



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 24, 2025

Case Number: 2025-ZON-030
Property Address: 454 and 456 Arthur Avenue (approximate addresses)
Location: Wayne Township, Council District #16
Petitioner: Victor Solano
Current Zoning: C-3
Request: Rezoning of 0.142-acre from the C-3 district to the D-5 district to provide for a single-family dwelling.
Current Land Use: Undeveloped
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.142-acre subject site consists of two undeveloped parcels, 9013022 and 9013023. It is surrounded by single-family dwellings to the east, zoned D-5, a single-family dwelling to the south, zoned C-3, undeveloped land to the west, zoned I-4, and a grocery store to the north, zoned C-3.

REZONING

The request would rezone the property from the C-3 district to the D-5 district for residential development of a single-family dwelling that would not be permitted in the existing C-3 district.

The C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all

modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers insignificant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-5 district because it would allow for an additional residential dwelling to be constructed in line with the context of the surrounding area.

Additionally, the proposed dwelling district would also align with the suburban neighborhood recommendation of the Comprehensive Plan.

GENERAL INFORMATION

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|-----------------------------------|-----------------------|--|
| Existing Zoning | C-3 | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Suburban Neighborhood | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| | North: C-3 | Commercial (Grocery store) |
| | South: C-3 | Residential (Single-family dwelling) |
| | East: D-5 | Residential (Single-family dwellings) |
| | West: I-4 | Undeveloped |
| Thoroughfare Plan | | |
| Arthur Avenue | Local Street | 48-foot proposed right-of-way and 50-foot existing right-of-way. |
| Grande Avenue | Local Street | 48-foot proposed right-of-way and 82-foot existing right-of-way. |
| Context Area | Compact | |
| Floodway / Floodway Fringe | No | |
| Overlay | No | |
| Wellfield Protection Area | No | |
| Site Plan | N/A | |
| Site Plan (Amended) | N/A | |

| | |
|-----------------------------------|-----|
| Elevations | N/A |
| Elevations (Amended) | N/A |
| Landscape Plan | N/A |
| Findings of Fact | N/A |
| Findings of Fact (Amended) | N/A |
| C-S/D-P Statement | N/A |
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COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends suburban neighborhood development.
- The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.
- **Conditions for All Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Hydrological patterns should be preserved wherever possible.
 - Curvilinear streets should be used with discretion and should maintain the same general direction.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- **Conditions for All Housing**
 - A mix of housing types is encouraged.
 - Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.

- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.
- **Detached Housing**
 - The house should extend beyond the front of the garage.
 - Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
 - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed or flush, narrow or wide.
 - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.
 - **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony.

For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.

- **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
- **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
- **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

Zoning History – Site

56-A-168; North side of the intersection of Arthur and Grande Avenue (subject site), Rezoning of Lots 1 and 2 I Michigan Terrace Subdivision being in an R-4 (Residential) district to a B-6 (7) classification to permit the location and operation of a Drive-in Dairy Bar, **approved**.

Zoning History – Vicinity

2021-ZON-011/ 2021-VAR-001; 4220 West Michigan Street (north of site), Rezoning of 0.34 acre from the D-5 district to the C-3 district and variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a zero-foot front yard setback, five-foot north and east side transitional yards and parking and maneuvering in the right-of-way (10-foot front yard, 10-foot transitional side yard and parking and maneuvering in the right-of-way not permitted), **approved and granted**.

2020-ZON-008; 4251 Cossell Road (east of site), Rezoning of 0.95 acre from the D-5 district to the SU-7 district, **approved**.

2010-ZON-027; 4500 West Vermont Street (west of site) and 15 other addresses around the city, Rezoning of 355.42 acres from multiple zoning districts to the PK-1 district, **approved**.

2003-ZON-177; 4118 and 4150 West Michigan Street (northeast of site), Rezoning of 0.27 acre from the D-5 district to the SU-1 district, **approved**.

67-Z-28; Located on both sides of Cossell Road on the west side of Grande Avenue (west of site), Rezoning of 35.451 acres being in D-3 and D-5 districts to I-4-U classification to provide for the expansion of the existing Allison Div., Plant #3 of Gen. Motors Corp., **approved**.

