



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 28, 2026

Case Number: 2026-ZON-025
Property Address: 1719 Roosevelt Avenue
Location: Center Township, Council District #8
Petitioner: Diego Abraham Gomez Lara, by Jorge Oscar Gonzales Vasquez
Current Zoning: C-3

Request: Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential development.
Current Land Use: Vacant
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the April 23, 2026 hearing, to the May 28, 2026 hearing, at the request of staff and the petitioner, to provide additional time for discussions with the petitioner’s representative related to the proposed residential development.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning. The recommendation does not include approval of the site plan or elevations.

PETITION OVERVIEW

This 0.12-acre site, zoned C-3, is vacant and surrounded by vacant land to the north and south, zoned C-3; vacant land to the east, zoned D-5; and commercial uses to west, across Roosevelt Avenue, zoned C-3.

REZONING

The request would rezone the site to the D-8 district to provide for residential development. “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. “



“To advance the Livability Principles of this Code, the D-5, D-5II, **D-8**, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application.

The Comprehensive Plan recommends traditional neighborhood typology for the site.

Recommended land uses in this typology include detached / attached / small-scale multi-family / large-scale multi-family housing; assisted living facilitates / nursing homes; group homes; bed and breakfast; small-scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; small-scale parks; and community farms / gardens.

This request would align with the Plan recommendation of traditional neighborhood and the historical residential use.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Vacant land	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Vacant land
South:	C-3	Vacant land
East:	D-5	Vacant land
West:	C-3	Commercial uses
Thoroughfare Plan		
Roosevelt Avenue	Primary Arterial	Existing 60-foot right-of-way and proposed 56-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	

Site Plan	March 4, 2026
Site Plan (Amended)	N/A
Elevations	March 4, 2026
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

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. 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, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) 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:

Conditions for All Land Use Types –Traditional Neighborhood Typology

- 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.
- Developments with densities higher than 15 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. 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)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.



