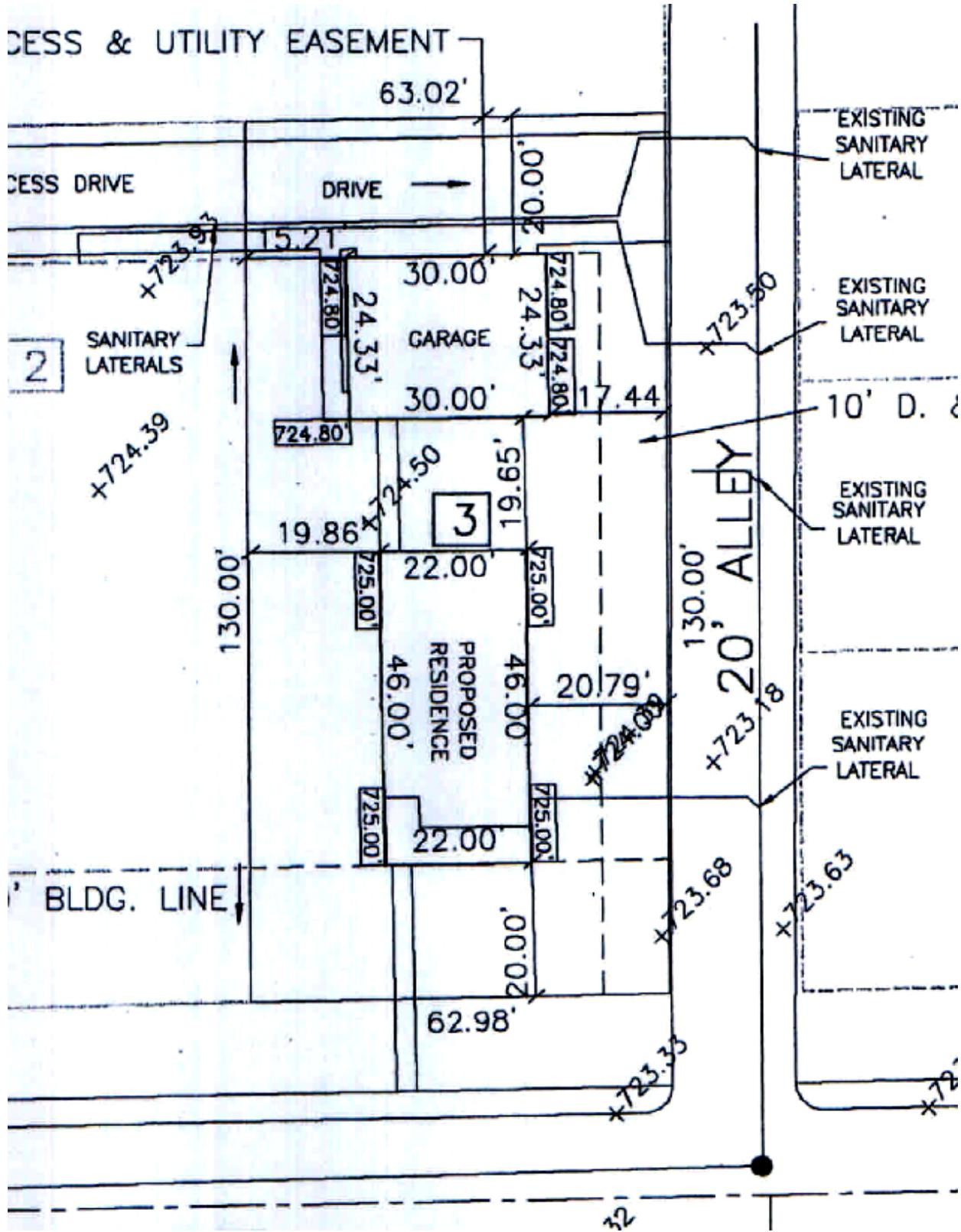
(Continued)

614 East 21st Street



Map Compiled by: Mike Clust
Division of Planning
Date Compiled: 3/4/2014

1 inch = 54 feet



2014-APP-001 – Photographs



1) Existing dwelling



2) Existing garage structure



3) King Park to the southeast



4) Adjacent two-story garage

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2013-MOD-016
Address: 7125 Wellingshire Boulevard and 7500 South Belmont Avenue (*Approximate Address*)
Location: Perry Township, Council District #22
Zoning: D-P (FF) (W-1)
Petitioner: Wellingshire Joint Venture, by Thomas Michael Quinn
Request: Modification of the Development Statement for 97-Z-14 (97-DP-003), as modified by 2000-APP-038, 2000-APP-161, 2001-APP-158, 2002-APP-003 and 2002-APP-127 to generally include the following:

- a) 2,341 dwelling units and 2.17 units per acre (maximum 2,151 units and 1.99 units per acre permitted),
- b) multi-family developed on Parcels One and 25 (56,000 square feet of commercial permitted or multifamily permitted in conjunction with Parcel 25),
- c) 250,000 square feet of commercial development, 400 multi-family units and a 15-acre assisted living facility within Parcel Two (maximum 350,000 square feet (406,000 square feet, if Parcel One developed with multifamily development) of commercial permitted),
- d) multi-family and commercial on Parcels 12 and 13, subject to the overall 2.17 unit per acre density (permits commercial),
- e) Perimeter street improvements: The west approach of Stop 11 Road at the intersection of Stop 11 Road and State Road 37 and the east and west approaches of County Line Road at the intersection of County Line Road and State Road 37 shall be improved to the extent approved by DPW and INDOT (requires double right-turn and left-turn lanes, and double-left turn lanes, one through lane and one right-turn lane, respectively).

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the Development Statement, file-dated December 19, 2013 and substantial conformity with the proposed concept plan, file-dated December 19, 2013.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:
(Continued)

STAFF REPORT 2013-MOD-016 (Continued)

LAND USE

- ◇ The expansive, 1,183-acre subject site is zoned D-P and is improved with a range of land uses, including single-family residential, multi-family residential (Exhibit 1), commercial (Exhibit 2), recreational and institutional. The site is a Planned Unit Development (PUD) known as 'Southern Dunes', originally approved in 1993. The site is bordered by Southport Road to the north, the Marion/Johnson County line to the south, State Route 37 to the east, and single-family dwellings and wetlands to the west.

MODIFICATION OF DEVELOPMENT STATEMENT

- ◇ This petition would modify a number of items within the Southern Dunes Development Statement, including an increase in net residential density, a decrease in net commercial area, and the allowance of specific land uses on certain parcels not permitted under the current development statement.
- ◇ The most significant change would be related to 'Parcel 2'. 'Parcel 2' is a 53-acre tract of land located immediately on the southwest corner of Southport Road and State Route 37. This tract is currently unimproved (Exhibit 3, 4). This area would be slated strictly for commercial development, up to 406,000 square feet, under the current development statement. This modification would change the allowed development within 'Parcel 2' to include up to 250,000-square feet of commercial, up to 400 multi-family dwelling units, and an assisted living facility.
- ◇ The preliminary site plan has been submitted, indicating the tentative layout of 'Parcel 2' (2013-MOD-016 – Proposed Parcel 2). The site plan continues to propose commercial uses near the intersection, with multi-family dwellings located south and west of the commercial uses. The assisted living facility would be slightly farther south.
- ◇ The modification would also allow for residential development on 'Parcels 12 and 13', which are located near the intersection of State Route 37 and Stop 11 Road. Portions of these parcels include areas for tree preservation under the Development Statement.
- ◇ The proposed residential development would increase the overall residential density permitted throughout the entire 1,183-acre PUD from 1.99 units per acre to 2.17 units per acre.
- ◇ Staff would not find the modification request objectionable. The reduction in allowable commercial square footage should offset the increase in residential development in terms of net impacts. The traffic generated is likely to be heavier during the morning/evening rush-hour rather than during the evenings and weekends, when commercial traffic would most likely be heaviest.
- ◇ Proposed street improvements would be subject to the Department of Public Works and the Indiana Department of Transportation.

(Continued)

STAFF REPORT 2013-MOD-016 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-S Unimproved/Planned Unit Development

SURROUNDING ZONING AND LAND USE

North -	C-4	Commercial (7125 Wellingshire)
South -	D-P	Self Storage (7125 Wellingshire)
East -	D-P	Multi-family residential (7125 Wellingshire)
West -	D-P	Multi-family residential (7125 Wellingshire)

NEIGHBORHOOD PLAN

The Comprehensive Plan recommends community commercial use at 7125 Wellingshire Boulevard.

THOROUGHFARE PLAN

Southport Road is a primary arterial, with a 50-foot existing right-of-way and a 140-foot proposed right-of-way. State Road 37 is a state expressway.

ZONING HISTORY

2002-APP-033; 2201 West Southport Road (subject site), requests a modification of development statement, related to petition 97-Z-14 (97-DP-3), 2000-APP-038, 2001-APP-161, and 2001-APP-033 to modify section I to read: No building, with the exception of the clubhouse, shall exceed 35 feet. The clubhouse, located in Parcel 14, shall not exceed 44 feet (original commitment prohibited all buildings from exceeding 35 feet), **approved**.

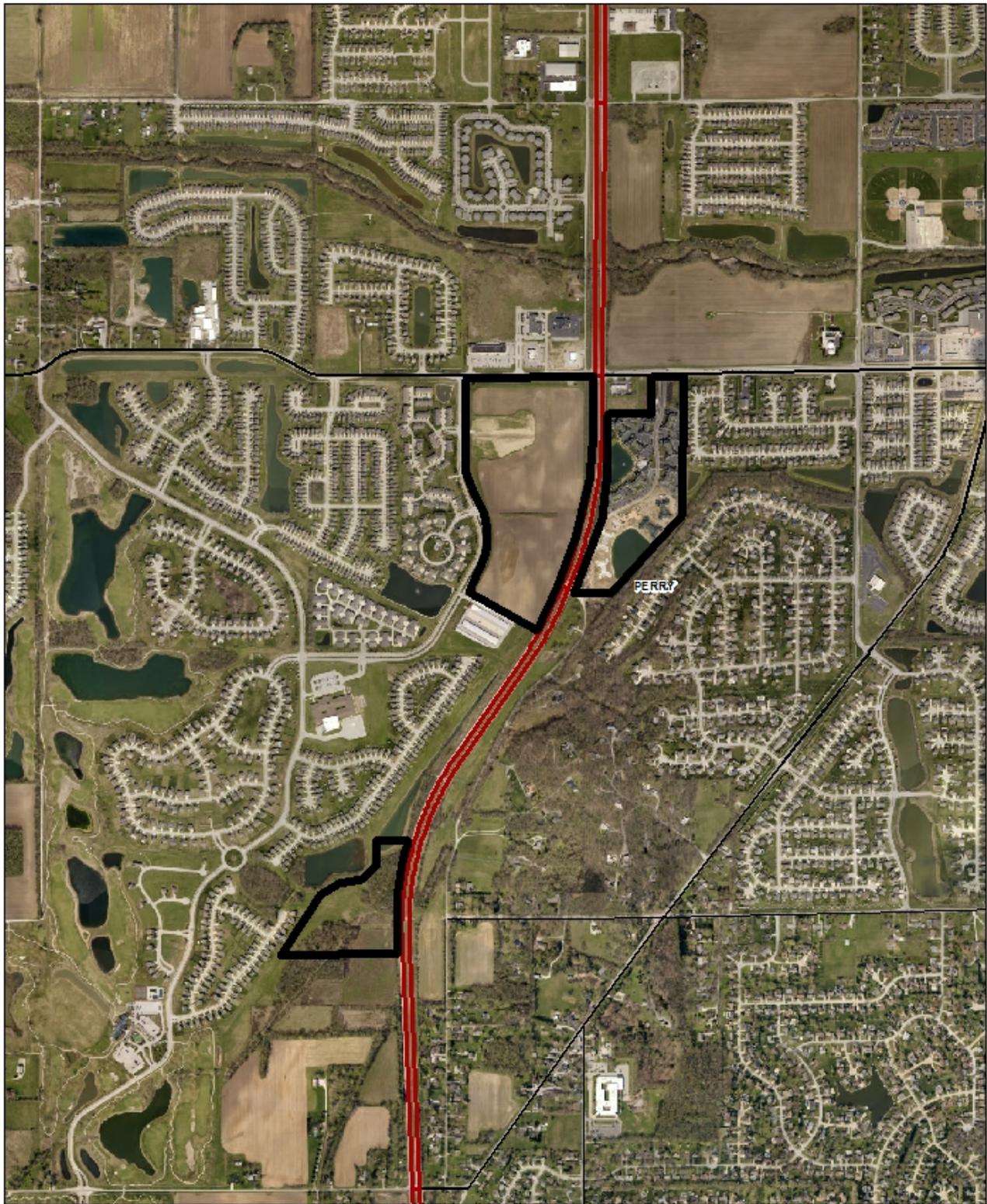
2001-APP-158; 2201 West Southport Road (subject site), requests a modification of development statement, related to petition 97-z-14 (97-dp-3), 2000-app-038, and 2001-app-161, to provide for the reconfiguration of the proposed residential, commercial recreational and miscellaneous uses within the proposed development, **approved**.

2000-APP-161; 2201 West Southport Road (subject site), requests a modification of development statement related to petitions 97-Z-14 (97-DP-3) and 2000-APP-038 to provide for 43-foot tall multi-family dwellings on parcels 25 and/or 1, **approved**.

2000-APP-038; 2201 West Southport Road (subject site), requests modification of development statement, related to petition 97-Z-14 (97-DP-3), of Southern Dunes (formerly known as Wellingshire), to provide for a reconfiguration of the proposed residential, commercial, recreational, and miscellaneous uses within the proposed development, **approved**.

