

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 11, 2025

Case Number: 2025-ZON-085
Property Address: 1810 and 1814 Cornell Avenue (*approximate addresses*)
Location: Center Township, Council District #13
Petitioner: Dunnhaven Homes, Inc., by Chris Dunn
Current Zoning: I-3
Request: Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for two detached single-family dwellings
Current Land Use: Undeveloped
Staff Recommendations: **Approval**
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

ADDENDUM SEPTEMBER 11, 2025

The Hearing Examiner continued this petition from the August 28, 2025 hearing to the September 11, 2025 hearing to provide time for notice to be provided to those requiring notice.

August 28, 2025

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

This 0.31-acre site, zoned I-3, is two (2) parcels: Parcel 1045082 which is 0.15 acres and 1035063 which is 0.17 acres. The 0.17-acre site, zoned I-3, was previously developed with a single-family dwelling that was demolished between Fall of 2018 and Spring 2019. The properties lie within the THOS JOHNSON'S HEIR'S ADDITION in the Near Northside Neighborhood. It is surrounded by undeveloped land to the north and south, zoned I-3; industrial uses to the east, across Cornell Avenue, zoned I-3; and a single-family dwelling to the west, zoned D-8.

REZONING

The property is in the I-3 district. 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.

This request would rezone the site from I-3 District to the D-8 classification to provide for residential development. “The D-8 district is a unique district designed for application in older developed urban areas. The district allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares. Due to the variety and intensity of development, clear delineation of public, semipublic and private areas must be ensured. Another important application of this district is in areas that are experiencing renewal either by public action or by natural process. Trees, as well as lot orientation, fulfill a critical cooling and drainage role for the lots in this district. A fine grain of accessibility is provided and must be maintained. The D-8 district has a typical density range of 5 to 26 units per gross acre depending upon the type of development. This district fulfills the high-density residential classification of the Comprehensive General Land Use Plan. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing conditions, including vegetation, topography, drainage and wildlife.”

The Comprehensive Plan recommends Traditional Neighborhood typology. “The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 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

STAFF ANALYSIS

As proposed this request would be consistent with the Comprehensive Plan, as well as the historical residential use of the land. Additionally, this request would support the ongoing redevelopment and renewal efforts in this neighborhood.

GENERAL INFORMATION

Existing Zoning	I-3
Existing Land Use	Single-family Residential
Comprehensive Plan	Traditional Neighborhood

Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-3 and SU01	Enter Land Use
South:	D-8	Enter Land Use
East:	I-3	Enter Land Use
West:	D-8	Enter Land Use
Thoroughfare Plan		
Cornell Ave	Local	50-foot Existing right-of-way and 48-foot Proposed 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	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Greenways Master Plan (2014)
- IndyMoves Pedal Indy (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan consists of two (2) components that include the Pattern Book and the Land Use Map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.
- The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

- The **Traditional Neighborhood** typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre.
- **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
 - 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.
 - 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.
 - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
 - 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.
- **Detached Housing**
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
 - Secondary units are encouraged.
 - Lots should be no larger than one and a half times the adjacent lots.

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

- The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”
- These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:
 - Site Configuration
 - Front Setbacks
 - Building Orientation
 - Building Spacing
 - Open Space
 - Trees, Landscaping, and the Outdoors
 - Aesthetic Considerations
 - Building Massing
 - Building Height
 - Building Elevations and Architectural Elements
 - Additional Topics
 - Secondary Dwelling Units, Garages, and Accessory Structures
 - Adapting to the Future

“As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”

Indy Moves

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

• **Indy Greenways Master Plan (2014)**

The **Monon Trail** is the best known of all of the trails in the Indy Greenways system. Its 10.3 mile length stretches from the Cultural Trail downtown at 10th Street and extends north to Hamilton County at 96th Street, passing through several neighborhoods, communities, commercial districts, and park facilities. It provides a regional connection extending north through Carmel and Westfield with ultimate plans to extend all the way to Sheridan, Indiana. Its length has Made it Indy Greenways' most highly used trails and a major alternative commuter route.



