

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-MOD-002
Address: 2060 Yandes Street (*Approximate Address*)
Location: Center Township, Council District #17
Zoning: D-P
Petitioner: Onyx + East, LLC, by Michael Rabinowitch
Request: Modification of the Development Statement related to 2021-ZON-104, to allow for residential housing with a property management firm responsible for exterior maintenance (previous Development Statement required home ownership with maintenance provided by a Home Owner's Association).

RECOMMENDATIONS

Staff **recommends approval** of the request, subject to the D-P Statement, site plan and elevations, file-dated January 20, 2023.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 3.6-acre site, zoned D-P, is developed with an 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; and the Monon Trail to the west, zoned I-3.

MODIFICATION

- ◇ This request would modify the Development Statement related to 2021-ZON-104, to allow for residential housing (rental and / or ownership) with a property management firm responsible for exterior maintenance (previous Development Statement required home ownership with maintenance provided by a Home Owner's Association).
- ◇ As proposed, the site plan and number of dwelling units would remain the same as approved in 2021-ZON-104. The elevations have been amended to eliminate the roof top access.
- ◇ This request would clarify that any of the dwelling units would be available either for sale or rental, with a property management firm responsible for exterior maintenance.

(Continued)

STAFF REPORT 2023-MOD-002 (Continued)

- ◇ 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 AND LAND USE

D-P

Industrial uses

SURROUNDING ZONING AND LAND USE

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

COMPREHENSIVE LAND USE
PLAN

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends village mixed-use typology.

THOROUGHFARE PLAN

This portion of Yandes Street is designated in the Marion County Thoroughfare Plan as a local street with an existing 60-foot right-of-way and proposed 48-foot right-of-way.

CONTEXT AREA

This site is located within the compact context area.

OVERLAY

There is no overlay for this site.

SITE PLAN

File-dated January 20, 2023

ELEVATIONS

File-dated January 20, 2023

D-P STATEMENT

File-dated January 20, 2023

ZONING HISTORY

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**.

(Continued)

STAFF REPORT 2023-MOD-002 (Continued)

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**.

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**.

(Continued)

STAFF REPORT 2023-ZON-002 (Continued)

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**.

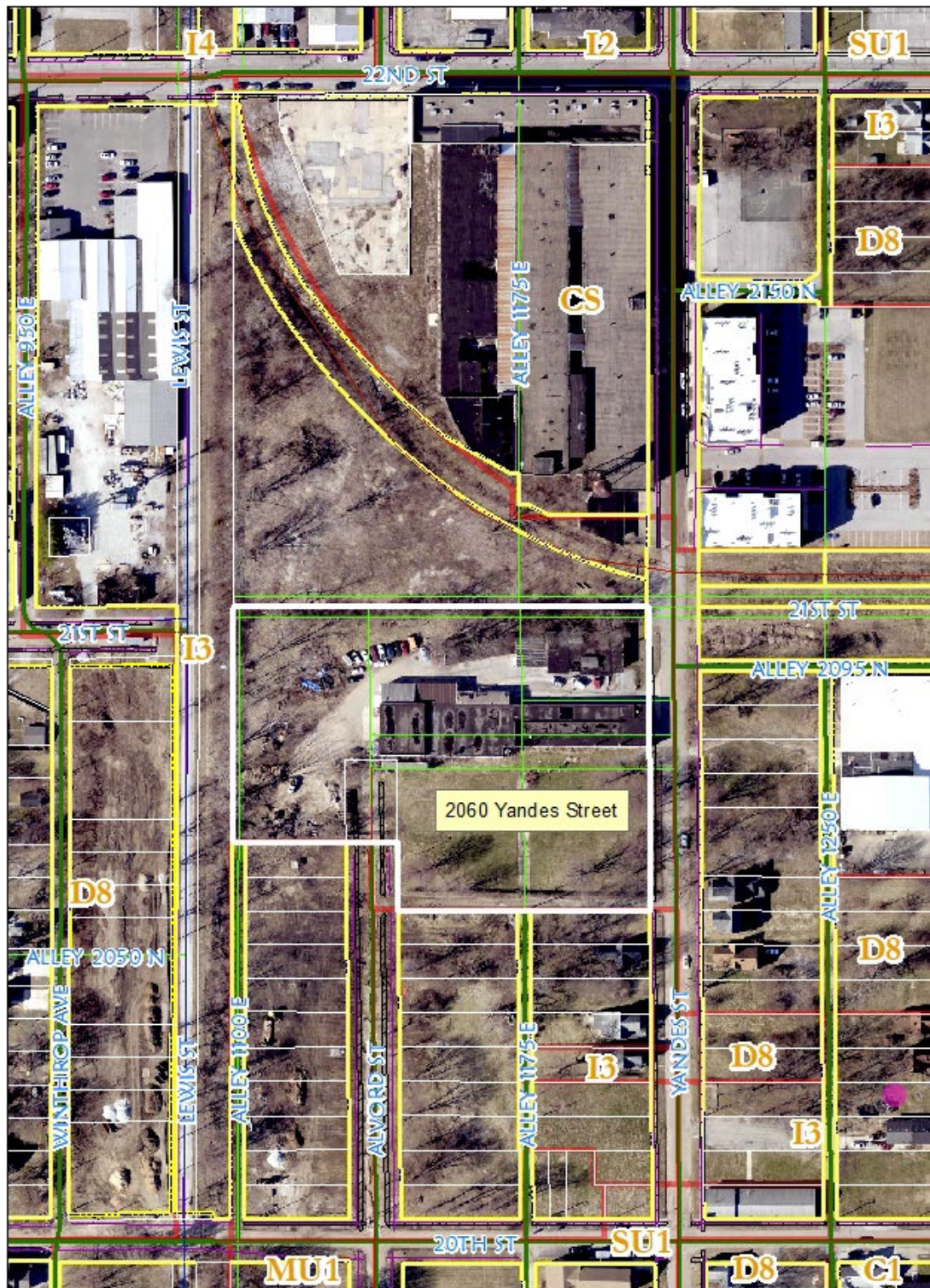
92-UV3-51; 2108 North Columbia Avenue, requested a variance of use of the Industrial Zoning Ordinance to permit an automobile repair facility, including body work and painting of automobiles, the salvage of automobile parts, and a dwelling, **denied**.