97-Z-14/97-DP-3; 2201 West Southport Road (subject site), requests rezoning of approximately 1,131 acres from D-A (FF), SU-23 (GSB), SU-3 (FF), D-6 (FF) and C-3 (FF) to D-P (GSB, FF) to provide for a residential and golf course community development consisting of twelve single-family residential communities, three multi-family residential communities, a twenty-seven hole golf course, a nine hole golf course, a golf academy, club house and practice area, three neighborhood commercial centers, three neighborhood commercial service areas, a mini-warehouse use, recreational amenities and open space areas, **approved**.

2013-MOD-016 - Approximate Affected Areas



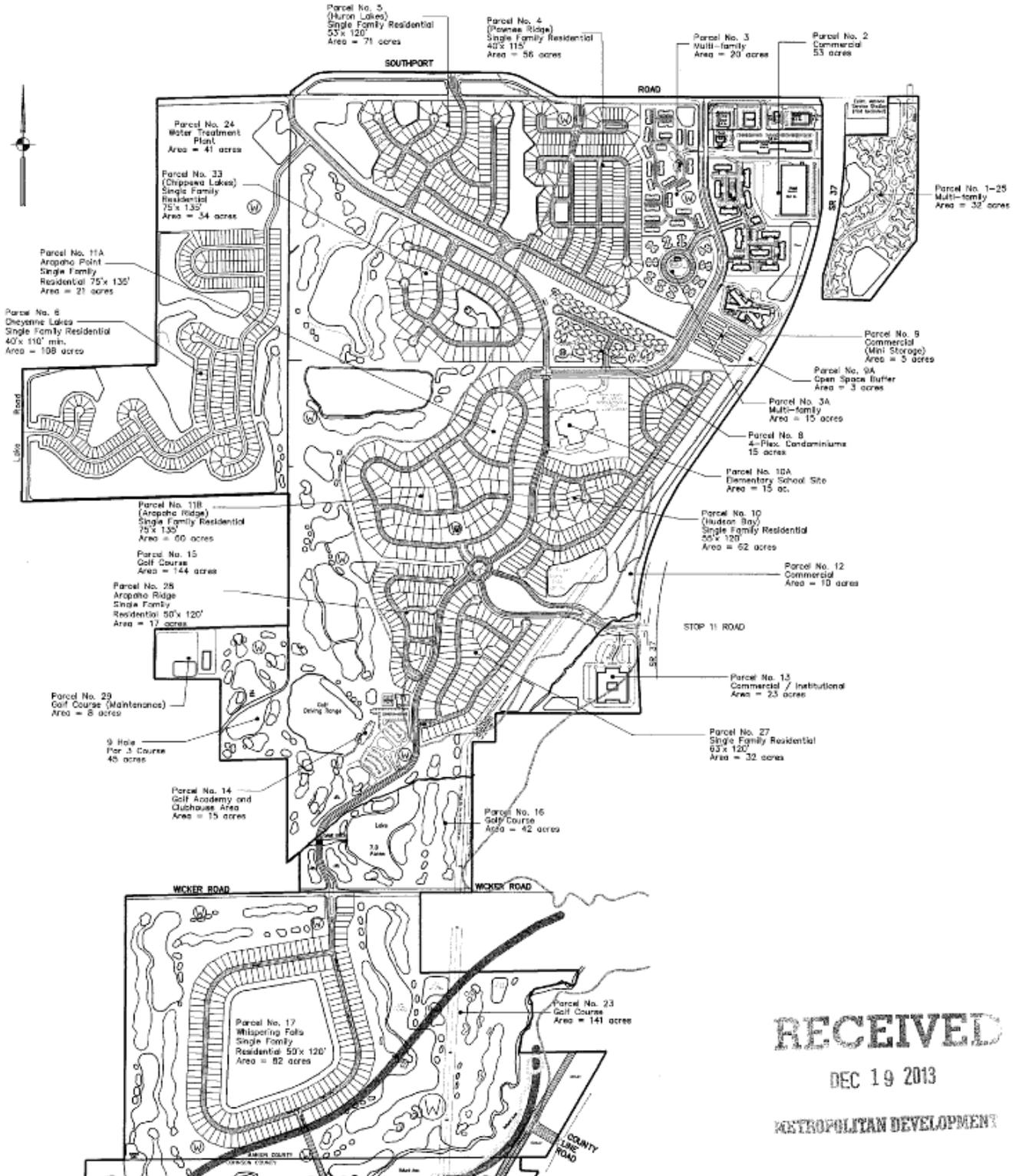
Department of Code Enforcement
Indianapolis
Gregory A. Ballard, Mayor



Map Compiled by: Mike Clust
Division of Planning
Date Compiled: 1/14/2014

1 inch = 1,249 feet

2013-MOD-016 – Overall Site Plan

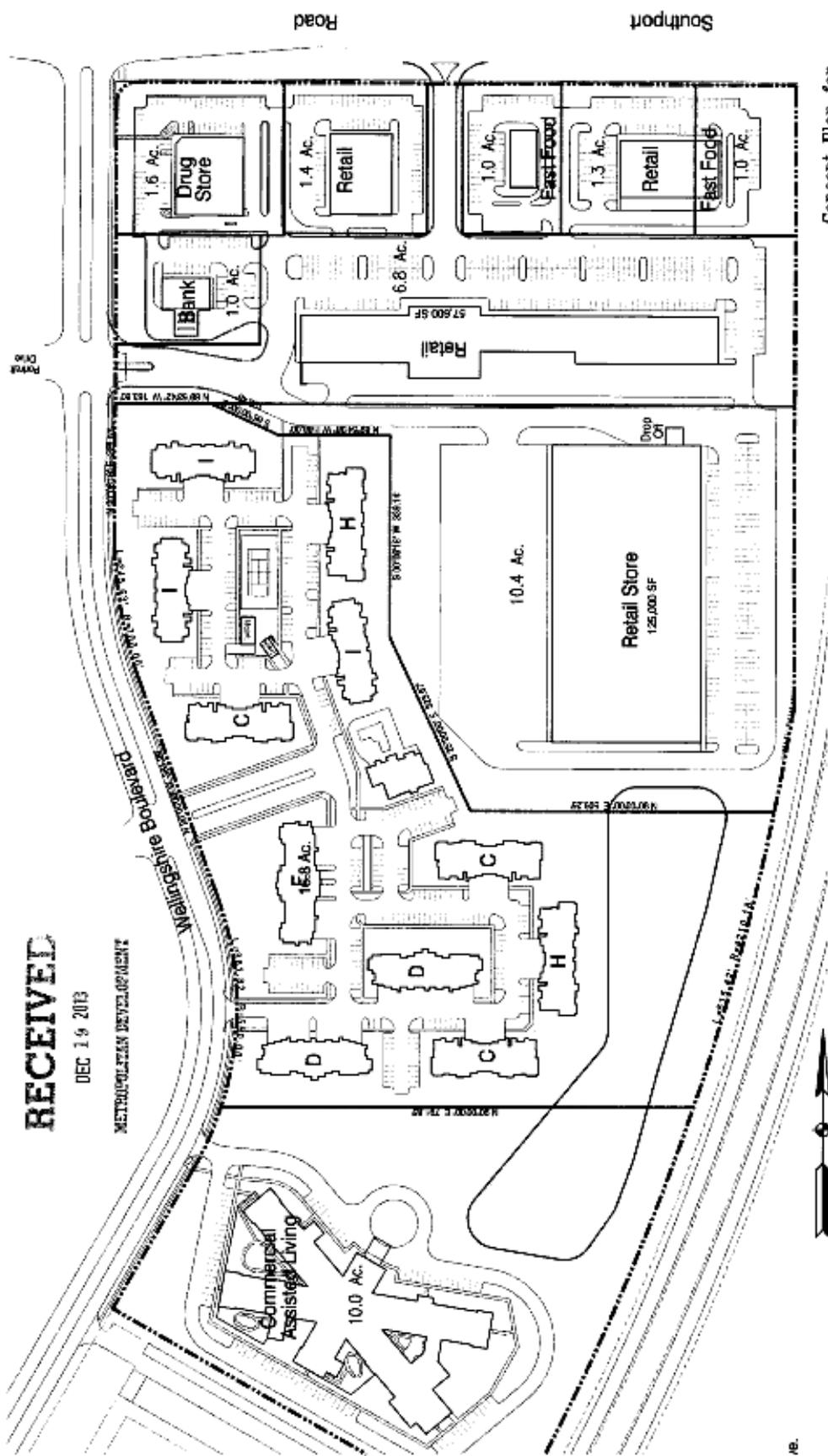


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DEC 19 2013

METROPOLITAN DEVELOPMENT

2013-MOD-016 – 'Parcel 2' Site Plan



Concept Plan for
 Southern Dunes Parcel No. 2

2013-MOD-016 – Photographs



1) Multi-family development just west of 'Parcel 2'



2) Self-storage building south of 'Parcel 2'



3) 'Parcel 2' looking south, where multi-family development would occur



4) 'Parcel 2' looking northeast

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2013-CZN-820 / 2013-CPL-820 / 2013-CVR-820
Address: 7530 Orinoco Avenue (Approximate address)
Location: Perry Township, Council District # 24
Lot Size: 2.21 Acres
Petitioner: Roger Johnson
Requests: Rezoning of 2.21 acres from the D-A district to the D-1 classification to provide for single-family development.

Approval of a Subdivision to be known as Orinoco Addition, dividing 2.21 acres into two lots, with a waiver of sidewalks along Orinoco Avenue.

Variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a detached garage and 20-foot tall pole barn (accessory structures cannot be taller than the primary dwelling), totaling 3,197 square feet of accessory building and accessory use area, being 109.3% of the main floor and total floor areas of the primary dwelling (maximum 75% of the main floor area and 99.9% of the total floor area of the primary dwelling or 2,194.5 square feet and 2,923, respectively).

This petition was continued from September 12, 2013 to November 14, 2013; from the November 14, 2013 to January 23, 2014; and from January 23, 2014 to March 27, 2014 to allow time for the relocation of a non-permitted commercial business from the site and to allow for the development standards variance to be filed.

RECOMMENDATIONS

Staff **recommends approval** of the rezoning petition subject to the following commitment:

No commercial business shall be permitted on the subject site.

Staff **recommends approval** of the variance petition subject to the site-plan, file-dated December 18, 2013 and the following condition:

All required permits for the existing accessory building shall be obtained within 60 days of the variance grant.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated, July 30, 2013, complies with the standards of the Subdivision Control Ordinance, subject to the following conditions:

(Continued)

STAFF REPORT 2013-CAP-820 / 2013-CPL-820/ 2013-CVR-820 (Continued)

1. Subject to the Standards and Specifications of the Department of Public Works, 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 (Appendix, Covenants, of the Subdivision Control Ordinance, and required by the Metropolitan Development Commission's Resolution No. 83-R-58, 1983) be affixed to the final plat, prior to recording.
6. That the Site Distance Covenant (Appendix of the Subdivision Control Ordinance) be affixed to the final plat, prior to recording.
7. That the Storm Drainage Covenant (Appendix of the Subdivision Control Ordinance) be affixed to the final plat, prior to recording.
8. That the Sanitary Sewer Covenant (Appendix, Covenants, of the Subdivision Control 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 731-320(b)(6) and 731-329 of the Subdivision Control Ordinance are met.

SUMMARY

The following information was considered in formulating the recommendation:

LAND USE

- ◇ The subject site is developed with a single-family dwelling, detached garage, and a 1,954 square-foot accessory building. The accessory building was built sometime between 2010 and 2011, without permits. During the initial review of this petition, it was discovered that a commercial automotive-related use was being conducted out of the accessory structure. The petitioner has indicated that the business has been relocated off-site.
- ◇ These companion petitions would legally establish the excess size and height of the accessory building relative to the existing dwelling, would rezone the property to the D-1 classification, and would allow the northern portion of the site to be subdivided from the parent tract to create a second single-family residential lot.

(Continued)

STAFF REPORT 2013-CAP-820 / 2013-CPL-820/ 2013-CVR-820 (Continued)

DEVELOPMENT STANDARDS VARIANCE

- ◇ As stated earlier, the existing 1,954 square-foot accessory building was constructed without permits. The total square-footage of all accessory buildings on site is 109.3% of the existing dwelling when only 75% is permitted. It was also constructed at a height of 20 feet, which is taller than the existing dwelling. The ordinance does not permit accessory structures to taller than the dwelling on a lot in order to keep them incidental and subordinate to the primary use of the lot.
- ◇ The existing lot is situated at the southern end of a dead-end street (Orinoco Avenue), which is public right-of-way that functions like a private driveway, only providing access to the subject site. The accessory buildings cannot be seen from Stop 10 Road so they don't have the appearance of being the dominate structure on the site. Additionally, the areas to the east, west and south contain substantial tree growth along the property lines, buffering the accessory buildings from the adjacent residential uses.
- ◇ For these reasons, staff supports the request to legally establish the accessory building, so long as the commercial business has been relocated off-site and a commitment is agreed to that prohibits current and future owners from using the building for commercial purposes.

REZONING

- ◇ The rezoning petition would rezone the entire site from the D-A District to the D-1 classification to permit this parcel to split into two lots, with the southern lot containing the existing dwelling and pole barn and the northern lot being developed for a new single-family dwelling. This request would not be consistent with the US 31/South Madison Avenue Corridor Plan, which recommends multi-family residential uses, but it would be consistent with the lot size and density of the adjacent single-family lots.

