



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

February 29, 2024

Case Number:	2024-ZON-005
Property Address:	977 Roache Street
Location:	Center Township; Council District #12
Petitioner:	Inno Properties, LLC, by Anthony Morman
Current Zoning:	C-1
Request:	Rezoning of 0.086 acre from the C-1 district to the D-5ll district to provide to residential uses
Current Land Use:	Commercial use (vacant)
Staff Recommendations:	Approval, subject to commitments
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition

STAFF RECOMMENDATION

Approval, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. The site shall be developed in substantial compliance with the site plan, file-dated January 19, 2024. If the existing structure would be demolished and the site redeveloped, the site plan and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

This 0.086-acre site zoned C-1, is developed with a commercial structure. It is surrounded by a single-family dwelling to the north across Roach Street, zoned C-1; undeveloped land to the south, zoned D-5 and C-1; a single-family dwelling to the east, zoned D-5; and a day care facility to the west, across Rader Street, zoned C-1.

Rezoning

As proposed, this request would rezone the site from the C-1 district to the D-5II district to provide for conversion of the commercial structure to a two-family dwelling. “The D-5II district is intended for small-lot housing formats, primarily for small, detached houses, but also including a mix of small-scale multi-unit building types. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood or Traditional Neighborhood Typologies of the Land Use Pattern Book.”

According to the Assessor’s Office records, the existing structure was constructed in 1910. Historical aerials indicate that this site was initially developed as a store.

Even though this request would be a higher density than recommended by the Neighborhood Plan, staff supports this request because it would maintain a historical structure that is well-integrated into the neighborhood character and generally consistent with the Plan recommendation of residential uses. If the existing structure would be demolished, however, staff would request that the site plan and elevations be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit for the new structure that would be reviewed to assure consistency with the Infill Housing Guidelines. Otherwise, the appropriate permits would be required for interior renovations within the existing structure to provide for two dwelling units.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

GENERAL INFORMATION

Existing Zoning	C-1		
Existing Land Use	Commercial use		
Comprehensive Plan	Residential at 3.5 – 5 units per acre		
Surrounding Context	Zoning	Land Use	
	North:	C-1	Single-family dwelling
	South:	C-1 / D-5	Undeveloped
	East:	D-5	Single-family dwelling
	West:	C-1	Day care facility
Thoroughfare Plan			
Roach Street	Marion County Thoroughfare Plan (2019)	This portion of Roach Street is designated as a local street with an existing 60-foot right-of-way and a proposed 56-foot right-of-way	
Rader Street		This portion of Rader Street is designated as a local street with an existing 60-foot right-of-way and a proposed 48-foot right-of-way	
Context Area	Compact		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	January 19, 2024		
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

- Not Applicable to the Site

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Neighborhood / Area Specific Plan (etc.) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- United Northwest Neighborhood Plan (2008) recommends low density residential development of 3.5 - 5 units per acre of single-family dwellings, with zoning recommendations of D-5, D-8 and D-P for residential areas. The D-5 district is the recommendation for this site.
- The Neighborhood Plan viewed this area as a “prime area for new residential development” with “no expansion of industrial and higher intensity commercial land uses into established residential areas to minimize the impact of industrial uses and intense commercial uses with outdoor storage

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)

- Not Applicable to the Site.

ZONING HISTORY

2022-AP2-002; 977 Roach Street, requested waiver of the refiling rule to permit the filing of a rezoning petition, for a duplex, subsequent to the denial of 2022-UV1-037 on November 15, 2022, for the conversion of an existing structure to a fourplex, and prior to the expiration of the twelve-month waiting period, **withdrawn**.

2022-UV1-037; 977 Roache Street, requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing structure into a four-unit apartment building and to legally establish a structure with a zero-foot front setback along Rader Street, a three-foot setback along Roache Street and a zero-foot west-side transitional yard, **denied**.

VICINITY

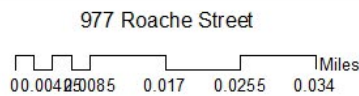
2006-UV3-041; 2634 Rader Street, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for the retail sales of clothing, furniture, small appliances, shoes, candy, pop and chips, provide for zero off-street parking spaces, legally establish the existing one-story, 2,000-square foot building with a zero-foot front setback from the existing right-of-way of Rader and Roache Streets, legally establish the existing one-story, 2,000-square foot building with a 1.5-foot north side setback, **approved**.

2006-DV2-033, 856, 1059, and 1063 Udell Street, 938, 1026, and 1353 Roache Street, 838 West 25th Street, 811 West 26th Street, 925, 1110 and 1155 West 27th Street, 528, 561, 961, and 1105 West 28th Street, 879 and 942 West 29th Street, 1042 West 33rd Street, 2623, 2627, and 2630 Ethel Avenue, and 1043 and 1116 Eugene Street; requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of 24, two-story, single-family dwellings with a main floor area of 586 square feet, and a total living area of 1,199 square feet; **approved**.