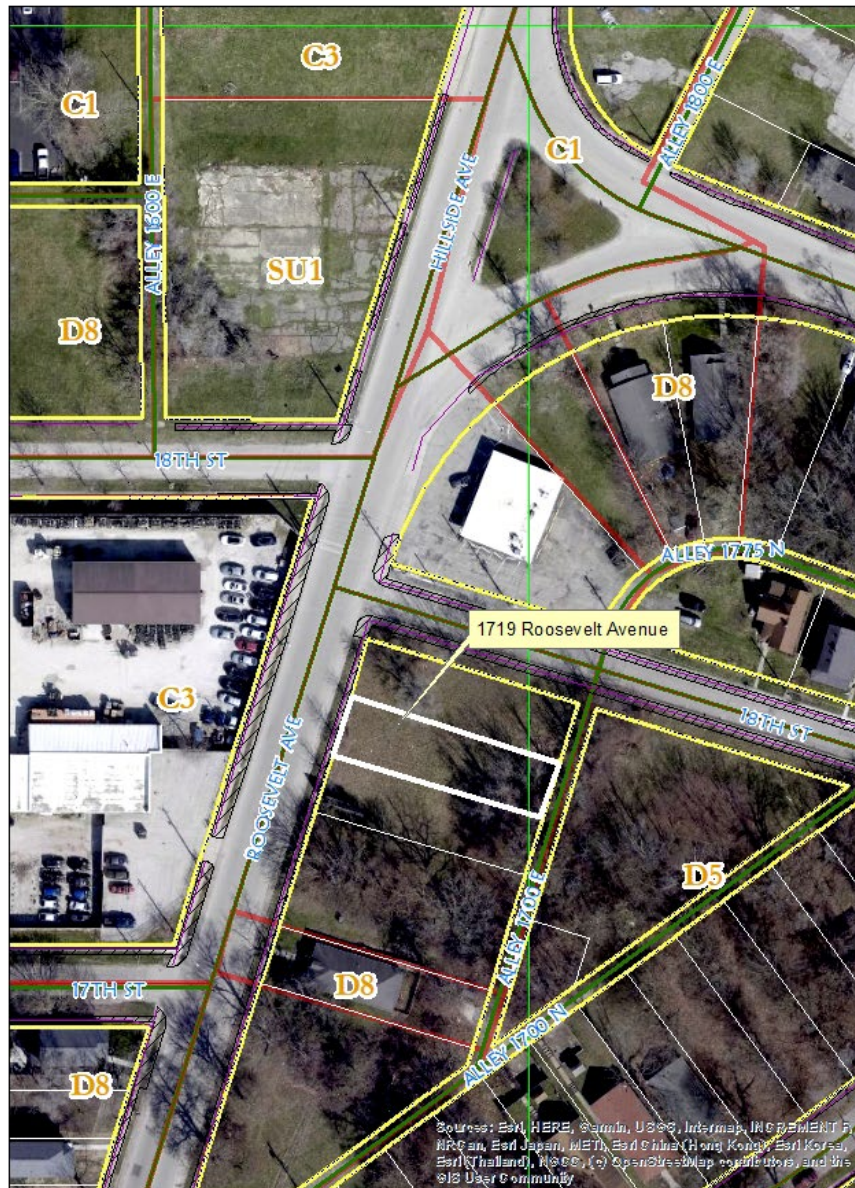
ZONING HISTORY

2006-ZON-098; 1701 Roosevelt Avenue (south of site), requested rezoning of 0.1 acre, from the C-3 District, to the D-8 classification to provide for residential uses, **approved**.

2006-ZON-101; 1743 and 1747 Roosevelt Avenue (northeast of site), requested a rezoning of .58 acre, being in the C-1 Commercial District, to the D-8 Dwelling District classification to provide for residential uses, **approved**.

96-Z-77 and 96-CV-22; 1813-1829 Roosevelt Avenue (east of site), requested a rezoning of .97 acre, being in the D-5 Dwelling District, to the D-8 Dwelling District classification and variances of development standards relating to setbacks and the encroachment of dumpsters and parking into the required yards, to provide for multi-family residential development, **approved**.