PLAT PETITION

- ◇ The proposed plat would subdivide 2.21 acres into two lots. The proposed lots would be consistent with the D-1 classification and the standards of the Subdivision Control Ordinance. No new streets are proposed.

SIDEWALK WAIVER

- ◇ This site essentially functions as a private drive and only provides access to the subject site. Additionally, Orinoco Avenue is a dead-end street that will never be extended due to the multi-family development to the south. For these reasons, installing sidewalks along this frontage would not be practical and staff supports the waiver request.

(Continued)

STAFF REPORT 2013-CAP-820 / 2013-CPL-820 / 2013-CVR-820 (Continued)

GENERAL INFORMATION

EXISTING LAND USE	D-A	Single-family residential lot
North -	D-A	Single-family residential
South -	D-6II	Multi-family residential
East -	D-6II	Multi-family residential
West -	D-A	Single-family residential

CORRIDOR

LAND USE PLAN

The US 31 South Madison Avenue Corridor Plan recommends multi-family residential uses for the subject site.

THOROUGHFARE PLAN

Orinoco Avenue is not indicated on the Official Thoroughfare Plan.

ZONING HISTORY

None.

LA



Orinoco Avenue taken from Stop 10 Road



Southern end of Orinoco Avenue and driveway into site



Existing dwelling, garage and accessory building

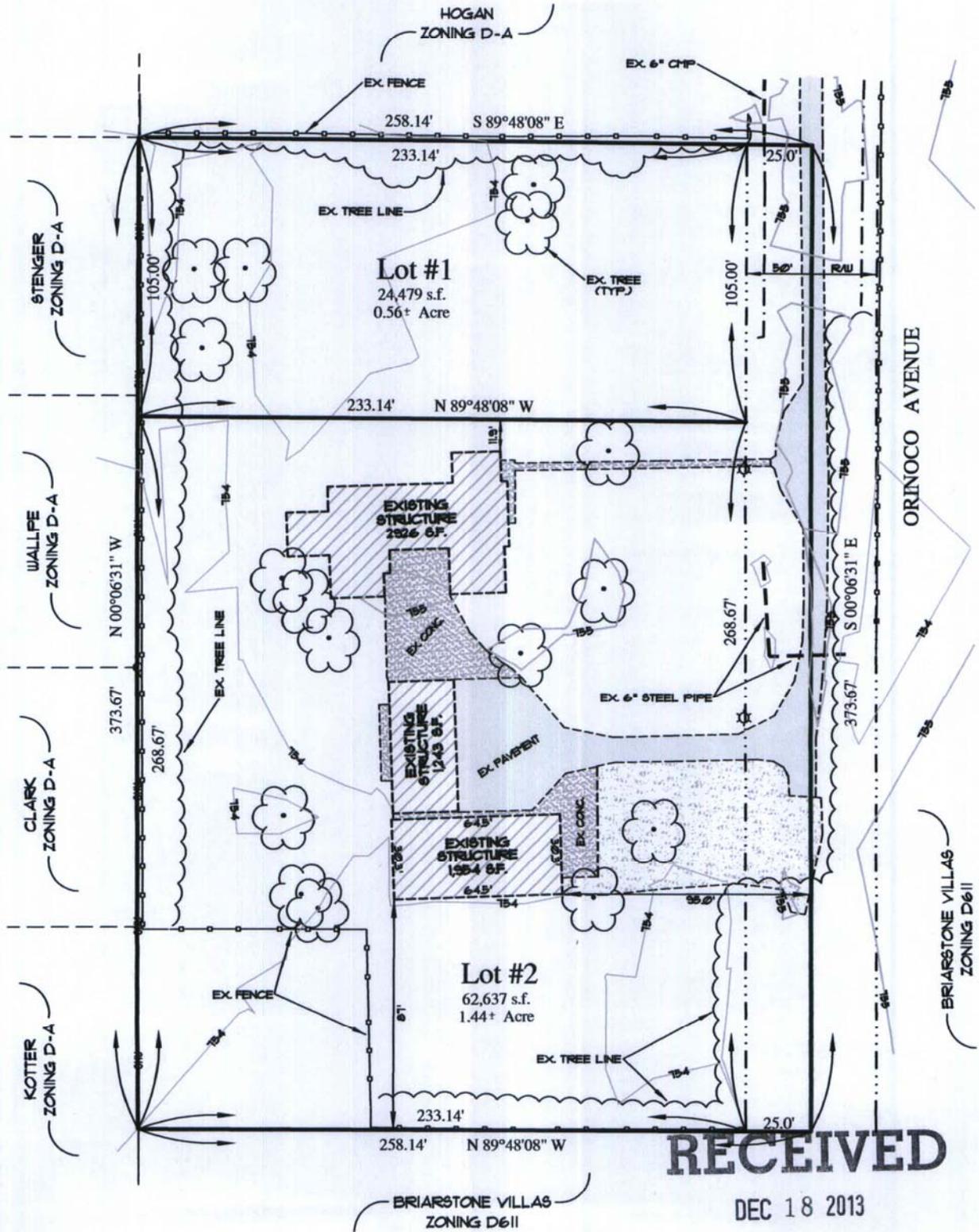


Area of proposed new lot



Orinoco Avenue looking towards the intersection with Stop 10 Road

SITE PLAN

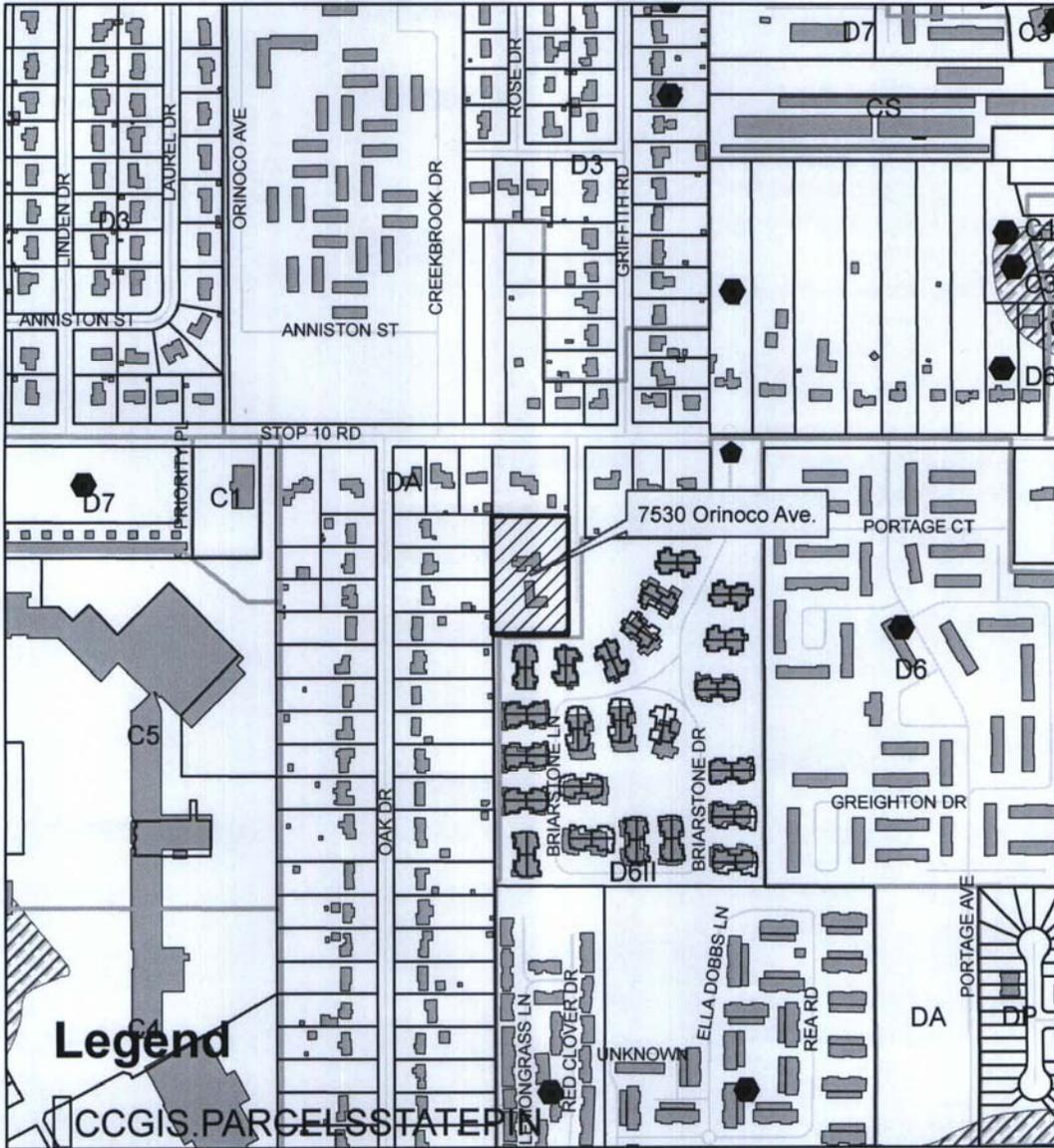


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METROPOLITAN DEVELOPMENT

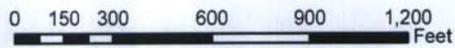
2013-CZN-820 / 2013-CPL-820
7530 Orinoco Ave.



Legend

CCGIS.PARCELS STATEPIN

- Zoning
- Buildings
- CCGIS.ZIPCODES
- Centerline





PREPARED FOR
Roger Johnson
 7530 Orinoco Avenue
 Indianapolis, Indiana
 46227

PROJECT NAME
Orinoco Addition
 Perry Township, Marion County, Indiana

SHEET TITLE
PRELIMINARY PLAT

ENGINEERING, LAND SURVEYING
 CONSULTING & INSPECTION
SURVEYING, Inc.
 WBE DBE Certified
 4123 South East Street, Suite 217
 Indianapolis, Indiana 46221-2171
 Phone: (317) 546-3333
 Fax: (317) 546-3333
 Thomas L. Thomas
 Professional Engineer
 License No. 12463
 David M. Johnson
 Professional Surveyor
 License No. 12463

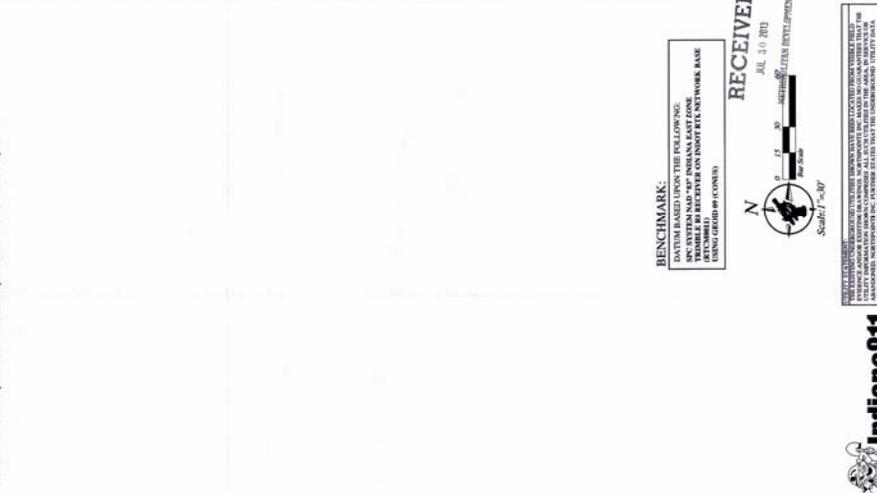


Scale: 1" = 30'

Sheet 2 of 2
 Date: 07-15-2013
 Job #: 13-0049

DESCRIPTION
 Part of the East Half of the East Half of the Southwest Quarter of Section 16, Township 14 North, Range 4 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, to wit:
 Beginning at a point 465.40 feet West of the East line of said Half Quarter Section, and 230 feet South of the East line of said Quarter Section, running South 89° 48' 08" West 233.14 feet to a point of Beginning; thence North 89° 48' 08" West 233.14 feet to a point; thence North parallel with said Half Quarter Section 373.67 feet to 258.14 feet to a point; thence North parallel with East line of said Half Quarter Section 373.67 feet to a point; thence North parallel with East line of said Half Quarter Section 258.14 feet to the point of Beginning, containing 2.21 Acres more or less.

FLOOD NOTE
 See Item within Zone "X" per Flood Insurance Rate Map Panel 18977/2012 F dated January 5, 2005



BENCHMARK:
 DATUM BASED UPON THE FOLLOWING:
 1. THE SURVEY IS BASED UPON THE NATIONAL DATUM OF 1983.
 2. THE BENCHMARK IS LOCATED ON SOUTHWEST NETWORK MARK
 3. THE BENCHMARK IS CONTROLLED BY THE STATE OF INDIANA.
 4. THE BENCHMARK IS CONTROLLED BY THE STATE OF INDIANA.

RECEIVED
 JUL 30 2013
 SURVEYING DEPARTMENT



Mar. 07, 2013 11:42 AM
 American Professional Flood Insurance Program
 "Covering Coverage"

Mar. 07, 2013 11:42 AM
 American Professional Flood Insurance Program
 "Covering Coverage"

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2014-CZN-800 / 2014-CVR-800
Address: 6542 Westfield Boulevard (*Approximate Address*)
Location: Washington Township, Council District #3
Zoning: C-S (FF)
Petitioner: Stenz Construction Corporation, by David Gilman
Request: Rezoning of 1.6 acres from the C-S (FF) to the C-S (FF) district to provide for retail uses, with outdoor seating.

Variance of development standards of the Commercial Zoning Ordinance to provide for a zero-foot rear transitional yard (15-foot transitional yard required).