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IndyMoves Pedal Indy (2018)

Pedal Indy proposes a safe, well-connected bicycle network that provides access for all Indianapolis residents while stewarding limited public resources. To do this, the plan proposes hundreds of miles of bicycle facilities, balancing higher-cost protected facilities where safety needs are greatest with lower-cost “**Neighborway**” that offer traffic calming and placemaking enhancements and reach into the heart of neighborhoods. Neighborway are slow-speed, low volume streets shared by people driving and bicycling. They include improvements that calm traffic and give people walking and bicycling priority: 20 MPH speed limit signs, stop signs for side streets crossing the Neighborway, speed humps and traffic circles, wayfinding signs and pavement markings, and easier crossings of busy streets with crosswalks, flashing beacons, or traffic signals.

ZONING HISTORY

SITE- N/A

VICINITY

2024-ZON-018; 922 East 17th Street (south of subject site), Rezoning of 0.09 acre from the I-3 district to the D-8 district to provide for residential uses, **approved**.

2023-CZN-852/2023-CVR-852; 1902 Alvord Street (northeast of subject site), Rezoning of 0.64 acre from the MU-1 district to the D-8 district to provide for a townhome development. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development with lots ranging from 800-square feet to 1,100-square feet (minimum 2,000-square foot lot required), with a 10-foot rear setback (fifteen feet required) and with main-floor area ranging from 406-square feet to 466-square feet (660-square feet required). **Approved and granted**.

2022-ZON-059 / 2022-VAR-004; 1902 Alvord Street (northeast of subject site), requested the Rezoning of 1.38 acres from the MU-1 district to the D-8 district, to provide for a townhome development and a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development with lots ranging from 1,074 square feet to 1,091-square feet and a 10-foot west rear setback and main floor area ranging from 405-square feet to 466-square feet, **approved and granted**.

2021-UV3-010; 1822 Cornell Avenue (north of subject site), Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached garage (not permitted) with seven-foot and 5.8-foot side setbacks and a four-foot rear setback accessory to a single-family dwelling undergoing renovation (10-foot side setback and 40-foot transitional rear setback required).

2020-ZON-090; 1806 Cornell Avenue (south of subject site), Rezoning of 0.17 acre from the I-3 district to the D-8 district, **approved**.

2019-ZON-128; 1051 East 19th Street and 1720 North Alvord Street (east of subject site), requested Rezoning of 2.12 acres from the I-3 district to the D-P district to provide for 37 single-family attached dwelling units at a density of 17.5 units per acre, **approved**.

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

2019-DV3-041; 1136 and 1138 East 19th Street (east of site), requested a Variance of Development Standards to provide for a two-family dwelling with reduced setback, **granted**.

2019-UV1-004; 1714 Cornell Avenue (northeast of site), Variance of Use and Development Standards of the Consolidated Zoning and Subdivision ordinance to provide for primary and secondary single-family residential uses, including, but not limited to a single-family dwelling with a detached garage, with an



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eight-foot front setback, three-foot side and side transitional setback and five-foot rear and rear transitional setback (30-foot front setback, 10-foot side and rear setback and 40-foot side and rear transitional yard), **approved**

2019-SE2-001; 916 East 19th Street (north of subject site), requested a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for parking lots for a religious use located at 1831 Bellefontaine Street, **approved**.

2018-ZON-013, 1136 and 1138 East 19th Street (east of site); requested Rezoning of 0.116 acre, from the C-3 District, to the D-8 classification to provide for residential uses, **approved**.

2018-UV1-009; 1648 Cornell Avenue (south 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, with a 14-foot front setback and a four-foot south side yard and eight-foot north side yard, and a 720- square foot secondary dwelling, with a three-foot north side yard, a four-foot south side yard and a 15- foot rear transitional yard, **granted**.

2017-CZN-808; 926, 930, and 934 East 17th Street (south of subject site), Rezoning of one 2.3 acres from the I-3 district to the D-8 classification and Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for single-family development without parking (one parking space required), **approved**.

2016-ZON-035; 1660, 1702, and 1706 Bellefontaine Street (Southwest of site), Rezoning of 0.95 acre from the D-8 District to the MU-2 classification, **approved**.

