



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 19, 2024

Case Number: 2024-MOD-023
Property Address: 2060 Yandes Street
Location: Center Township, Council district #13
Petitioner: Monon 21 LLC, by Brandon Knox
Current Zoning: D-P
Request: Modification of the Development Statement related to 2021-ZON-104 and 2023-MOD-002, to allow for an increase in the number of dwelling units, an amended site plan, and amended building elevations.
Current Land Use: Vacant industrial uses
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to the Development Statement, site plan and building elevations, file dated November 20, 2024.

PETITION OVERVIEW

This 3.6-acre site, zoned D-P, is developed with a vacant industrial use. It is surrounded by undeveloped land to the north, zoned I-3; single-family dwellings to the south, zoned D-8; undeveloped land and a single-family dwelling to the east, zoned I-3 and D-8, respectively; and the Monon Trail to the west, zoned I-3.

Petition, 2021-ZON-104 rezoned the site to provide for 54 dwelling units at a density of 15 units per acre. Petition 2023-MOD-002 modified the 2021 Development Statement to allow for residential housing with a property management firm responsible for exterior maintenance.



MODIFICATION

The request would modify the Development Statement related to 2021-ZON-104 and 2023-MOD-002, to allow for an increase in the number of dwelling units from 54 to 57, amend the site plan, and building elevations to reflect the increase of three dwelling units.

Staff would note that the site abuts the Monon Trail to the west. Any connection to that trail would not be appropriate unless reviewed and approved by the Department of Public Works, Greenways Section, or its equivalent agency.

Staff believes the proposed amendments would be minor and have minimal impact on surrounding land uses, while providing an additional housing option. Staff is, therefore, in support of this request.

GENERAL INFORMATION

| | | |
|-----------------------------------|------------------------|--|
| Existing Zoning | D-P | |
| Existing Land Use | Vacant industrial uses | |
| Comprehensive Plan | Village Mixed-Use | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | I-3 | Undeveloped land |
| South: | D-8 | Single-family dwellings |
| East: | I-3 / D-8 | Undeveloped land |
| West: | I-3 / D-8 | Monon Trail |
| Thoroughfare Plan | | |
| Yandes Street | Local Street | Existing 60-foot right-of-way and proposed 48-foot right-of-way. |
| Context Area | Compact | |
| Floodway / Floodway Fringe | No | |
| Overlay | No | |
| Wellfield Protection Area | No | |
| Site Plan | November 20, 2024 | |
| Site Plan (Amended) | N/A | |
| Elevations | November 20, 2024 | |
| Elevations (Amended) | N/A | |
| Landscape Plan | N/A | |
| Findings of Fact | N/A | |
| Findings of Fact (Amended) | N/A | |
| C-S/D-P Statement | November 20, 2024 | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

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 – Village Mixed-Use 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.
 - All development should include sidewalks along the street frontage.
 - Where possible, contributing historic buildings should be preserved or incorporated into new development.

- *Conditions for All Housing*
 - Should be within a one-quarter-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.

- *Attached Housing (Duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium).*
 - Recommended without additional condition.

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

2023-MOD-002; 2060 Yandes Street., requested modification of the Development Statement related to 2021-ZON-104, to allow for residential housing with a property management firm responsible for exterior maintenance **approved**.

2021-ZON-104; 2060 Yandes Street, requested rezoning of 3.6 acres from the I-3 district to the D-P district to provide for 54 total units consisting of 50 single-family attached dwellings and four single-family detached dwellings for a density of 15 units per acre, **approved**.

VICINITY

2021-CZN-819 / 2021-CVR-819; 2008 Yandes Street (south of site), requested Rezoning of 0.6 acre from the I-3 district to the D-8 district and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with an eight-foot front setback and to provide for 54% open space, **approved and granted**.

2021-ZON-063; 2057 Yandes Street (east of site), requested rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2021-ZON-028; 2018, 2024 and 2032 Yandes Street, requested rezoning of 0.39 acre from the I-3 District to the D-8 district, **approved**.