RECOMMENDATIONS

Staff **recommends approval** of this petition, subject to the uses included in petitioner's Exhibit A, file-dated March 19, 2014, substantial compliance with the elevations, file-dated March 19, 2014, an amended petition requesting a five-foot rear transitional yard, and the following commitments being reduced to writing on the Commission's Exhibit 'B' forms at least three days prior to the MDC Hearing:

1. A final site plan shall be submitted for Administrator's Approval prior to the issuance of an Improvement Location Permit. Plans for such approval shall indicate a minimum five-foot west side setback at the northernmost point of the building addition or patio area, and shall indicate a minimum ten-foot west side setback at the southernmost point of the building addition or patio area.
2. A connection to the Monon Trail shall be provided. A bicycle rack shall be provided in the connection area. The location and type of connection shall be submitted for Administrator's Approval and approval of the Department of Public Works.
3. The existing driveway connection, indicated on '2014-CZN/CVR-800 – Oblique Image', located within the Monon Greenway, shall be removed by the owner within 180 days from the approval of this request.

SUMMARY OF ISSUES

- ◇ The 1.6-acre subject site is zoned C-S and is improved with a one-story, masonry, industrial building used primarily as an HVAC contractor (Exhibit 1), and an associated parking area (Exhibit 2). A portion of the building has been used as a fitness center. The site is located immediately west of Westfield Boulevard and its western border abuts the Monon Trail (Exhibit 3). The White River is slightly east of the site.
- ◇ Surrounding land uses and zoning districts include multi-family residential to the north, zoned D-P; a boutique hotel, currently under construction to the south, zoned C-S; the White River

(Continued)

STAFF REPORT 2014-CZN/CVR-800 (Continued)

corridor to the east, zoned D-S; and the Monon Trail and assorted commercial uses to the west, zoned D-4.

REZONING REQUEST

- ◇ This request would rezone the subject site from C-S to C-S. The C-S District allows for flexibility in proposed developments, by allowing land use combinations which may not conform into a singular, existing zoning category. Allowable uses within a C-S District include those specifically requested by a zoning petition and are subject to a final site or development plan.
- ◇ The application indicates that permitted land uses would include all allowable C-3 uses, in addition to a contractor use, which would require a heavy commercial or industrial designation, and a fitness center use currently on site, which would likely require a C-4 designation. A tavern, bar, or night club would be prohibited (Petitioner's Exhibit A – Permitted Uses).
- ◇ Staff was unable to locate information or a petition file associated with the current C-S zoning district. A variance petition from 1952 indicates the site was once a fence manufacturer, and a subsequent petition in 1978 allowed for the expansion of the fence company. The current HVAC contractor has operated on site for a number of years.
- ◇ The request would largely be consistent with recommendations from the Envision Broad Ripple Neighborhood Plan, which recommends Village Mixed-Use. The Village Mixed-Use category recommends a mix of retail, office, and residential uses at a pedestrian scale. Land uses within the C-3 category would typically conform to the retail and service uses promoted by this recommendation. Though the contractor use included with this request would not seem to fit within the Village Mixed-Use category, considering its longstanding presence on the site, staff would not find the proposed uses with this petition objectionable.

SITE PLAN/VARIANCE REQUEST

- ◇ The proposed site plan, file-dated February 28, 2014, would provide for a two-phased building addition, with the first phase being 3,346 square feet and the second phase being 4,783 square feet, for a total of 8,129 square feet. The addition would extend south from the western portion of the existing building, and would be oriented along the Monon Trail (Exhibit 4). Additionally, a patio area would be provided, located south and west of the proposed building addition.
- ◇ The Commercial Zoning Ordinance (CZO) requires fifteen-foot side transitional yards for sites abutting protected districts. A companion variance sought with this request would reduce this requirement to zero in the western yard, where the proposed patio area would immediately abut the Monon Trail right-of-way at the northern edge of the addition area and would provide an approximately six-foot transitional yard at the southern edge of the addition.
- ◇ Staff would not find the zero-foot side setback appropriate for myriad reasons. For one, the structure couldn't be routinely maintained on the private lot – the Monon right-of-way would

(Continued)

STAFF REPORT 2014-CZN/CVR-800 (Continued)

inevitability be encroached upon. This could be further complicated during the actual construction of the addition. If the addition provided a zero-foot setback, the utilization of the trail could possibly be in jeopardy during construction. Additionally, a zero foot setback would place the new addition directly underneath a series of utility lines running along the western property line. A recent survey submitted does not indicate a formal easement in this area, but regardless, unless these lines are moved, an appropriate amount of separation should be provided. Along similar lines, landscaping would not be possible because of the insufficient setback. Lastly, the current setback location would not be consistent with recommendations from the Envision Broad Ripple Plan, which suggest a 50-foot setback from the centerline of the trail. As proposed, a setback between 30 and 35 feet from the centerline would be provided.

- ◇ Staff would support this request if the setback were increased by five feet. While this would still fall shy of the 15-foot transitional yard required by Ordinance, and the 50-foot setback from the Monon centerline recommended by the Neighborhood Plan, it would sufficiently mitigate the issues presented above regarding maintenance and the potential for landscaping. It should also be noted that the existing structure does not currently meet the transitional yard requirement. The petitioner has verbally agreed to move the addition east five feet, which would result in a five-foot setback at the northwest corner of the addition and a ten-foot setback at the southwest corner of the addition.
- ◇ A formal connection to the Monon Trail should be provided at the south of the site, where it would connect to the internal sidewalk network. A bike rack amenity should also be provided for individuals accessing the site via bicycle. The precise location and nature of the connection and bike rack should be subject to approval of the Administrator, in conjunction with the Department of Public Works – Parks Division, to ensure the connection meets all applicable for development within the Monon Greenway, including ample sight distances.
- ◇ Lastly, the existing, paved driveway area connecting the northern third of the site to the Monon right-of-way (2014-CZN/CVR-800 – Oblique Image) should be removed and re-seeded. It is unclear precisely why this was installed, but it would not appear to serve a purpose currently, as it is cut off from the site via a fence. A smaller, more suitable connection could possibly be entertained in this area, particularly if it provided functionality for ingress and egress from the building, but its current iteration as a non-functional concrete slab in the Monon Greenway serves no distinct purpose, and the greenway would be enhanced if this were removed and re-seeded. Because of its location within the Monon right-of-way, DPW – Parks Division approval would be required.

ELEVATIONS

- ◇ A series of building elevations has been submitted to the file (2014-CZN/CVR-801 – Elevations). Staff would find the elevations acceptable as proposed. The west elevation would adhere to design suggestions from the Envision Broad Ripple Plan, which suggest facades provide between 25% and 85% transparency. The proposed west elevation indicates approximately 38% transparency. The Envision Broad Ripple Plan also suggests a minimum height of 20 feet on the Greenway frontage. At approximately 17-feet tall, this proposal would fall shy of that recommendation. Staff would not find this overly problematic, however, as the proposed height would match the height of the existing structure.

(Continued)

STAFF REPORT 2014-CZN/CVR-800 (Continued)

PROCEDURE

- ◇ Section 732-214(c)(4) of the Commercial Zoning Ordinance would require sidewalks on the Westfield Boulevard frontage in association with this project. Newly constructed sidewalks would be required to adhere to all applicable standards from the Departments of Public Works and Code Enforcement.
- ◇ The site plan is indicating a phased development, with a 3,346-square foot ‘Phase One’ addition and a 4,783-square foot ‘Phase Two’ addition. Final site and development plans would be subject to Administrator’s Approval prior to the issuance of an Improvement Location Permit.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-S Contractor

SURROUNDING ZONING AND LAND USE

North -	D-P	Multi-family residential
South -	C-S	Commercial
East -	D-S	White River
West -	D-4	Monon Trail/commercial

NEIGHBORHOOD PLAN

The Envision Broad Ripple Neighborhood Plan recommends light-industrial for the northern portion of the site and commercial retail for the southern portion of the site.

THOROUGHFARE PLAN

Westfield Boulevard is a secondary arterial, with a 65-foot existing right-of-way and a 65-foot proposed right-of-way.

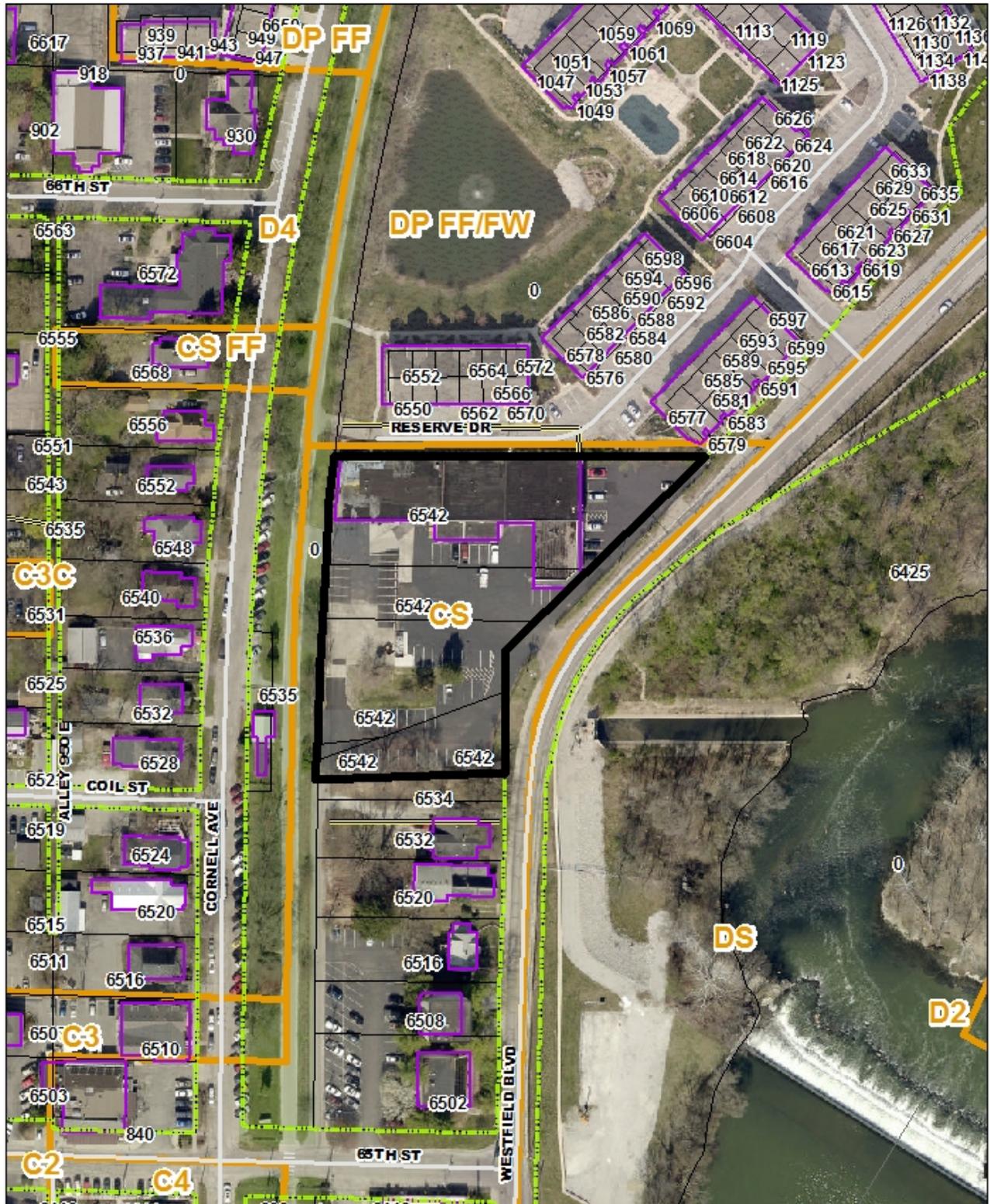
ZONING HISTORY

78-AP-74; 6542 Westfield Boulevard (subject site); requests approval for an expansion of a wire fencing manufacturer, **approved.**

52-V-26; 6542 Westfield Boulevard (subject site); requests variance to provide for the assembly of fencing, **approved.**