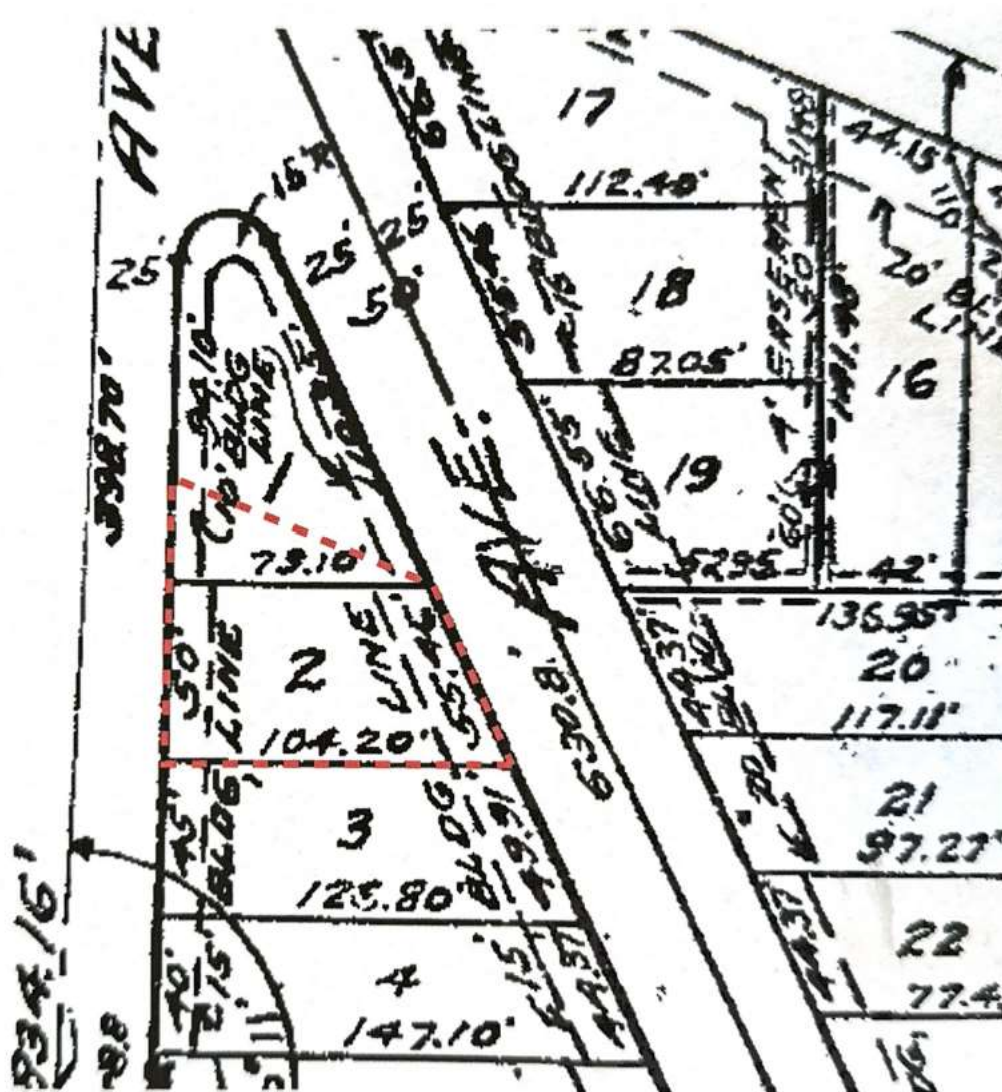




Photo of the subject site at 454 and 456 Arthur Avenue looking west from Arthur Avenue.



Photo of the subject site looking south.



Photo of City right-of-way north of the site.



Photo of City right-of-way north of the site.



Photo of the intersection and grocery store north of the site.



Photo of the single-family dwelling south of the site looking west.



Photo of the single-family dwelling south of the site looking east.



Rear photo of the subject site looking east from Grande Avenue.



Photo of the undeveloped land west of the site.