2015-CZN-835, 2015-CVR-835; 1102 East 16th Street (south of site), requested the Rezoning of 4.5 acres from the I-3-U, D-8 and C-5 districts to the C-3C classification, and to provide for a reduced setback and reduction in the number of require parking spaces, **approved**.

2011-ZON-050; 1831 Bellefontaine Street (west of site), Rezoning of 0.70 acres, from the D-8 District, to the SU-1 classification to provide for religious uses, **approved**.

2011-ZON-077; 1902 Alvord Street (northeast of subject site) requested Rezoning of 2 acres from the I-3-U district to the C-2 classification, **approved**.

2006-ZON-085; 1115 East 19th Street (east of subject site), requested Rezoning of 0.24 acre from the C-3 district to the D-8 classification, **approved**.

2006-HOV-040; 1806 Cornell Avenue (south of subject site), requested a Variance of Use of the Industrial Zoning Ordinance to legally establish a single-family dwelling, **granted**.

2006-ZON-027; 1635 Cornell Avenue (south of site), Rezoning of 0.306 acre from the I-3-U District to the D-8 classification to provide for residential development, **approved**.

2000-UV1-006; 1824 Yandes Street (east of site), requested a Variance of Use of the commercial Zoning Ordinance to provide for the use of a detached garage for storage for an existing church, **granted**.



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2000-UV1-005; 902 East 17th Street (south of site), Variance of Use of the Dwelling Districts Zoning Ordinance to legally establish a variety store, with community services (not permitted), **denied**

95-UV1-37; 1802 – 1804 Alvord Street (east of subject site), Variance of Use to provide for automobile repair and a gravel parking area, **granted**.

94-UV3-112; 1714 – 1720 Alvord Street (east of subject site), Variance of Use to legally establish a social organization, **granted**.

91-UV1-41; 1824 Yandes Street (east of site), requested a Variance of Use of the Commercial Zoning Ordinance to permit the construction of a church, **granted**

EXHIBITS

2025-ZON-085 Proposed Site Plan



STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
 phone: 317.849.5935 fax: 317.849.5942