MDC

6542 Westfield Boulevard

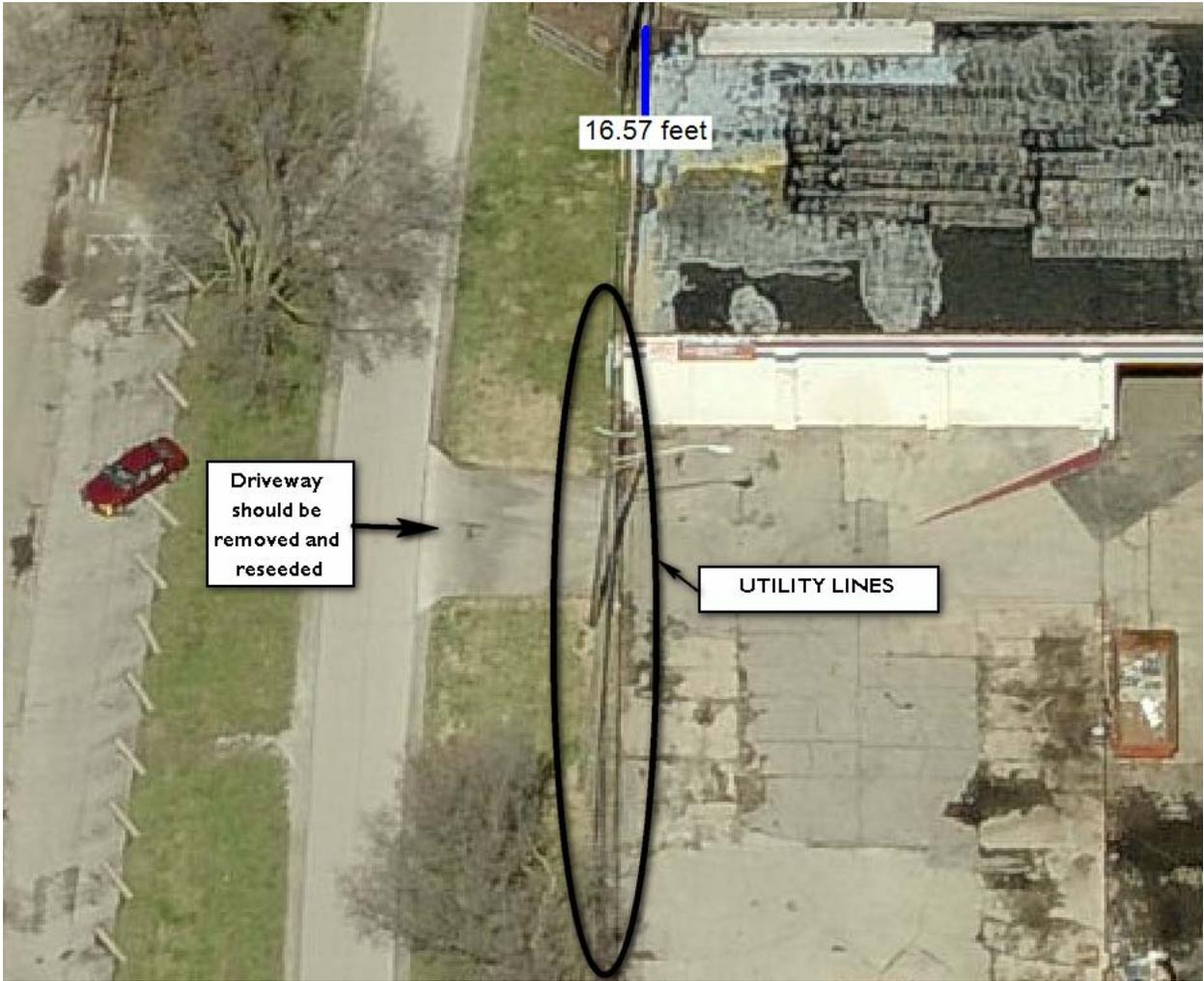


Department of Code Enforcement
Indianapolis
Gregory A. Ballard, Mayor



Map Compiled by: Mike Clust
Division of Planning
Date Compiled: 1/22/2014

1 inch = 120 feet



2014-CZN/CVR-800 – Petitioner’s Exhibit A – Permitted Uses

Permitted Uses for 6542 Westfield Boulevard

Proposed CS Rezoning

Under

Petition 2014-CZN-800/CVR-800

March 19, 2014

The following are the permitted uses allowed under the above referenced petition:

1. All C-3 Uses, except for a tavern, bar, night club, as defined by the Commercial Zoning Ordinance
2. Heating and Cooling Business
3. Fitness Center and/or Gymnasium

2014-CZN/CVR-800 – Site Plan, file-dated February 28, 2014



ITE PLAN

2014-CZN/CVR-800 - Elevations



EXTERIOR.ELEVATIONS

2014-CZN/CVR-800 - Photographs



1) Existing contractor building



2) Parking area, looking west



3) The Monon Trail is west of the site



4) The addition would extend south from the existing structure

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Case Number: 2014-CZN-801 / 2014-CVR-801
Address: 4208 East Epler Avenue (*Approximate Address*)
Location: Perry Township, Council District 24
Zoning: D-5II (pending)
Petitioner: Westport Homes, Inc., by Brian J. Tuohy
Request: Rezoning of 21.81 acres from the D-A district to the D-5II classification to provide for two-family residential development, with 76 total units.

Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for open space percentages ranging from 48% to 65% (minimum open space of 65% required).

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the following commitment being reduced to writing at least three days prior to the MDC hearing:

1. Prior to a final subdivision plat being recorded and prior to any site preparation activity, a tree preservation plan shall be submitted for Administrator's Approval. The tree preservation plan at minimum: a) delineate the location of the existing mature, healthy, non-invasive trees, b) characterize the size and species of such trees, c) indicate proposed development, and d) identify the method of preservation (e.g., provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for preservation shall be indicated as such, and all development shall be located in a manner which causes the least amount of disruption to the trees.
2. Prior to a final subdivision plat being recorded and prior to any site preparation activity, a sidewalk plan shall be submitted for Administrator's Approval. The sidewalk plan shall indicate the proposed location of sidewalks and existing trees to be preserved. If it is determined by the Administrator that sidewalks located on private property would be required to achieve the tree preservation aims established by Commitment One (1), pedestrian access easements shall be executed and recorded as necessary.

SUMMARY OF ISSUES

LAND USE

- ◇ The 21.81-acre subject site is zoned D-A and improved with a single-family dwelling (Exhibit 1) and accessory building. The site provides frontage on three streets – Gray Road to the west, Epler Avenue to the south (Exhibit 2), and Linwood Avenue to the east. With the exception of the dwelling and accessory structure near Epler Avenue, the majority of the site is not

(Continued)

STAFF REPORT 2014-CZN/CVR-801 (Continued)

improved. Historically, the site was used agriculturally. A substantial drainage ditch runs east/west through the site (Exhibit 3), roughly splitting the parcel in half.

- ◇ Abutting land uses and zoning districts include a school to the north, zoned SU-2; an established subdivision of single-family dwellings to the south, across (Exhibit 4) Epler Avenue, zoned D-3; a subdivision of single-family dwellings to the east, across Linwood Avenue, zoned D-3; and a church and a subdivision of two-family dwellings to the west, across Gray Road, zoned SU-1 and D-P respectively.

REZONING REQUEST

- ◇ This request would rezone the subject site from D-A to D-5II, to allow for the development of a subdivision of two-family dwellings, by platting. The request indicates that 76 total units would be provided, within 38 buildings.
- ◇ The Comprehensive Plan recommends park use for the subject site, indexed to residential use at a density of 1.75-3.5 dwelling units per acre. With 76 proposed units, this request would be on the high end of the *Plan's* indexed recommendation, with a gross density of 3.48 dwelling units per acre.
- ◇ The development would result in an overall density similar to a development of two-family dwellings across Gray Road, to the west. At this site, 90 units are located on 27.5 acres, for a gross density of 3.27 dwelling units per acre.

VARIANCE REQUEST

- ◇ In addition to the rezoning request, this request would also allow for lots within the development to provide open space below the 65% required by the D-5II District. Per the preliminary concept plan, the minimum amount of open space provided would be 48%, and some lots would provide open space above the 65% required by the Dwelling Districts Zoning Ordinance (DDZO).
- ◇ The Dwelling Districts Zoning Ordinance requires ample open space on individual lots to ensure provisions for adequate light, air, and maintenance areas, among other items.
- ◇ Considering that the decreased lot sizes would not result in densities exceeded the indexed plan recommendation, staff would not find this request to be objectionable. The petitioner has indicated that the lots would be marketed to individuals not wishing to maintain large lots.
- ◇ The Comprehensive Plan encourages the development of, 'a range of housing types, for owners and renters of all income levels in each township, to support the diverse need for housing in our community and to encourage homeownership.' Platted subdivisions of two-family dwellings are reasonably uncommon, and would provide an additional housing type for individuals who may not wish to live in traditional, low-density single-family dwellings, but who would also seek a lower-density living arrangement than a multi-family dwelling.

(Continued)

STAFF REPORT 2014-CZN/CVR-801 (Continued)

COMMITMENTS/PROCEDURE

- ◇ Mature trees are located on the southern and western borders of the subject site (Exhibits 2, 5). These trees provide inherent aesthetic and environmental value and should be preserved where possible. To this end, a tree preservation plan should be submitted for Administrator’s Approval, prior to the approval of a final plat or any site preparation activity.
- ◇ The Subdivision Control Ordinance would require sidewalks within the proposed development and along the Epler Avenue, Gray Road, and Linwood Avenue frontages. The area where sidewalks would be installed, in certain areas, may interfere with the aims above related to tree preservation. The location of proposed sidewalks should be sensitive to this issue, and a sidewalk plan shall be submitted prior to the approval of a final plat. Depending on the location of the proposed sidewalk vis-à-vis the location of proposed trees, pedestrian access easements may be necessary in areas where the proposed sidewalk would be best located on private property.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-A	Single-family dwelling/agricultural
-----	-------------------------------------

SURROUNDING ZONING AND LAND USE

North -	SU-2	School
South -	D-3	Single-family residential
East -	D-3	Single-family residential
West -	SU-1/D-P	Church/two-family dwellings

COMPREHENSIVE PLAN	Recommends park use
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THOROUGHFARE PLAN	Epler Avenue, Gray Road, and Linwood Avenue are not indicated in the Official Thoroughfare Plan
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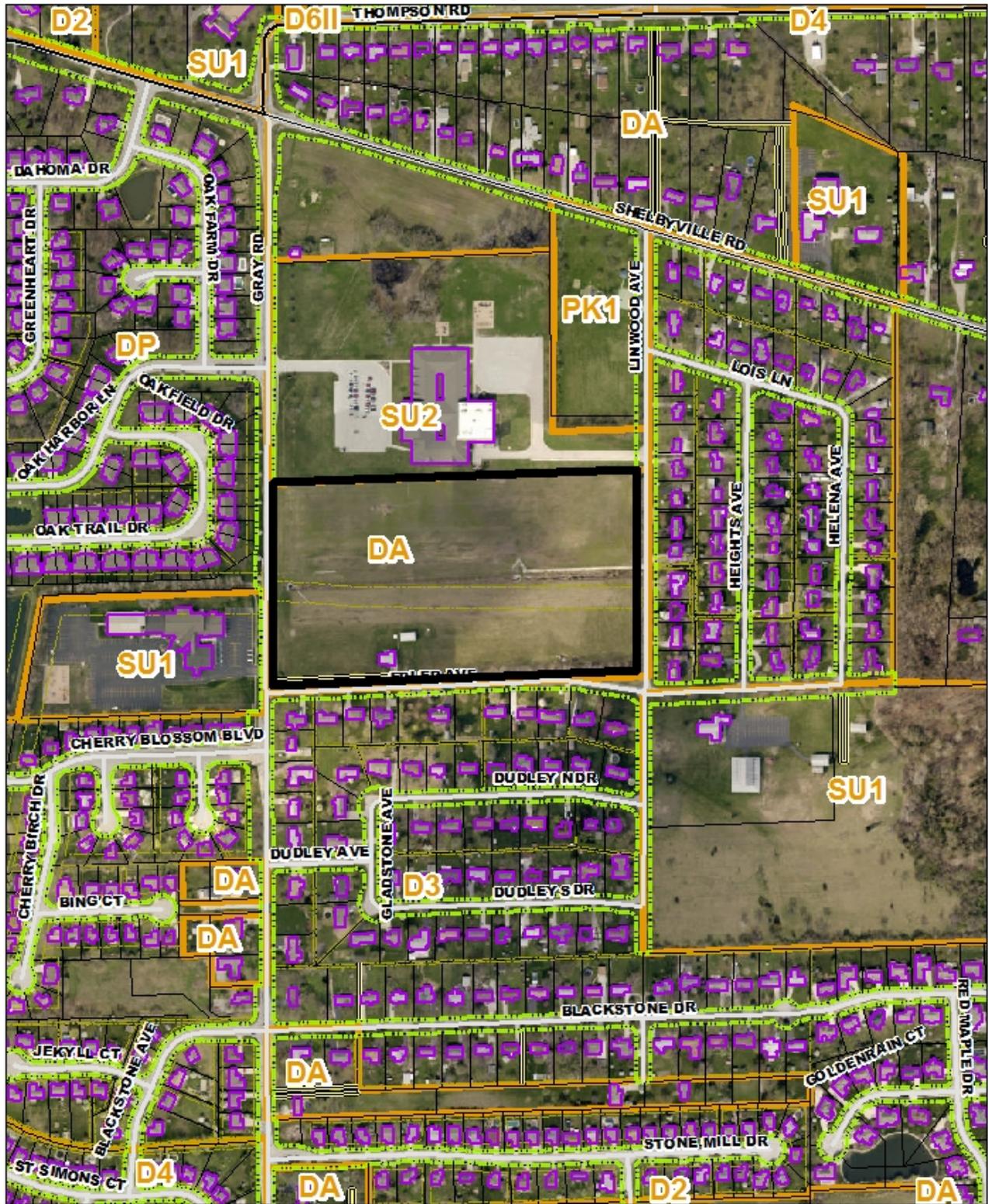
ZONING HISTORY

2002-ZON-099; 3901 Shelbyville Road (west of site); requests rezoning of 62.4 acres from D-A to D-P to provide for single-family and two-family residential development resulting in 2.69 units per acre, **approved.**

2000-ZON0-037; 5301 Gray Road (north of site); requests rezoning of 20 acres, from the D-A District, to the SU-2 classification to provide for the construction of an elementary school, **approved.**