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**.

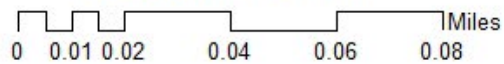
93-UV3-31; 2016 Columbia Avenue, requested a variance of use for a room addition to an existing single-family dwelling, **granted**.

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**.

kb



2060 Yandes Street



Proposed Amendments to Approved D-P Statement

Monon 21 By Onyx + East Development Statement 8.24.2021

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 54 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 ~~home-ownership~~ 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, size and price point 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 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 includes the following:

- 2- Story, Detached Single-Family Homes
 - 6 Total Units ranging from 2,007 – 2,187 SF
 - 2-3 Bedrooms
 - 2.5-3 Bathrooms

- Private, Detached, 2-car Garages
 - ~~Estimated Pricing Ranging from the \$500,000's~~
- 3-Story, Attached, Single-Family Townhomes
 - 50 Total Units
 - 8 units at 1,270 SF
 - 2 units at 1,359 SF
 - 4 units at 1,530 SF
 - 12 units at 1,550 SF
 - 2 units at 1,715 SF
 - 8 units at 1,825 SF
 - 1 unit at 1,922 SF
 - 2 units at 2,050 SF
 - 8 units at 2,081 SF
 - 3 units at 2,187 SF
 - 2-4 Bedrooms
 - 2.5-3 Bathrooms
 - Private, Attached, 2-Car Garages for all Units/1 Car Garage for 1,270 SF Units (92 Spaces)
 - 2nd Floor Front Balconies on Select Units
 - ~~Rooftop Decks on Select Units~~
 - ~~Estimated Pricing Ranging from \$295,000-\$499,000~~

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

- New sidewalks throughout the development, including connections to Alvord Street and along the west side of Yandes Street, as well as potential new sidewalk connections to the Monon Trail.
- A new, internal extension Alvord Street to the northern property line and the addition of a new public right of way street (21st Street) that connects Alvord 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, Alvord Street and 21st Street.

All ~~units-lots~~ will be conveyed and platted as fee-simple ~~units-lots~~ with ~~the owners owning the land under the unit and having membership in~~ a homeowner's association or property management firm responsible established for maintenance of building exteriors, common areas, and greenspace development. Vehicular access is provided from Yandes Street (new 21st Street connection) and Alvord 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.

Construction is expected to begin in Q4 of 2021 with a project completion date by Q4 of 2023.

Final D-P Statement filed-dated January 23, 2023

Monon 21
By Onyx + East
Development Statement
8.24.2021

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 54 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, size and price point 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 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
 - 6 Total Units ranging from 2,007 – 2,187 SF
 - 2-3 Bedrooms
 - 2.5-3 Bathrooms

- Private, Detached, 2-car Garages
- 3-Story, Attached, Single-Family Townhomes
 - 50 Total Units
 - 8 units at 1,270 SF
 - 2 units at 1,359 SF
 - 4 units at 1,530 SF
 - 12 units at 1,550 SF
 - 2 units at 1,715 SF
 - 8 units at 1,825 SF
 - 1 unit at 1,922 SF
 - 2 units at 2,050 SF
 - 8 units at 2,081 SF
 - 3 units at 2,187 SF
 - 2-4 Bedrooms
 - 2.5-3 Bathrooms
 - Private, Attached, 2-Car Garages for all Units/1 Car Garage for 1,270 SF Units (92 Spaces)
 - 2nd Floor Front Balconies on Select Units

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

- New sidewalks throughout the development, including connections to Alvord Street and along the west side of Yandes Street, as well as potential new sidewalk connections to the Monon Trail.
- A new, internal extension Alvord Street to the northern property line and the addition of a new public right of way street (21st Street) that connects Alvord 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, Alvord 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 Alvord Street where an internal alley/drive provides access to the trash receptacles, emergency services and utilities.