JOB ID 114535

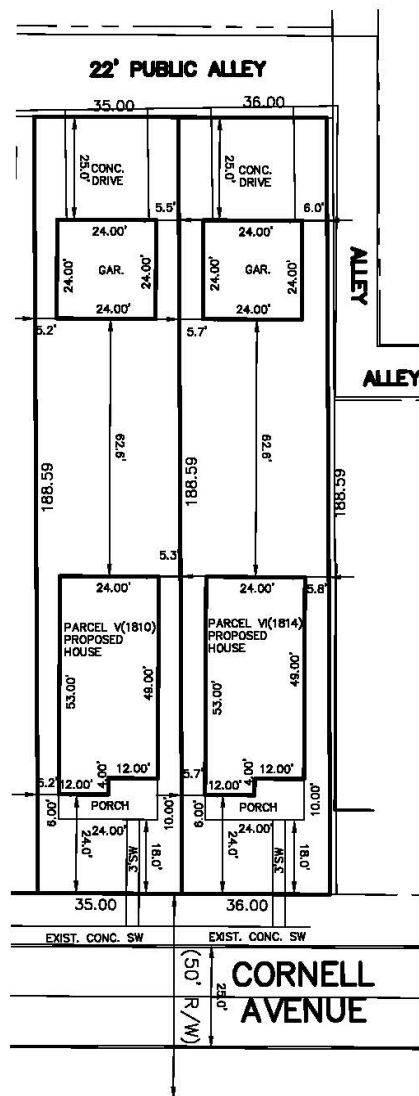
CONTROL# 114535 DUNNH

1810 & 1814 CORNELL AVENUE
 INDIANAPOLIS, IN 46202

LOT EXHIBIT



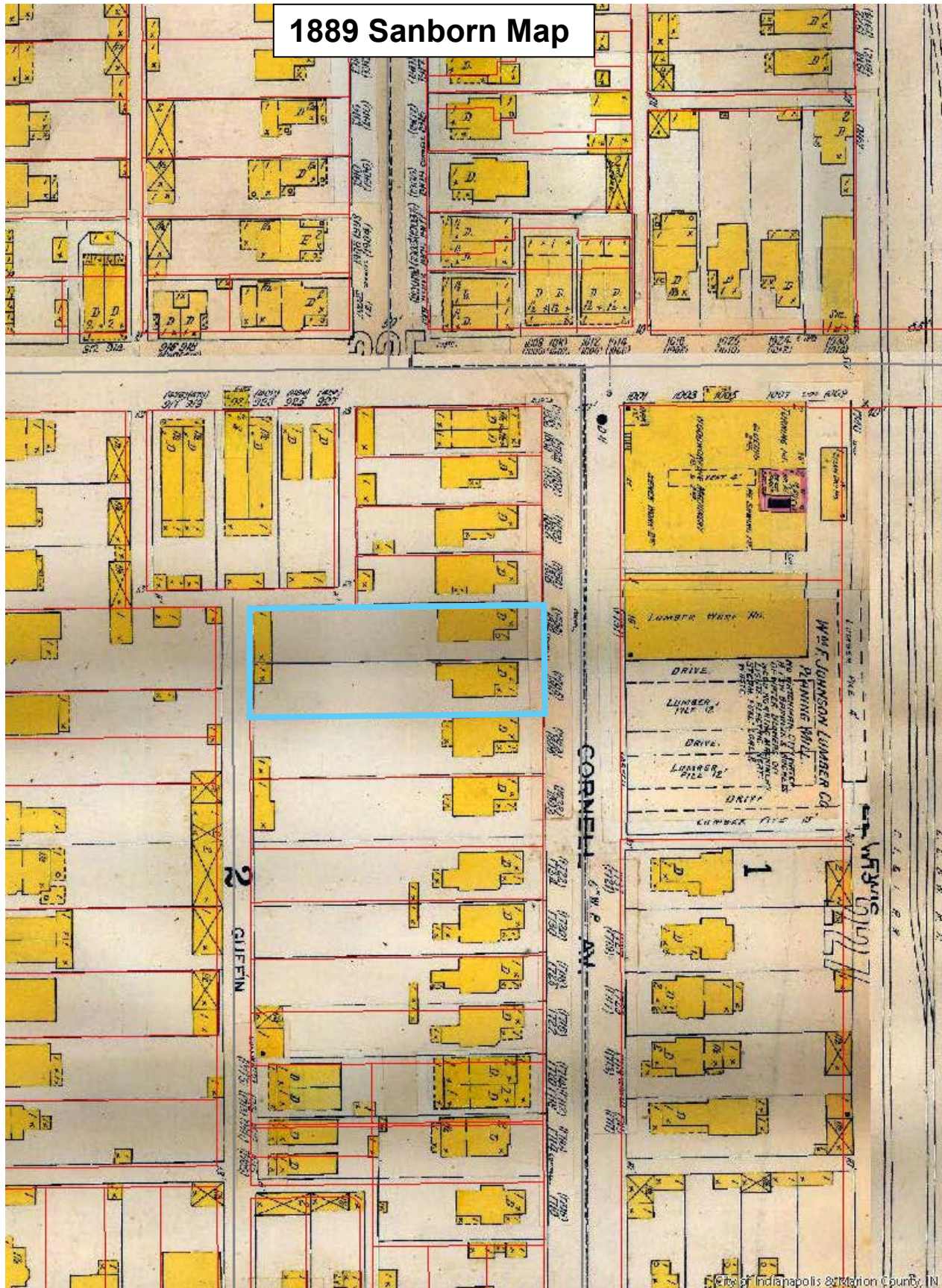