MDC *****

4208 East Epler Avenue



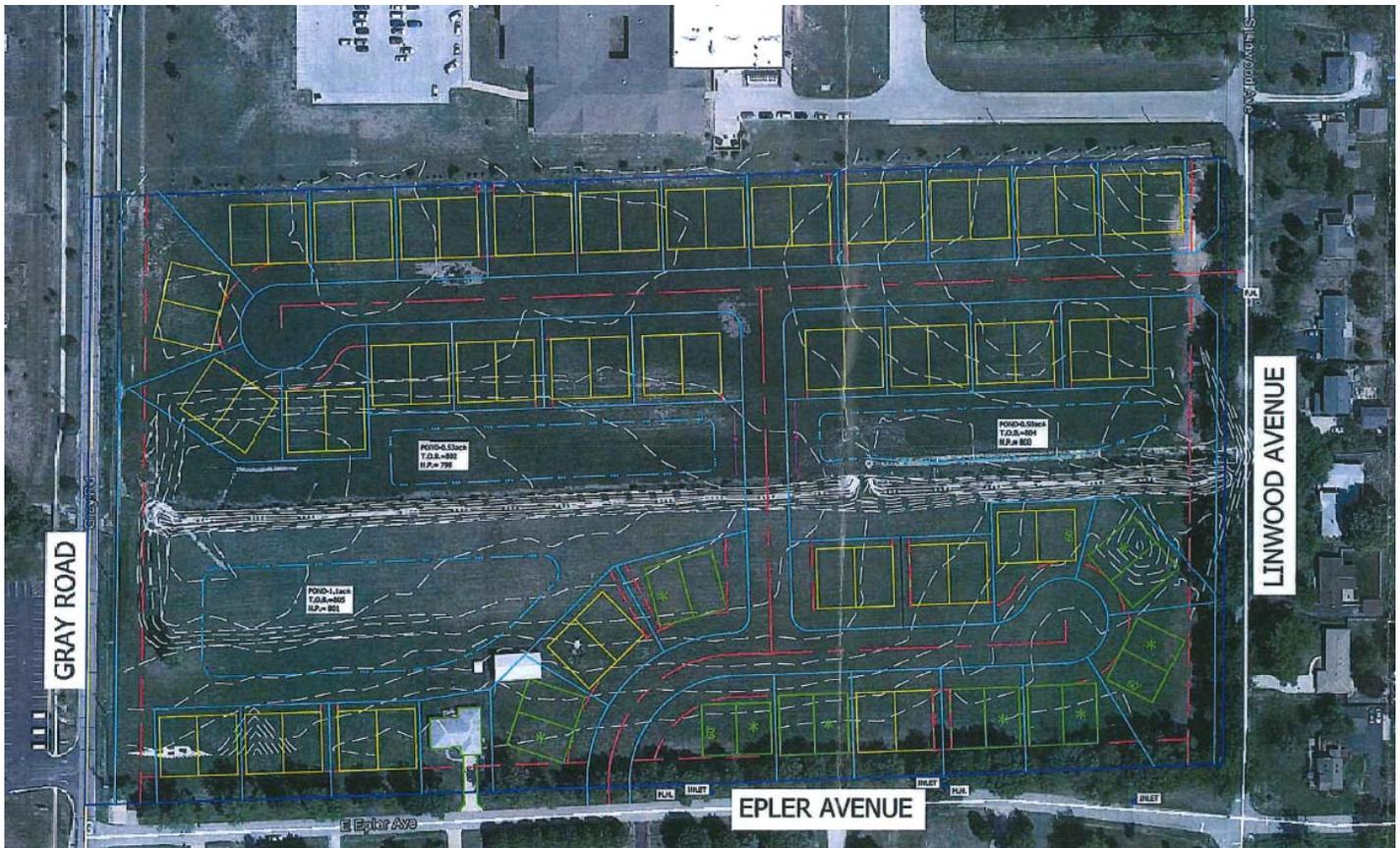
Department of Code Enforcement
Indianapolis
Gregory A. Ballard, Mayor



Map Compiled by: Mike Clust
Division of Planning
Date Compiled: 2/4/2014

1 inch = 455 feet

2014-CZN/CVR-801 – Conceptual Plan



2014-CZN/CVR-801 – Photographs



- 1) Dwelling currently located on site



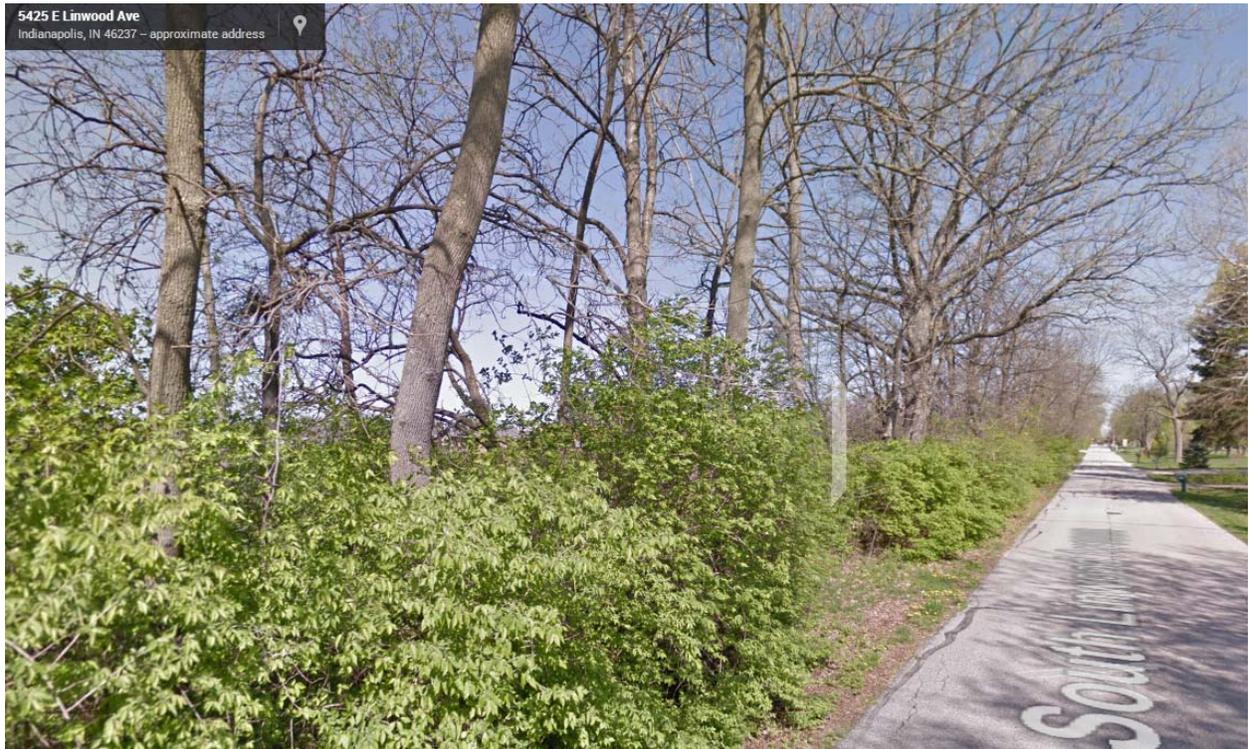
2) Epler Avenue looking east (mature trees to left)



3) Drainage ditch running east/west through the site



4) Dwellings across Epler Avenue to the south



5) Mature trees along Linwood Avenue (Google image)

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2014-ZON-005
Address: 2101 Churchman Avenue (*Approximate Address*)
Location: Center Township, Council District 20
Petitioner: New Crown Cemetery, LLC, by Brian J. Tuohy
Request: Rezoning of 77.304 acres, from the D-A, D-5, C-1, C-4 and SU-10 districts, to the SU-10 classification to provide for cemetery uses, including a mausoleum, funeral home, crematory and mortuary.

RECOMMENDATIONS

Staff **recommends approval** of this request.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE

- ◇ The 77-acre subject site is comprised of a variety of zoning districts, the majority being SU-10 and D-5, and predominately consists of a cemetery (Exhibits 1, 2), with portions of the site currently unimproved.
- ◇ Uses surrounding the expansive site vary widely, and include a range of residential, commercial, and special uses (Exhibits 3, 4).

REZONING REQUEST

- ◇ This request would consolidate the five zoning districts currently on the site to the SU-10 classification, to allow for the continued operation of a cemetery and associated cemetery uses.
- ◇ The request would be generally consistent with the Southside Community Redevelopment Plan, which recommends special use for the majority of the site, parks and open space for the eastern portion of the site, and residential for assorted lots on the site's borders.
- ◇ It appears that the area included in this petition is either already being used as a cemetery, or is already zoned SU-10. Therefore, this petition would not provide for an expansion of the existing cemetery could not already occur, by right. This petition would largely rectify existing zoning non-conformities on the western portion of the site, where several acres utilized as a cemetery are zoned D-5 and C-4.

(Continued)

STAFF REPORT 2014-ZON-005 (Continued)

PROCEDURE

- ◇ Since 1995, portions of the site have been rezoned to SU-10 from a variety of districts. Many of these petitions provided commitments related to outdoor storage, fencing, and restrictions on access, among others. Staff would note that many of these commitments would remain in effect, as the proposed zoning district would not be changing.
- ◇ Upon the application for any Improvement Location Permit (ILP) for this site, the Administrator of the Division of Planning, on behalf of the Metropolitan Development Commission, shall consider and either approve, disapprove, or approve subject to any conditions, amendments, or commitments agreed to by the applicant, the proposed site plan, development plan, and landscape plan. The Special Districts Zoning Ordinance requires that improvement plans within the SU-10 District be reviewed with reference to the development standard requirements of the C-1 District.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-A, D-5, C-1, C-4, SU-10	Cemetery
------------------------------	----------

SURROUNDING ZONING AND LAND USE

North -	PK-1, D-5	Park, residential
South -	C-3, C-S, D-P	Commercial, residential
East -	SU-2, D-4	School, residential
West -	C-4, C-1, D-5	Commercial, residential

NEIGHBORHOOD PLAN

The Southside Community Redevelopment Plan recommends Special Use for the majority of the site, parks and open space for the eastern portion of the site, and residential for assorted areas on the periphery of the site.

THOROUGHFARE PLAN

Raymond Street is a primary arterial, with a 100-foot existing right-of-way and a 120-foot proposed right-of-way. Churchman Avenue, Perkins Avenue, and Bethel Avenue are not indicated in the Official Thoroughfare Plan.

ZONING HISTORY

2012-ZON-034; 1936 Perkins Avenue (subject site); requests rezoning of 13.4 acres from D-A to SU-10 to provide for a cemetery and mausoleum, **approved.**

2000-ZON-138; 1809, 1831-1839 Zwingley Street (subject site); requests rezoning of one acre from D-5 to SU-10 to provide for cemetery uses, **approved.**

(Continued)

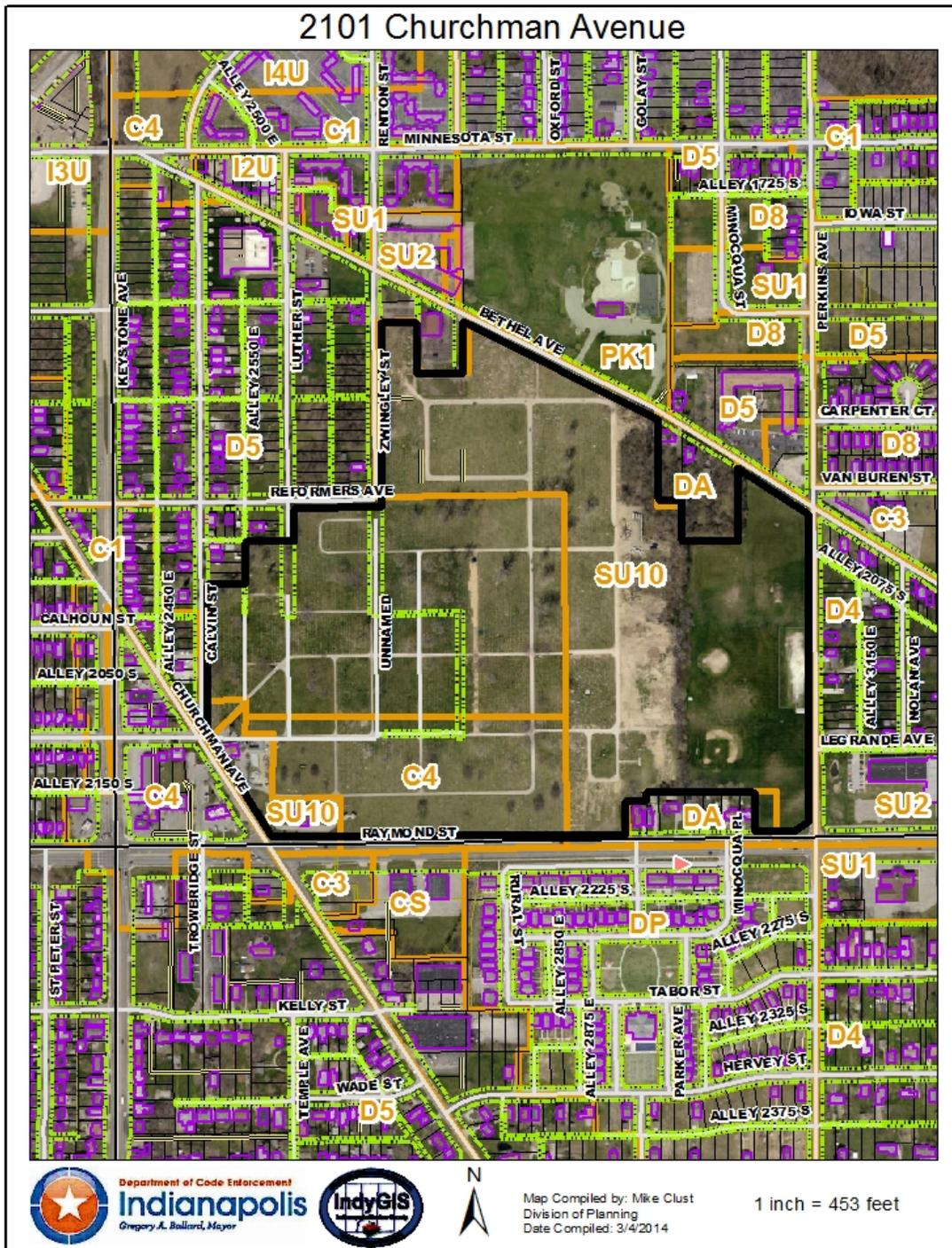
STAFF REPORT 2014-ZON-005 (Continued)

98-Z-243; 2101 Churchman Avenue (subject site); requests rezoning of 6.5 acres from D-A, C-1, and D-5 to SU-10 to provide for cemetery uses, **approved.**

95-Z-10; 1851 Zwingley Street (subject site); requests rezoning of 0.15 acre, being in the D-5 District, to the SU-10 classification, to provide for the expansion of a cemetery, **approved.**

MDC

2014-ZON-005 – Overall Site



2014-ZON-005 – Photographs



1) Building associated with cemetery use on southwest portion of site



2) Mausoleum of south portion of site



3) Dwellings south of the cemetery



4) Multi-family dwellings north of the site

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Petition Number(s): 2014-ZON-006
General Location: 1030 East Mills Avenue (*Approximate Address*)
Indianapolis
Township(s): Perry
Council District(s): 23
Petitioner/Agent: Alvin Morgan Jr. and Rita K. Morgan
Request(s): Rezoning of 0.41 acre, from the D-3 district, to the C-5 classification to provide for automobile sales.