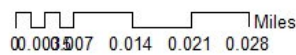
EXHIBITS



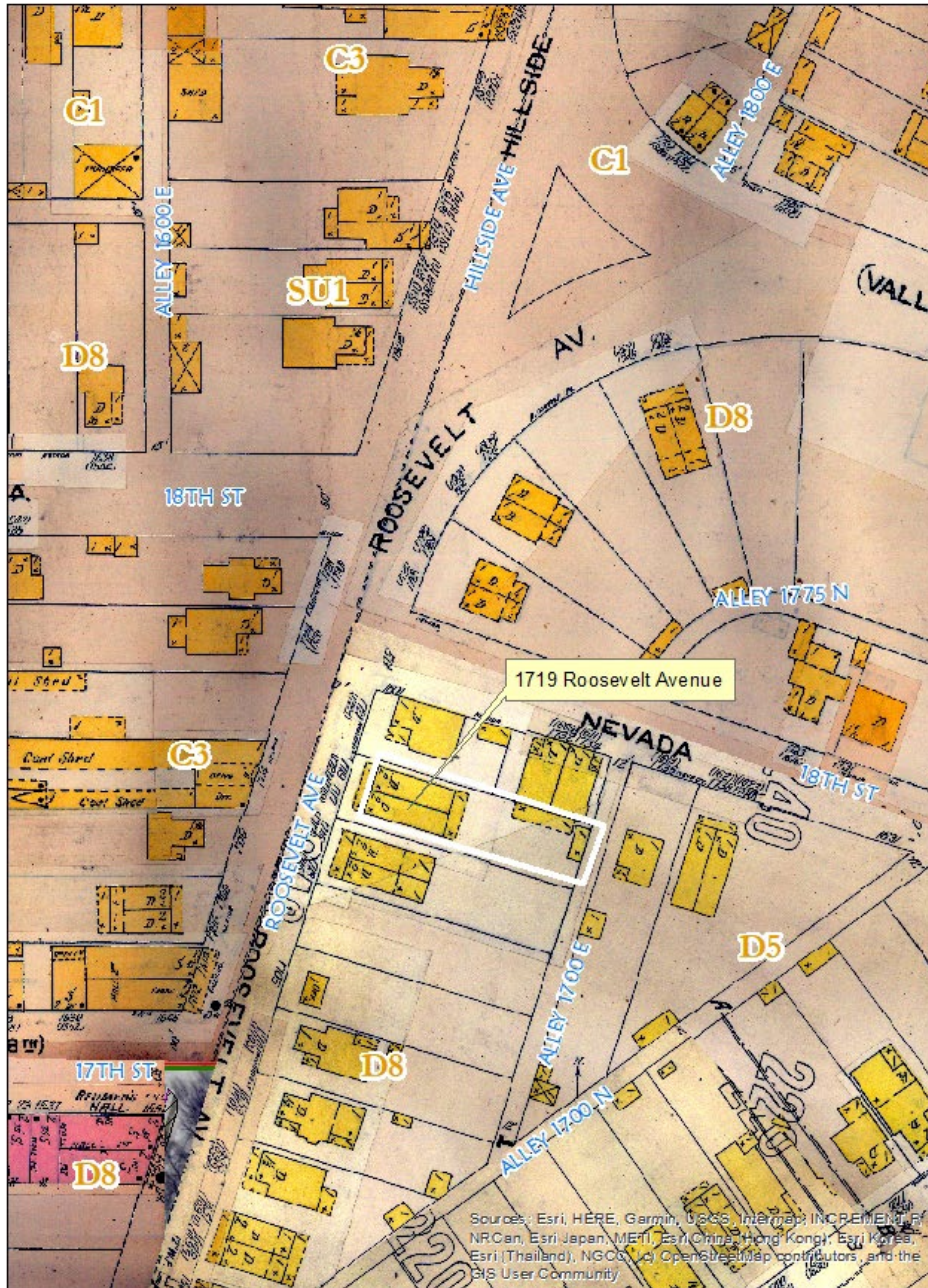
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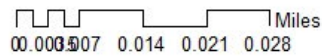
1719 Roosevelt Avenue