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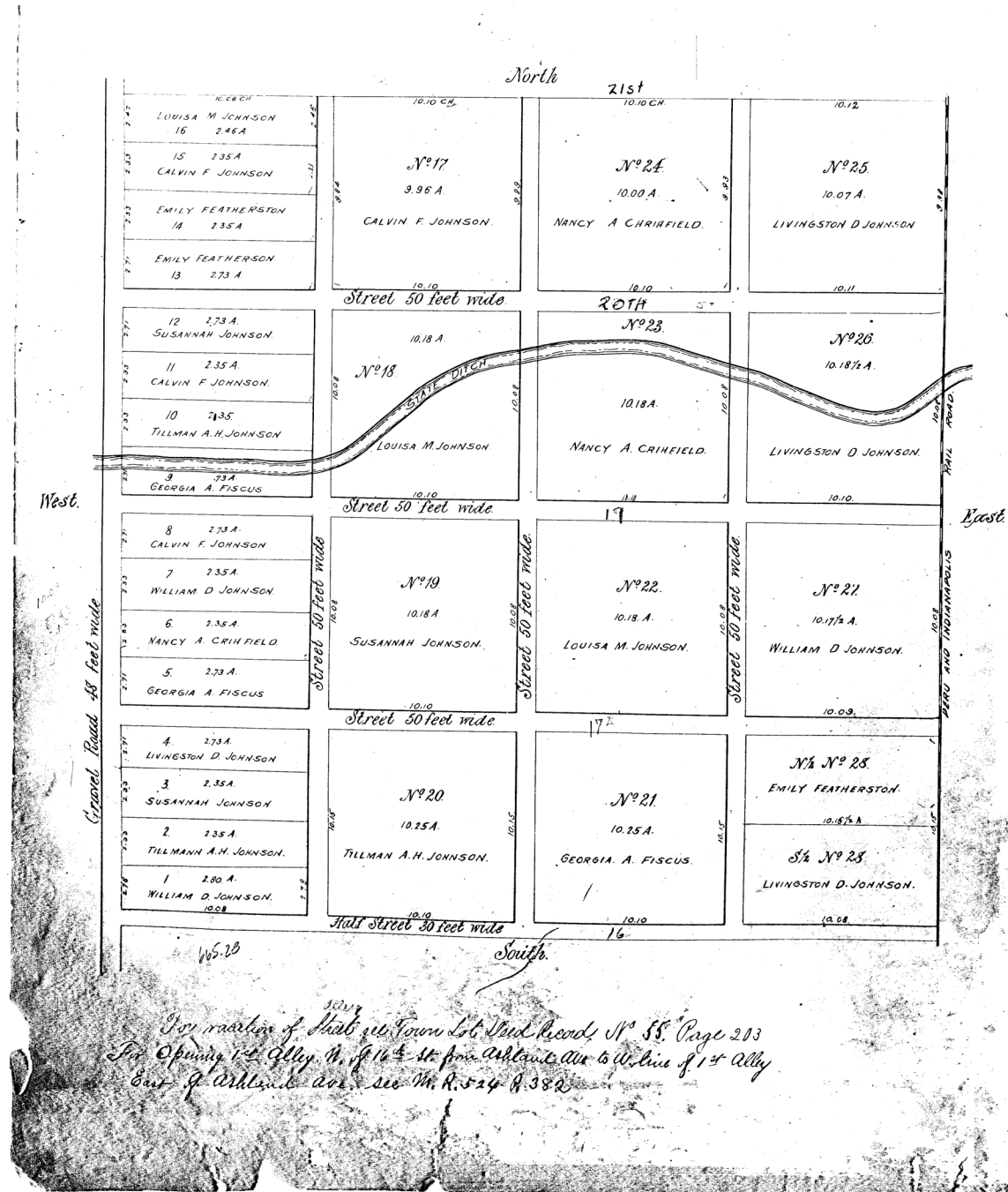
ZONING: I3
 10' MINIMUM SIDE YARD
 30' MINIMUM FRONT YARD
 10' MINIMUM REAR YARD