2020-CZN-835 / 2020-CVR-835: 2005 and 2011 Columbia Avenue and 1314 East 20th Street, requested rezoning of 0.29 acre from the I-3 district to the D-8 classification and a variance of development standards to provide for the construction within the clear sight triangle of the abutting streets, deficient front setbacks, deficient side setbacks, deficient space between dwellings and deficient open space, **approved**

2020-CZN-829 / 2020-CVR-829, 2030 Yandes Street (north of site), requested rezoning of 0.13 acre from the I-3 district to the D-8 district and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling and detached garage with six feet between dwellings and 48% open space, **approved and granted**.

2020-ZON-076; 2019 and 2023 Yandes Street, requested rezoning of 0.26 acre from the I-3 district to the D-8 district, **approved**.

2020-ZON-055; 2038 Yandes Street, requested rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2020-ZON-038; 2028 Columbia Avenue, requested the rezoning of 0.1 acre from the I-3 district to the D-8 classification, **approved**.



**Department of Metropolitan Development
Division of Planning
Current Planning**

2019-ZON-029; 2010 Yandes Street, requested the rezoning of 0.13 acre from the I-3 district to the D-8 classification, **approved**.

2019-ZON-028; 2032, 2038, and 2042 Columbia Avenue, requested the rezoning of 0.39 acre from the I-3 district to the D-8 classification, **approved**.

2018-UV1-030; 2018 Yandes Street, requested variances of use and development standards to provide for a single-family dwelling and garage with deficient front and rear transitional yards and deficient north setback, **approved**.

2017-ZON-030; 2001 to 2044 Alvord Street, requested rezoning of 2.57 acres from the I-3 district to the D-8 classification, **approved**.

2017-CZN-811 / 2021-CVR-811; 1013 East 20th Street, requested rezoning of 2.08 acres, from the I-3 district to the D-8 classification and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish 16 lots, with zero feet of street frontage and lot width and without direct access to a public street, **approved and granted**.

2007-ZON-866 / 2007-VAR-866) 1145 East 22nd Street & 2108 Columbia Avenue, requested rezoning of 6.2 acres, from the I-3-U District, to the C-S classification to provide for two development areas: Parcel "A" permits: mixed-use or stand-alone buildings including dwelling units, offices, C-3 uses, I-1, I-2 and specified I-3 uses and schools; Parcel "B" permits: C-3C uses and two-family and multifamily residential uses and a variance of development standards of the Commercial Zoning Ordinance to provide for a zero-foot front setback and yard along Yandes Street), provide for a zero-foot front setback and yard along 22nd Street, provide for zero-foot side and rear yards, without a setback increase for buildings taller than 35 feet in height, **approved and granted**.

2004-UV2-003, 1002 East 21st Street and 1017 East 22nd Street (west of site), requested a variance of use of the Industrial Zoning Ordinance to provide for a second-hand retail store within an existing industrial warehouse, **granted**.

2003-ZON-106; 2202, 2247, 2224, 2239, 2243 North Columbia Avenue and 2225 Yandes Street (northeast of site), requested a rezoning of 0.86 acre from the D-5 and I-2-U to the SU-1 classification to provide for religious uses, **approved**.

93-UV3-106; 2108 North Columbia Avenue, requested a variance of use of the Industrial Zoning Ordinance to provide for motor vehicle repair facility, **granted**.

93-AP3-3; 2108 North Columbia Avenue, requested a waiver of the one-year filing requirement, **approved**.

92-Z-133; 2001 Yandes Street, requested rezoning of 2.64 acres, being in the I-3-U District to the SU-1 classification to provide for religious uses, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

92-UV3-51; 2108 North Columbia Avenue, requested a variance of use of the Industrial Zoning Ordinance to permit an automobile repair facility, including body work and painting of automobiles, the salvage of automobile parts, and a dwelling, **denied**.

96-V3-46; 2225 Yandes Street, requested a variance of development standards of Industrial Zoning Ordinance to provide for a building addition with reduced setbacks, **granted**.

93-UV3-31; 2016 Columbia Avenue, requested a variance of use for a room addition to an existing single-family dwelling, **granted**.

85-UV3-14; 2021 Columbia Avenue, requested a variance of use to provide for a single-family dwelling with 3.1-foot side yards in an industrial district, **approved**.