Staff has received an email from the petitioner, file-dated March 20, 2014, requesting the withdrawal of this petition. A partial refund of the filing fee has also been requested. Staff will provide a recommendation regarding the refund amount at the hearing.

MDC

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Petition Number(s): 2014-ZON-007 (amended)
General Location: 3739 East 9th Street (*Approximate Address*)
Township(s): Center
Council District(s): 10
Petitioner/Agent: Crown Castle South, LLC, by Timothy E. Ochs
Request(s): Rezoning of 0.112 acre from the C-S District to the SU-18 classification to provide for a wireless communications facility, with a proposed 130-foot tall monopole tower and an existing 130-foot tall monopole tower, with accessory equipment buildings and structures.

RECOMMENDATIONS

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:

The existing 130-foot tower (Exhibit 1) shall be removed within five years of the approval of this petition, or when antennae for all service providers currently utilizing the existing tower have been placed on the proposed tower, whichever is earlier.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE

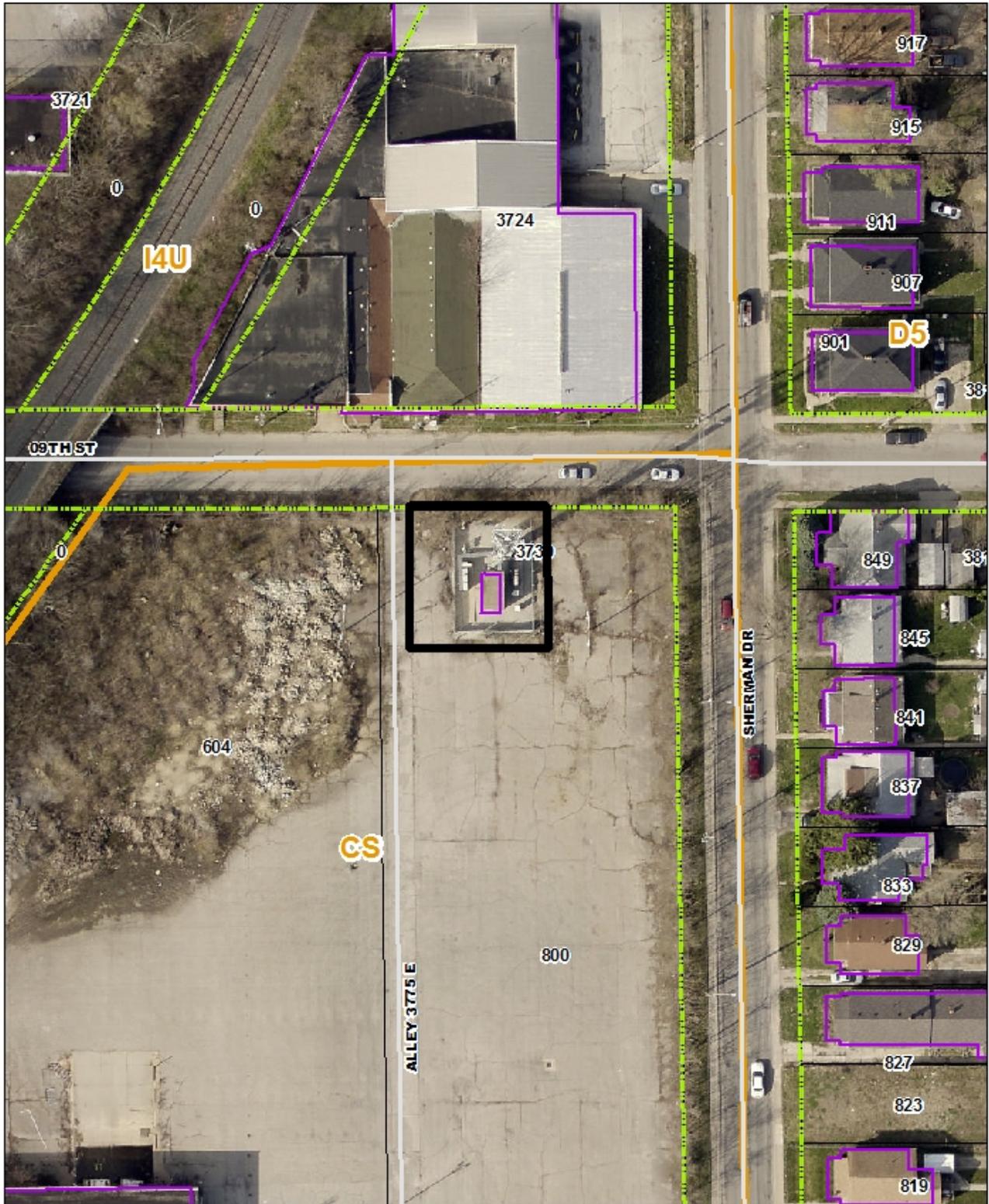
- ◇ The 0.112-acre subject site is zoned C-S and is improved with a wireless communication facility, consisting of a 130-foot tower (Exhibit 1) and associated equipment. The individual parcel is located within a large C-S District, which allows for a range of commercial and industrial uses. The site is near the southwest corner of Sherman Drive and East 9th Street.
- ◇ Surrounding land uses and zoning districts include an industrial building to the north (Exhibit 2), zoned I-4-U; an integrated commercial/industrial building to the south, zoned C-S; established single-family dwellings to the east, across Sherman Drive (Exhibit 3), zoned D-5; and a rail right-of-way and industrial uses to the west, zoned I-4-U.

REZONING REQUEST

- ◇ This request would rezone the small parcel from the C-S District to the SU-18 District. The SU-18 District is generally the district most apt for light and power substations, but is also an appropriate district for wireless communication facilities.

(Continued)

3739 East 9th Street



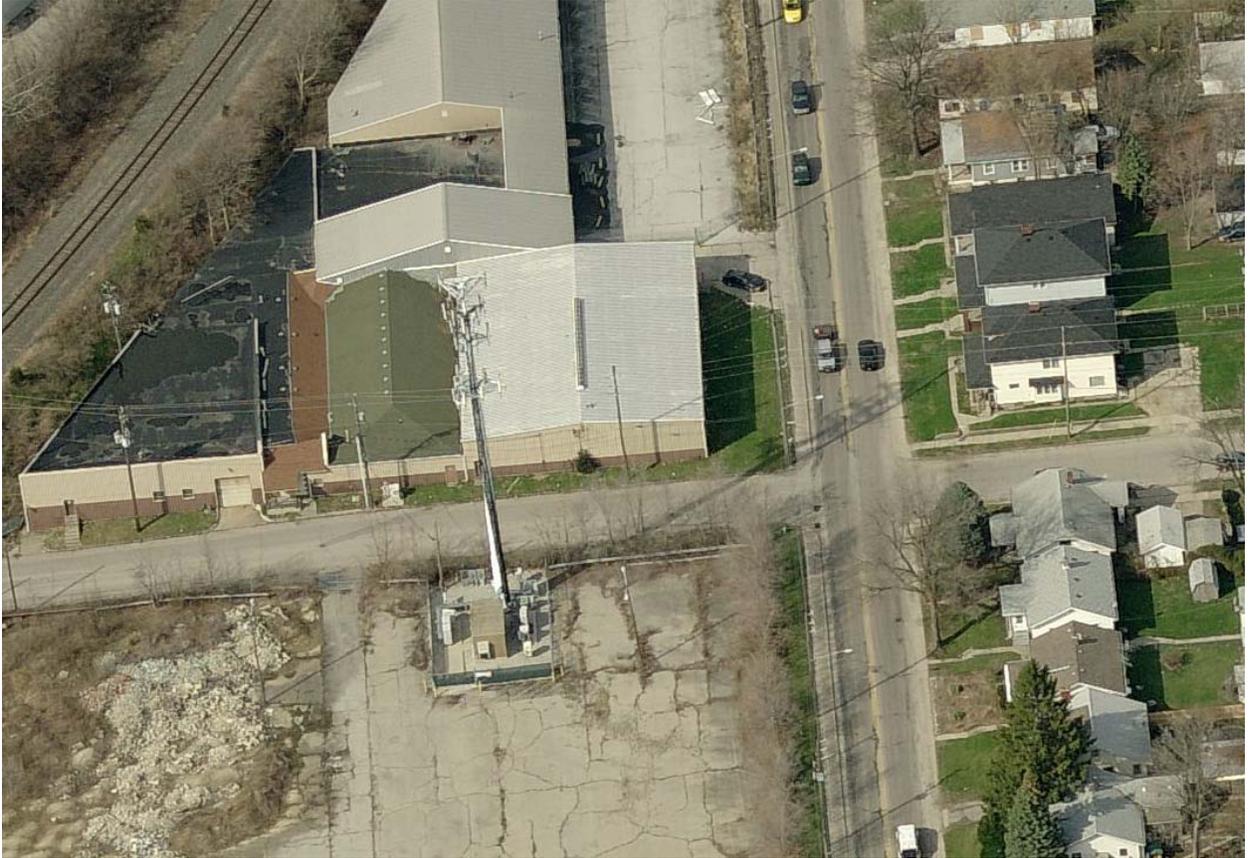
Department of Code Enforcement
Indianapolis
Gregory A. Ballard, Mayor



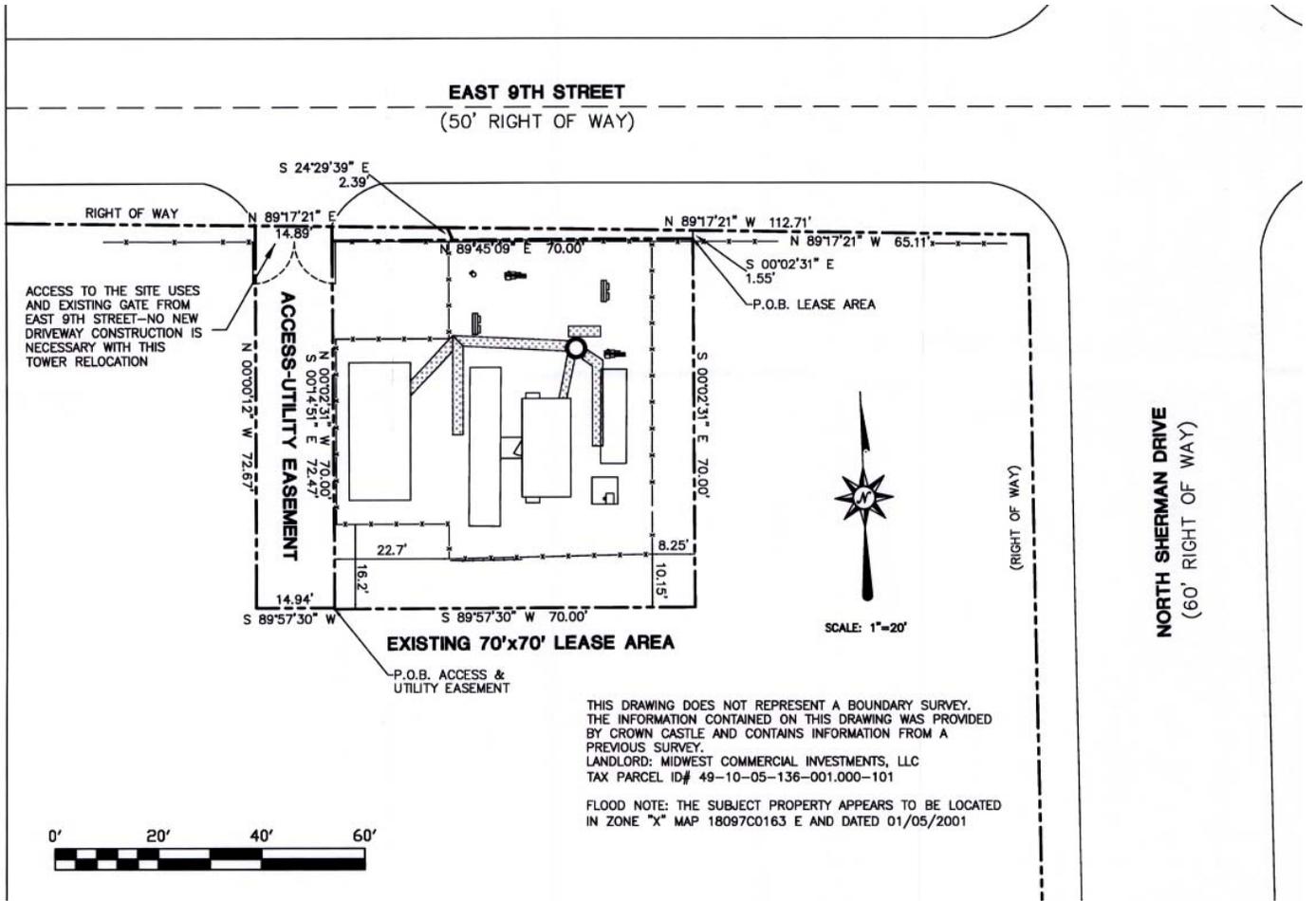
Map Compiled by: Mike Clust
Division of Planning
Date Compiled: 3/4/2014

1 inch = 64 feet

2013-ZON-007 – Oblique Image



2014-ZON-007 – Site Plan



2014-ZON-007 – Photographs



1) Existing tower



2) Industrial building north of the site



3) Dwellings across Sherman Drive, to the east

STAFF REPORT

Department of Metropolitan Development
Division of Planning
Current Planning Section

Petition Number(s): 2014-CAP-804 / 2014-CVR-804
General Location: 4340 Haughey Avenue (*Approximate Address*)
Township(s): Washington
Council District(s): 8
Zoning District: UQ-1
Petitioner/Agent: Lee Rhea, by Dan Bajor
Request(s): University Quarter One Approval to provide for a 40-foot tall, 7,100-square foot addition to an existing fraternity house, with a patio, trash enclosure, handicapped ramp and other related site improvements.