NOTE: THIS EXHIBIT IS NOT TO BE USED FOR
 CONSTRUCTION, RATHER SUBMITTED FOR
 REZONING APPROVAL.

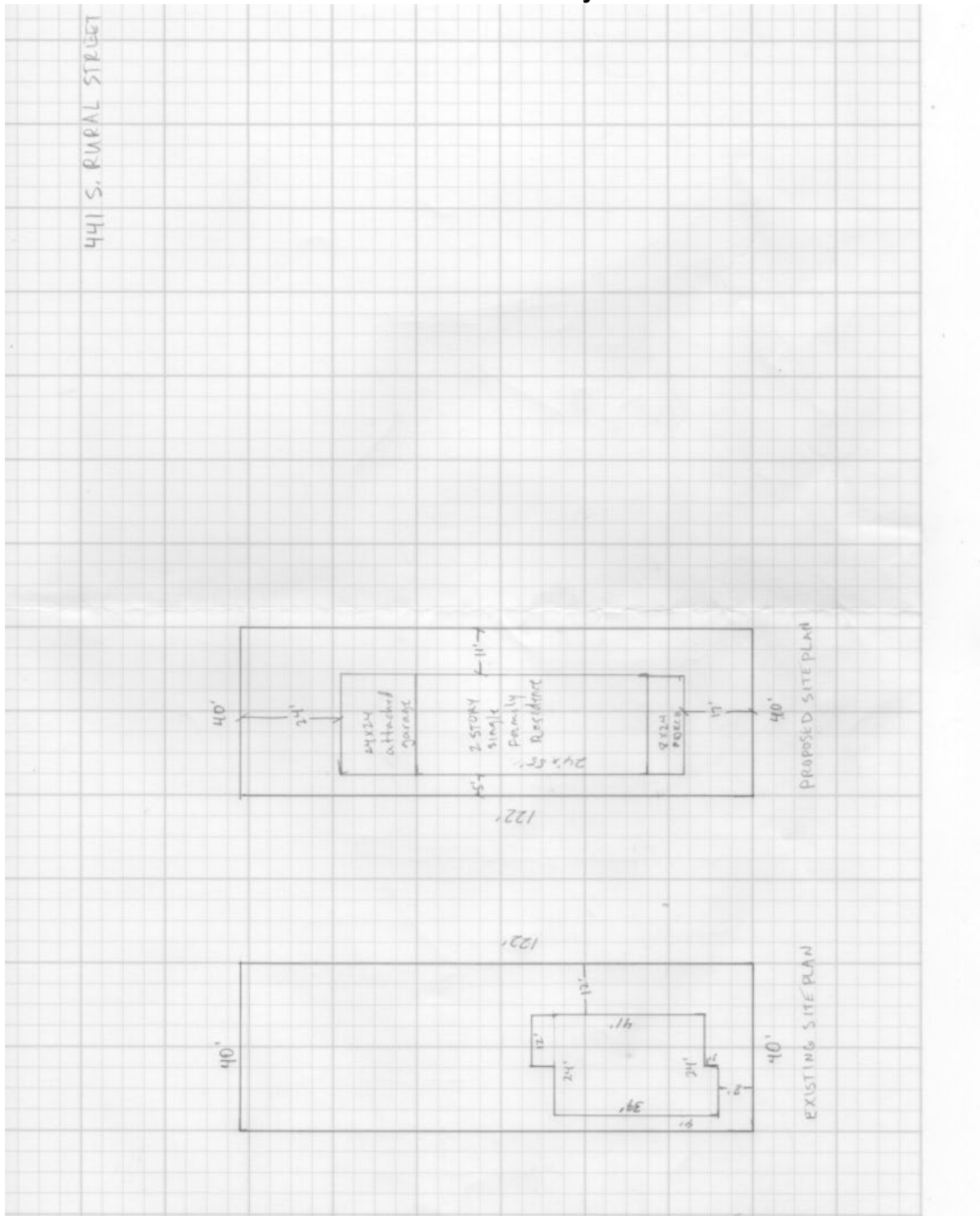




THOS JOHNSON'S HEIR'S ADDITION



2025ZON085 Lot Layout



441 S. R

2nd FLOOR PLAN

8' 55' 24'

LOFT

BEDROOM

BEDROOM

BATH

CLOSET

CLOSET

STORM CLOSET

1st FLOOR PLAN

8' 55' 24'

COVERED PORCH

LIVING ROOM

DINING ROOM

KITCHEN

BEDROOM

BEDROOM

BATH

LAUNDRY

ATTACHED GARAGE

FIRE RATED WALL

2025ZON085 Building Elevations