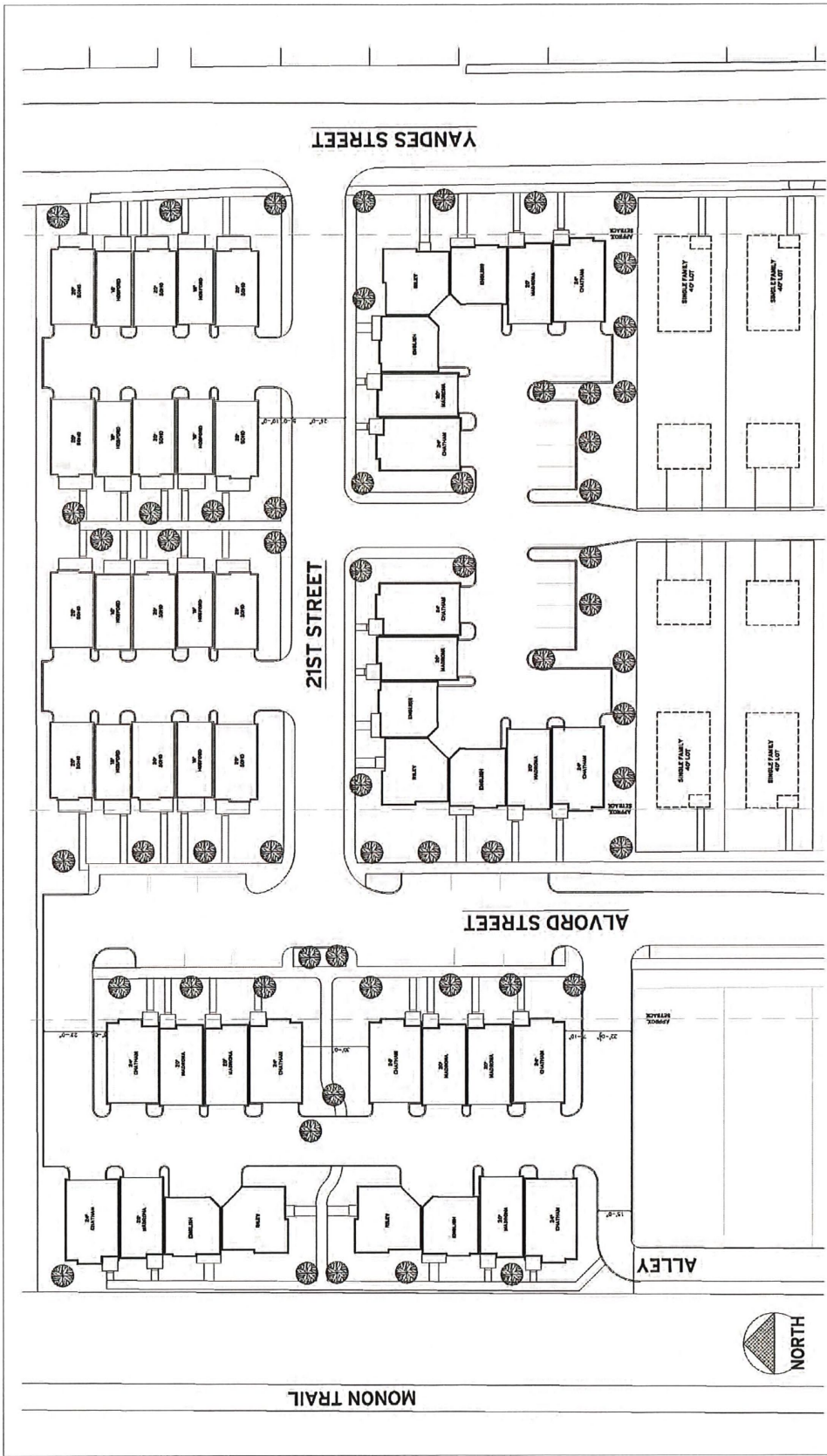
Development Standards and Commitments

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.

Construction is expected to begin in Q4 of 2021 with a project completion date by Q4 of 2023.



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

ROTTMANN | COLLIER
 ARCHITECTS

SITE PLAN

MONON 2.1



ONYX+EASTTM **SITE PLAN**
1828 Central Ave.
Indianapolis, Indiana 46202
317.672.7920 **MONON 21**

ROTTMANN | COLLIER
ARCHITECTS



ROTTMANN | COLLIER
ARCHITECTS

ONYX+TMEAST

1828 Central Ave.
Indianapolis, Indiana 46202
317.672.7920

MONON 21

2060 YANDES



ONYX+EASTTM
1828 Central Ave.
Indianapolis, Indiana 46202
317.672.7920

YANDES AND 21ST
MONON 21



ROTTMANN | COLLIER
ARCHITECTS

ONYX+EAST™

1828 Central Ave.
Indianapolis, Indiana 46202
317.672.7920

21ST STREET TOWNHOMES

MONON 21



View looking south along Yandes Street



View looking north along Yandes Street



View of site looking west



View of site looking west



View looking west along southern boundary of site



View from site looking east across Yandes Street



View from site looking east across Yandes Street



View from site looking east across Yandes Street