Sanborn Map - 1898



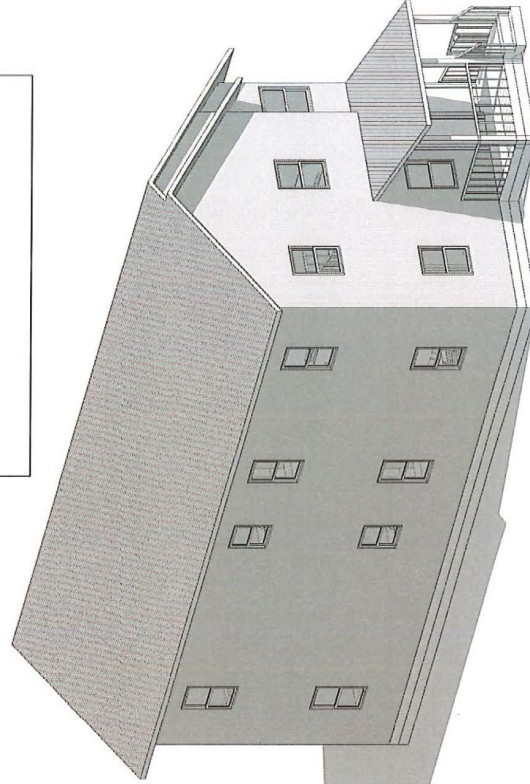
1719 Roosevelt Avenue



1719 ROOSEVELT AVE

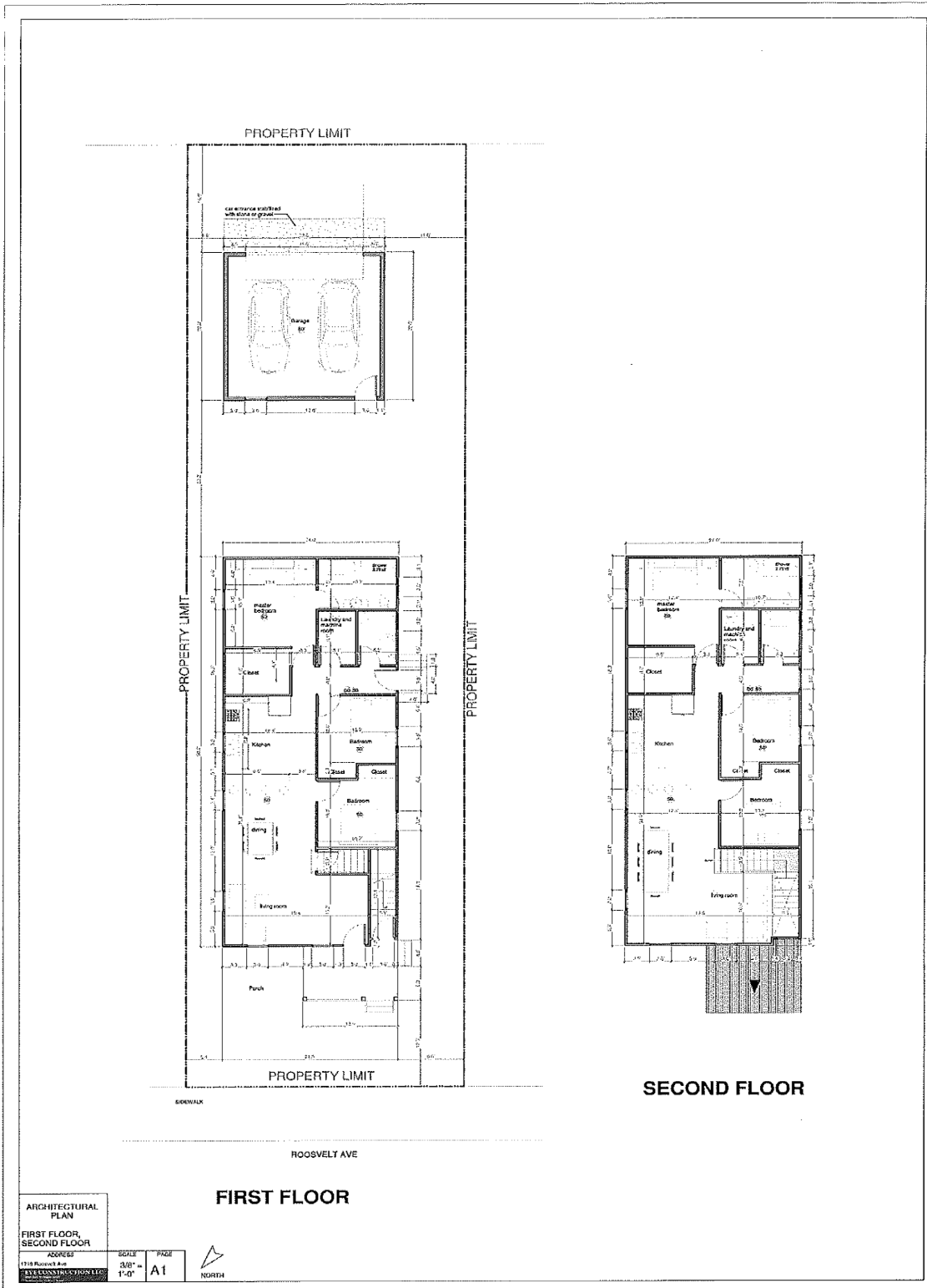
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A7_	FLOOR FRAMING PLAN
A8_	FOUNDATION PLAN
A9_	SITE PLAN
A10_	WALL DETAIL CONSTRUCTION PLAN
G1_	GARAGE ELEVATIONS
G2_	GARAGE ELEVATIONS
G3_	GARAGE ROOF PLAN
G4_	DETAILS