Monon 21
By Onyx + East
Development Statement
11.14.2024

Onyx and East is proposing to redevelop the 3.6 acre property located northwest of Yandes Street and 20th Street, east of 21st Street, with the Monon Trail running along the western property line. The property current consists of dilapidated commercial structures in a currently zoned I3- Medium Industrial District.

The rezoning for the proposed redevelopment will consist of 57 total residential units, including single-family detached and townhome residential options. The vision of this redevelopment community, known as Monon 21, is to provide opportunities for new residential housing and private investment in the Near Northside and the Monon area. Despite its historically industrial land use, the surrounding area has seen an influx of new, detached single-family housing over the past couple of years with very little product type and diversity. The proposed Onyx and East development will compliment the existing and other land uses and private investment within the area by offering new residential product types and residential density that the area is lacking.

Land Use Plan Considerations

Onyx + East proposes a townhome and single-family detached development for this block. This is consistent with the applicable comprehensive plan recommendations of the Village Mixed-Use typology. The proposed development is also consistent with the following guidelines taken from the Marion County Pattern Book:

- 100% of the proposed redevelopment is covered by the Pattern Book's Village of Mixed-Use typology.
- The proposed land use of single-family, attached residential is consistent with the recommended land uses in Village Mixed-Use.
- The proposed density of 15-16 units per acre is consistent with the Pattern Book's Village Mixed-Use recommendation of 6 to 25 dwelling units per acre.
- The proposed development is within a half mile distance to schools, playgrounds, churches, greenways and parks, such as JTV Hill Park, Monon Acres Park and Kennedy-King Park Center. This aligns with the Village Mixed-Use typology recommendations.
- Although not all units have direct street frontage, all units within the proposed development will have first floor front doors with sidewalks that connect directly to the surrounding street and connect to the overall Monon Trail pedestrian network.

The Proposed Development

The proposed redevelopment represents an investment of \$21 M dollars into the Near Northside and Monon Trail area. Monon 21 may include the following:

- 2- Story, Detached Single-Family Homes
 - 2-4 Bedrooms
 - 2-Car Detached Garages
- 3-Story, Attached, Single-Family Townhomes
 - 2-3 Bedrooms
 - 1-2 Car Attached Garages

In addition to the new construction homes, the proposed site development and infrastructure will also include:

- New sidewalks throughout the development, including connections to Alvard Street and along the west side of Yandes Street, as well as potential new sidewalk connections to the Monon Trail.
- A new, internal extension Alvard Street to the northern property line and the addition of a new public right of way street (21st Street) that connects Alvard and Yandes, creating additional connections for the adjacent properties.
- Extensions and connections of the existing public alley's to throughout the development that will provide direct public access to the new public streets within the project – ensuring public connectivity for the neighborhood.
- New and enhanced landscaping and street beautification for Yandes Street, Alvard Street and 21st Street.

All lots will be conveyed and platted as fee-simple lots with a homeowner's association or property management firm responsible for maintenance of building exteriors, common areas, and greenspace development. Vehicular access is provided from Yandes Street (new 21st Street connection) and Alvard Street where an internal alley/drive provides access to the trash receptacles, emergency services and utilities.

Development Standards and Commitments

1. The project shall be constructed in substantial conformity with the site plan, landscape plan, and building elevations filed for consideration and approval by the Metropolitan Development Commission. All drawings and submitted materials identify proposed design standards including setbacks, landscaping materials, building heights, and exterior building materials. Any substantial changes from the revised documents will be submitted to the Department of Metropolitan Development for approval.
2. Onyx+East will be responsible for naming and signing, in accordance with the City standards, the proposed internal alley/street for the purpose of addressing not oriented towards the street grid. This will provide clear directions for guests, deliveries, emergency services, and other potential visitors. The Property Ownership, or any HOA established as part of this proposed development will be responsible for maintaining the internal street and its respective private utilities as it is not being dedicated as public right-of-way.



ONYX+EAST™
 1828 Central Ave.
 Indianapolis, Indiana 46202
 317.672.7920

SITE PLAN
MONON 21

 **ROTTMANN | COLLIER**
 ARCHITECTS







View looking north along Yandes Street



View looking south along Yandes Street



View of site looking west across Yandes Street



View of site looking west across Yandes Street



View of site looking west across Yandes Street



View of site looking west across Yandes Street



View of site looking west across Yandes Street