Variance of development standards of the Special Districts Zoning Ordinance to provide for a 40-foot tall addition (maximum height of 35 feet permitted) to an existing fraternity house, creating a 22.25-foot side setback (15-foot setback required or one foot of setback for each foot of height, whichever is greater).

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to the site and landscape plan, file-dated February 13, 2014, and the elevations, file-dated February 13, 2014.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE

- ◇ The 1.47-acre site is zoned UQ-1 and is improved with a three-story fraternity house (Exhibit 1) and associated parking area (Exhibit 2). The rear of the site is heavily wooded, and is abutted by the Central Canal. The site is located south of the Butler University campus.
- ◇ Surrounding land uses and zoning districts vary, and include a fraternity house to the north, zoned UQ-2; a seminary to the south, zoned SU-2; the Central Canal and White River to the west, zoned D-A; and an established neighborhood of single-family dwellings to the east, zoned D-5 (Exhibit 3).

(Continued)

STAFF REPORT 2014-CAP/CVR-804 (Continued)

APPROVAL REQUEST

- ◇ This request would provide for a three-story building addition, located to the south of the existing structure. The addition's footprint would be approximately 2,340 square feet, with a total of 7,020 square feet within the three-story structure (2014-CAP/CVR-804 – Site Plan). Additional improvements would include an accessibility ramp, located south of the new addition and a new patio area, just less than 900 square feet north of the new addition and west of the existing building.
- ◇ The Special Districts Zoning Ordinance (SDZO) provides guidelines for the review of Approval Petitions in the UQ-1 district. These guidelines ensure that improvements are developed in a proper manner, and are contextually appropriate.
- ◇ Staff believes that this proposal would adhere to the aims of the SDZO. The new addition would mimic the existing structure in terms of materials, massing, and fenestration (2014-CAP/CVR-804 – Elevations). A large swath of open space is located on the abutting seminary site to the south, where the addition would nominally be most impactful.
- ◇ The petitioner has indicated the new addition would provide additional housing for approximately 30 tenants, for a total of approximately 60. 36 parking spaces are indicated on the site plan. 60 tenants would likely create a demand approaching 60 parking spaces, though it is possible that some tenants would not have personal vehicles, lessening this demand somewhat.
- ◇ The petitioner has indicated that discussions are ongoing with the University and the seminary regarding the utilization of off-site parking areas for tenants, including an expansive, recently constructed parking lot west of the Central Canal. Nothing formal has been submitted to the file at this time in this regard. Provided tenants would be able to park in designated off-site areas, and not utilize on-street parking in the residential neighborhood immediately east of the site, staff believes parking concerns would be sufficiently mitigated.

VARIANCE REQUEST

- ◇ In addition to the Approval request, a variance would be required for an insufficient south side setback. For side yards in the UQ-1 District, the SDZO would require a 15-foot side setback, or one foot of setback for each foot of building height, whichever is greater. For the proposed 40-foot tall building, a setback of 40 feet would be required. 22.5 feet is being proposed.
- ◇ Staff would not find the proposed variance objectionable. As indicated, the insufficient setback area would be abutting a large swath of open space and parking area (Exhibit 4), and would not prove impactful to the southern neighbor. Additionally, a landscape plan has been submitted, indicating a landscape screen in the southern yard (2014-CAP/CVR-804 – Landscape Plan).

(Continued)

STAFF REPORT 2014-CAP/CVR-804 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

UQ-1 Fraternity House

SURROUNDING ZONING AND LAND USE

North -	UQ-2	Fraternity House
South -	SU-2	Seminary
East -	D-5	Single-family residential
West -	D-A	Canal/river

NEIGHBORHOOD PLAN

The Butler-Tarkington Neighborhood Plan recommends multi-family residential for the subject site.

THOROUGHFARE PLAN

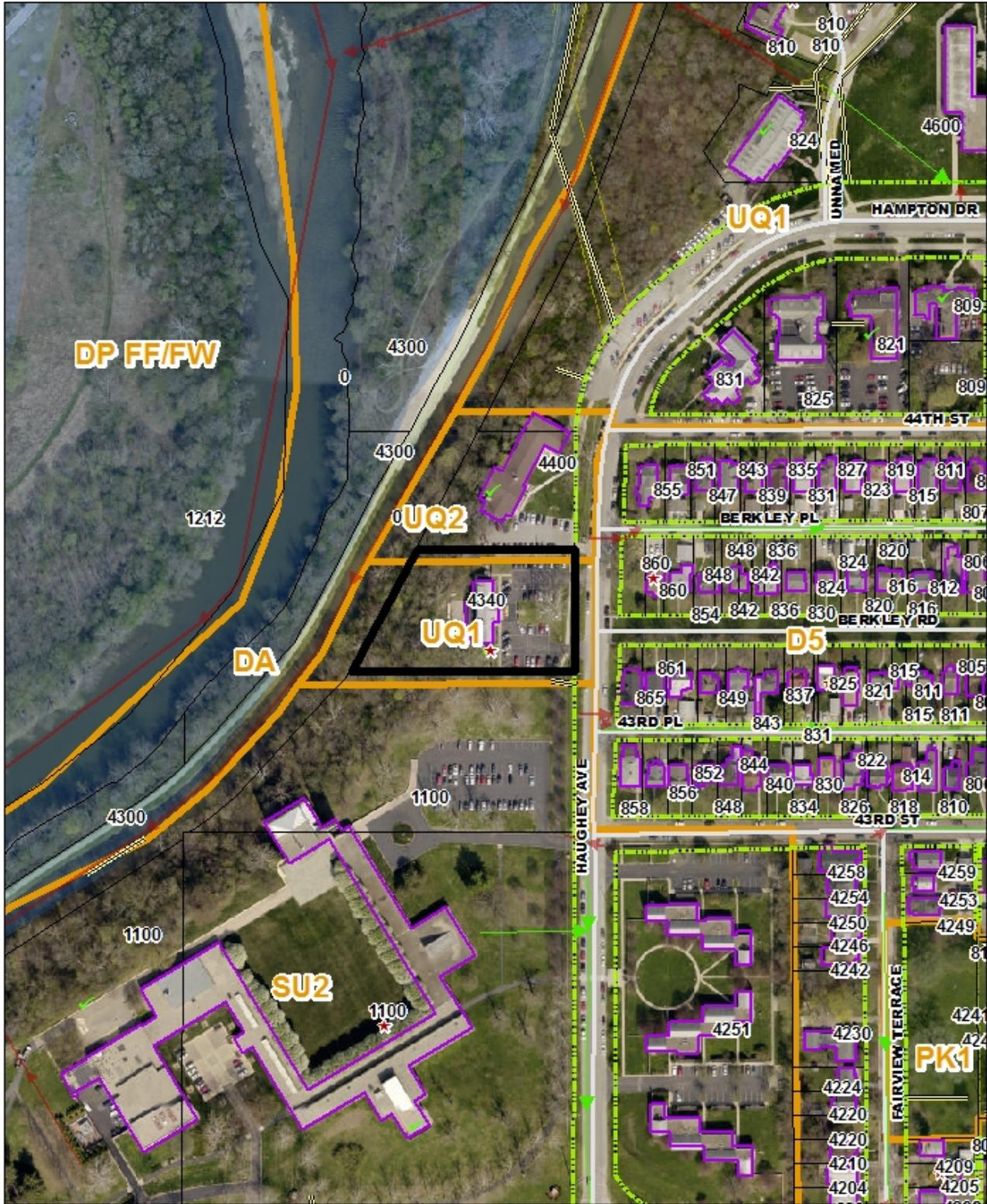
Haughey Avenue is not indicated in the Official Thoroughfare Plan.

ZONING HISTORY

N/A

MDC

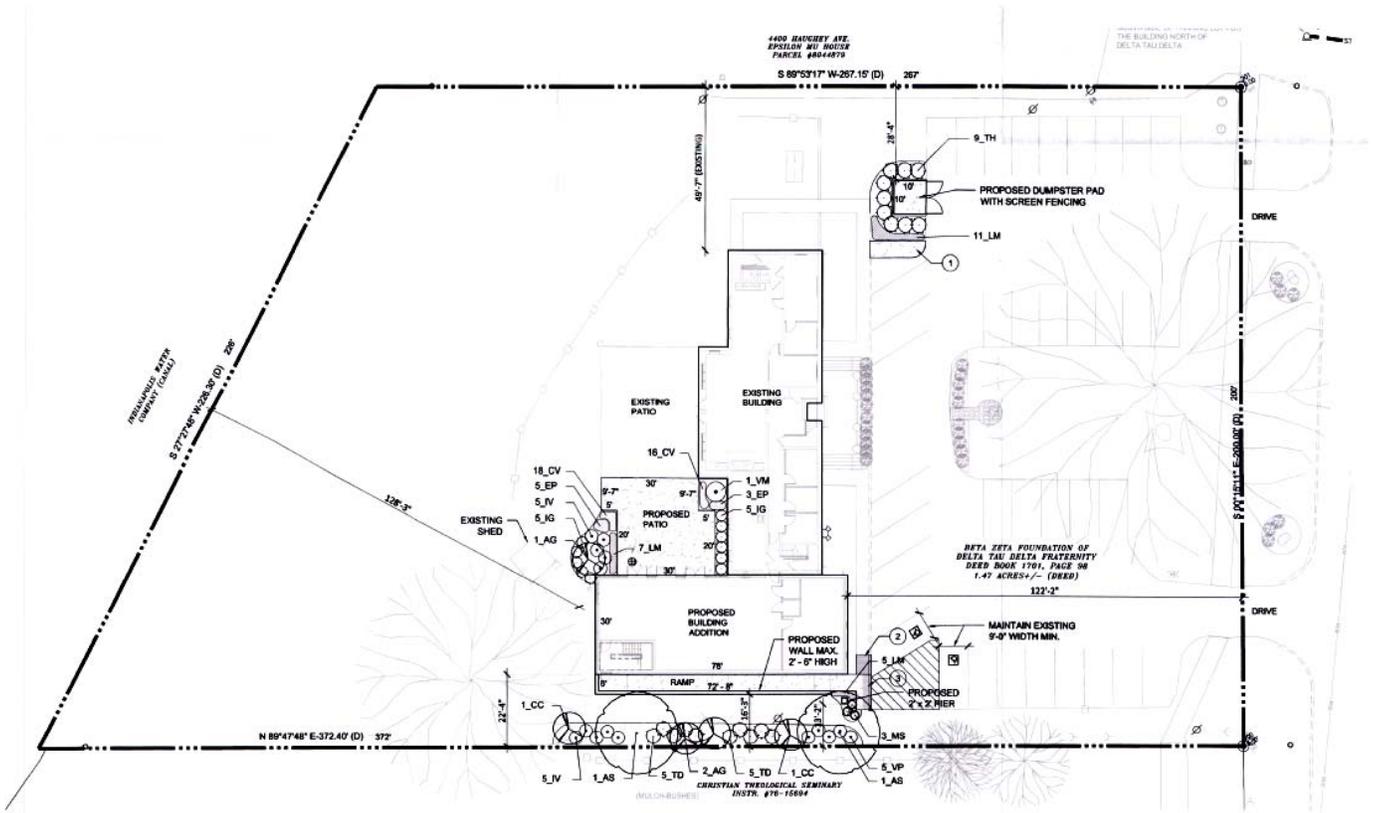
4340 Haughey Avenue



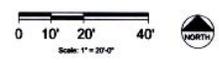
Map Compiled by: Mike Clust
Division of Planning
Date Compiled: 3/18/2014

1 inch = 211 feet

2014-CAP/CVR-804 – Site/Landscape Plan



1 SITE PLAN





1) Existing fraternity house



2) Portion of existing parking area



3) Single-family dwelling across Haughey Avenue



4) Area where addition would be abutting