LAND DATA
 EFFECTIVE FRONTAGE 38FT
 EFFECTIVE DEPTH 140 FT
 5.320 SQ FT

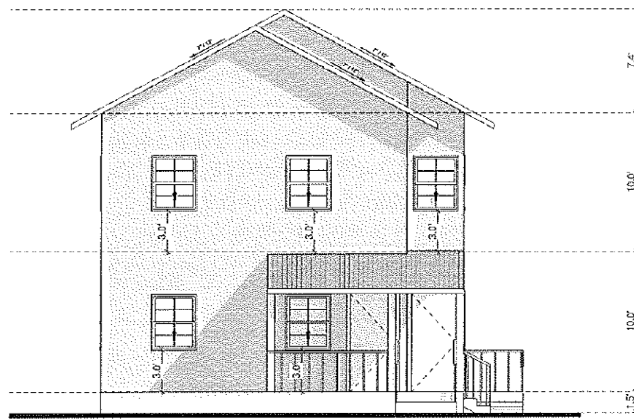
ARCHITECTURAL PLAN	SCALE	PAGE
COVER SHEET		00
ADDRESS 1719 Roosevelt Ave		
EVE CONSTRUCTION, LLC 10000 N. 10th Street, Suite 1000, Phoenix, AZ 85020		



ARCHITECTURAL
 PLAN
 FIRST FLOOR,
 SECOND FLOOR
 ADDRESS
 1718 Roosevelt Ave
 DEVELOPER
 ELEVATION DESIGN LLC

SCALE
 1/4" = 1'-0"
 PAGE
 A1

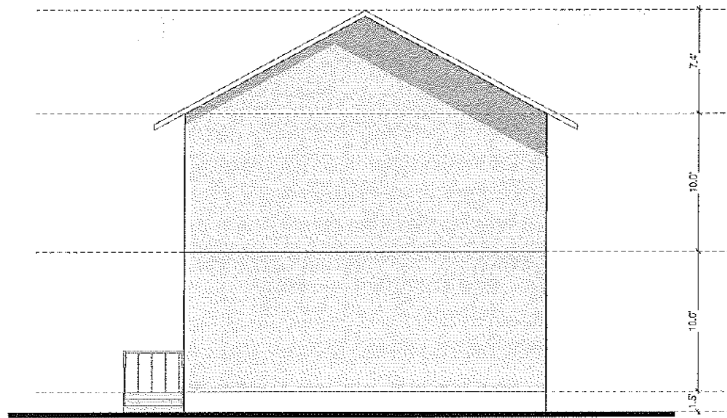




**NORTH ELEVATION,
 FRONT VIEW**

ARCHITECTURAL
 PLAN
 NORTH ELEVATION

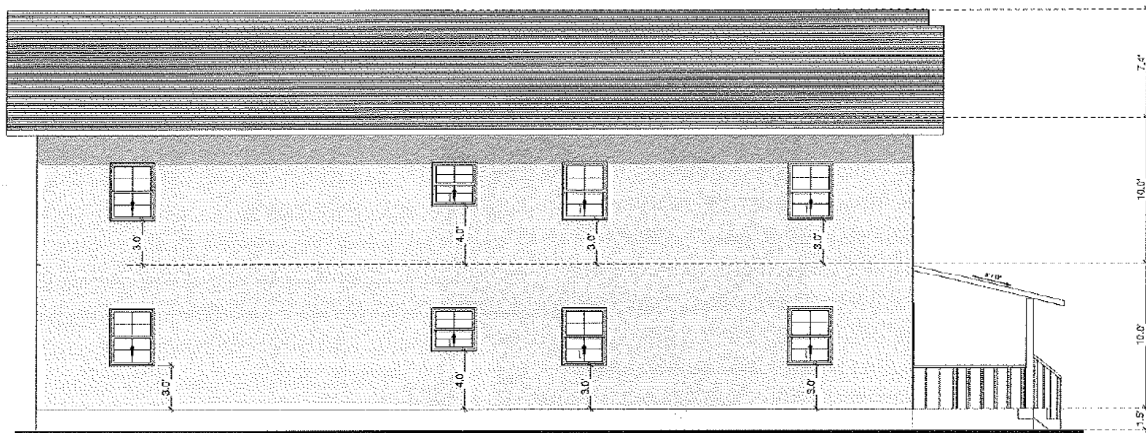
ADDRESS	SCALE	PAGE
1719 Roosevelt Ave EYE CONSTRUCTION LLC <small>1127 East 21st Avenue, Suite 100 Denver, Colorado 80218</small>	3/8" = 1'-0"	A2