2002-DV3-048; 430, 431, 434, and 438, and 625 West 28th Street, 842, 846, and 917 West 29th Street, 1141 West 27th Street, 530 West 26th Street, 538, 542, and 754 West 25th Street, 1021 and 1141 West 30th Street, 850, 854, 858, and 1139, 1241, and 1245 Eugene Street, and 806 Udell Street, requested a variance of development standards for the construction of townhomes with 580 square feet of main floor area (660 square feet of main floor area required), **approved**.

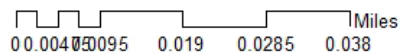
98-HOV-19 through 98-HOV-41; 870, 946, 950, 958, 965, 1032, 1053, 1009, 1121, 1166, 1229, 1246, and 1262 West 29th Street, 909, 913, 926, and 934 West 26th Street, 859, 933, 964, 1039, 1048, 1066, 1050, and 1066 Eugene Street, requested a variance of development standards to provide for the construction of a single-family dwelling with (a) a front yard setback of 10 feet (minimum 40 feet required); and (b) a minimum main floor area of 560 square feet (660 square feet required), **approved**.

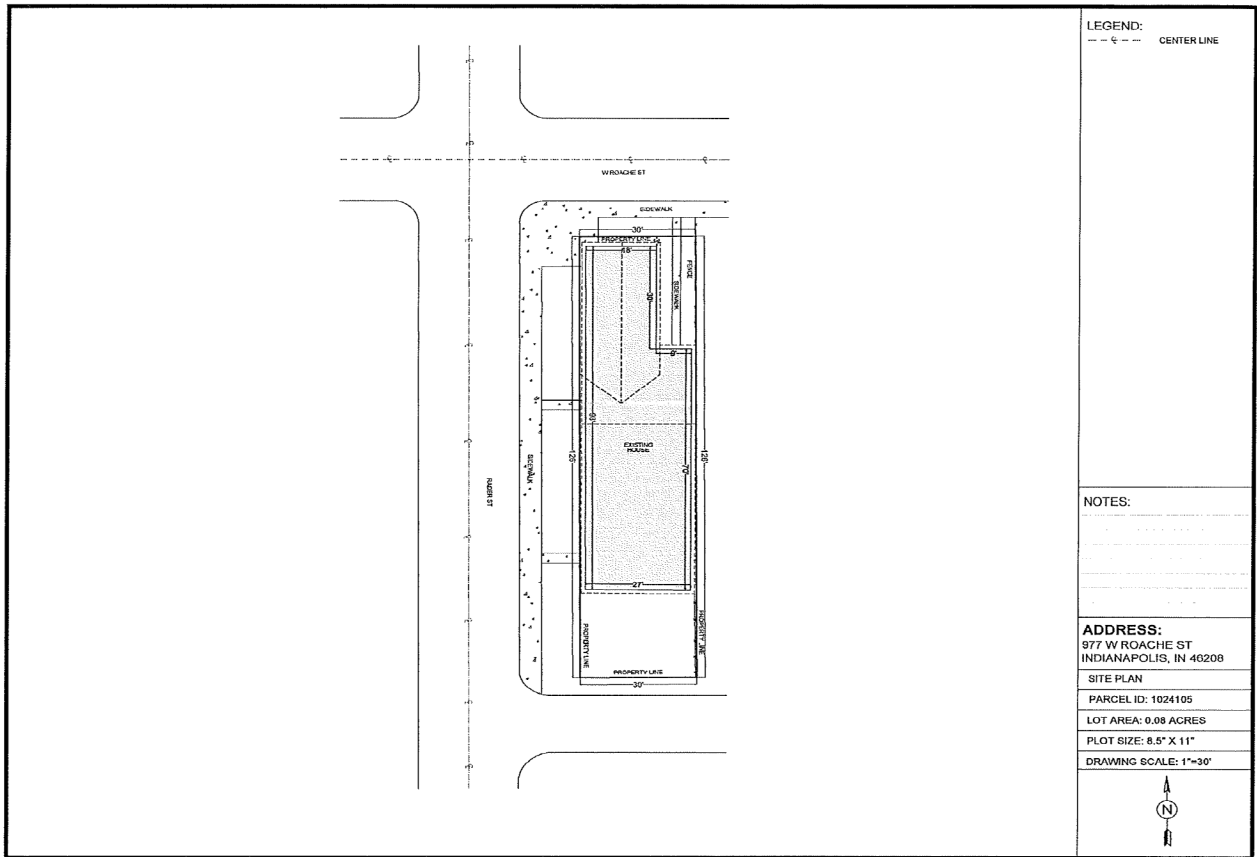
EXHIBITS





977 Roach Street





LEGEND:
 - - - - - CENTER LINE

NOTES:

ADDRESS:
 977 W ROACHE ST
 INDIANAPOLIS, IN 46208

SITE PLAN
 PARCEL ID: 1024105
 LOT AREA: 0.08 ACRES
 PLOT SIZE: 8.5" X 11"
 DRAWING SCALE: 1"=30'





View looking east along Roache Street



View looking west along Roache Street



View looking south along Rader Street



View looking north along Rader Street



View of site looking south across Roache Street



View of site looking southeast from the intersection of Roache Street and Rader Street



View of site looking southeast across Rader Street



View of site looking east across Rader Street



View of site looking north into rear yard of site



View of east / west alley along the southern site boundary