**SOUTH ELEVATION,
 REAR VIEW**

ARCHITECTURAL
 PLAN
 SOUTH ELEVATION

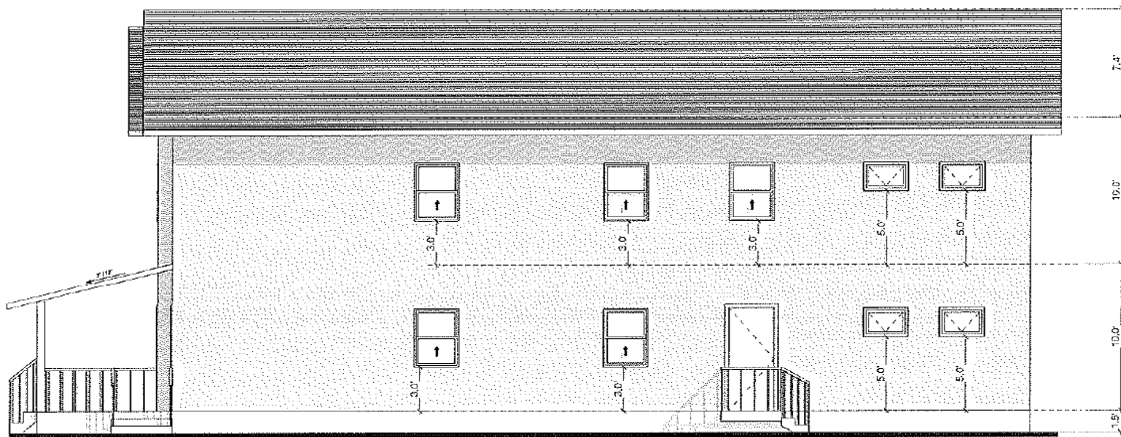
ADDRESS	SCALE	PAGE
1719 Roosevelt Ave EVE CONSTRUCTION LLC <small>1000 East Washington Street Indianapolis, Indiana 46202</small>	3/8" = 1'-0"	A5



**EAST ELEVATION,
 LEFT VIEW**

ARCHITECTURAL
 PLAN
 EAST ELEVATION

ADDRESS	SCALE	PAGE
1719 Roosevelt Ave EVE CONSTRUCTION LLC 2511 East Main Street Indianapolis, IN 46201	3/8" = 1'-0"	A3



**WEST ELEVATION,
 RIGHT VIEW**

ARCHITECTURAL
 PLAN
 WEST ELEVATION

ADDRESS	SCALE	PAGE
1719 Roosevelt Ave EVE CONSTRUCTION LLC <small>110 East Michigan Street Indianapolis, IN 46204</small>	3/8" = 1'-0"	A4



View looking north along Roosevelt Avenue



View looking south along Roosevelt Avenue



View looking west along East 18th Street



View of site looking south across East 18th Street



View of site looking south across East 18th Street



View of site looking east across Roosevelt Avenue



View of adjacent property to the south looking east across Roosevelt Avenue