



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

April 25, 2024

**Case Number:** 2024-ZON-033  
**Property Address:** 1802 and 1808 West Morris Street  
**Location:** Center Township, Council District #18  
**Petitioner:** West Indianapolis Development Corporation, by Lisa Laflin  
**Current Zoning:** C-4  
**Request:** Rezoning of 0.31-acre from the C-4 district to the D-5 district to provide for two, single-family dwellings.  
**Current Land Use:** Vacant land  
**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 substantial compliance with the site plan, file-dated March 28, 2024.

**PETITION OVERVIEW**

This 0.31-acre site, zoned C-4, is comprised of two vacant parcels surrounded by single-family dwellings to the north, zoned D-5; single-family dwellings to the south, across West Morris Street, zoned C-4; a single-family dwelling to the east, across Lee Street, zoned C-4; and a single-family dwelling to the west, zoned C-4.

Petition 96-UV1-67 legally established a pillow manufacturing facility with a zero-foot transitional side yard along the north property line.



**Rezoning**

The request would rezone both parcels to the D-5 (Walkable Neighborhood) District. “The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.”

The West Indianapolis Neighborhood Land Use Plan recommends residential uses at five to eight dwelling units per acre.

As proposed, this request would be consistent with the Neighborhood Plan, including a density at 6.45 units per acre. Furthermore, these residential-sized parcels were developed with residential and commercial uses before the turn of the century, which were demolished around 2004. The current zoning district does not reflect the long-time residential use on the western parcel, as well as the surrounding residential uses.

Staff supports this rezoning because it would match the zoning classification with the proposed residential use and support the historical residential use in this area.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-4		
<b>Existing Land Use</b>	Vacant land		
<b>Comprehensive Plan</b>	Residential development at five to eight units per acre		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-5	Single family dwellings
	South:	C-4	Single-family dwellings
	East:	C-4	Single-family dwelling
	West:	C-4	Single-family dwelling
<b>Thoroughfare Plan</b>			
West Morris Street	Primary arterial	Existing 62-foot right-of-way and proposed 78-foot right-of-way.	
Lee Street	Local Street	Existing 36-foot right-of-way and proposed 48-foot right-of-way.	
<b>Context Area</b>	Compact		
<b>Floodway / Floodway Fringe</b>	No		
<b>Overlay</b>	No		
<b>Wellfield Protection Area</b>	No		
<b>Site Plan</b>	March 28, 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**

- *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 5 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 (defined as detached housing refers to detached single-family homes. While this type of housing may include a secondary dwelling unit (such as a mother-in-law suite or carriage house), the secondary dwelling unit is usually smaller than the primary home and the entire property is under a single ownership.*
  - 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

- West Indianapolis Neighborhood Land Use Plan (2011) recommends residential development at five to eight units per acre. In suburban and rural areas this is a common multi-family density and typically the highest density single family category in suburban areas. In urban areas, it is common for both single family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.

#### 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)

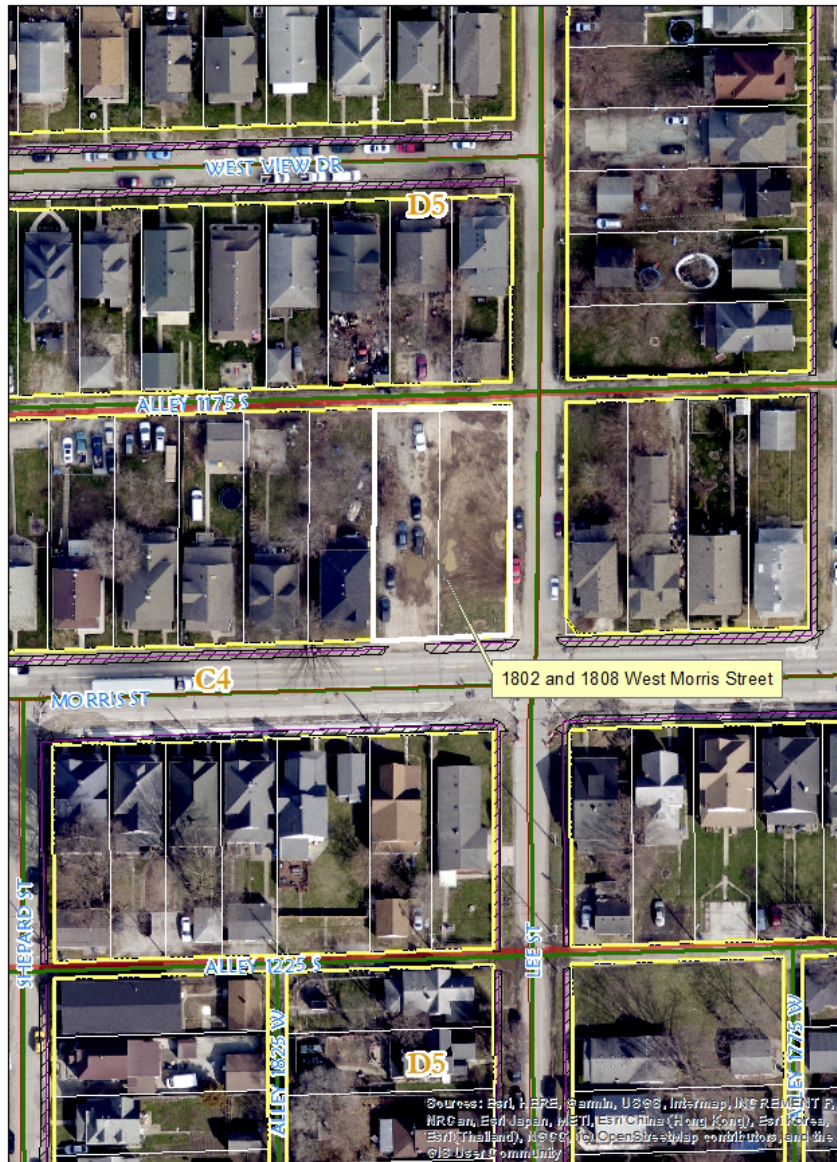
- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describes the purpose, policies and tools:
  - Classify roadways based on their location, 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

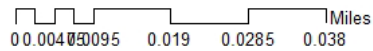
**96-UV1-67; 1802-1806 West Morris Street**, requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a pillow manufacturing facility with a zero-foot transitional side yard along the north property line, **granted**.

EXHIBITS



1802 and 1808 West Morris Street

1802 and 1808 West Morris Street



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Sanborn Map 1898



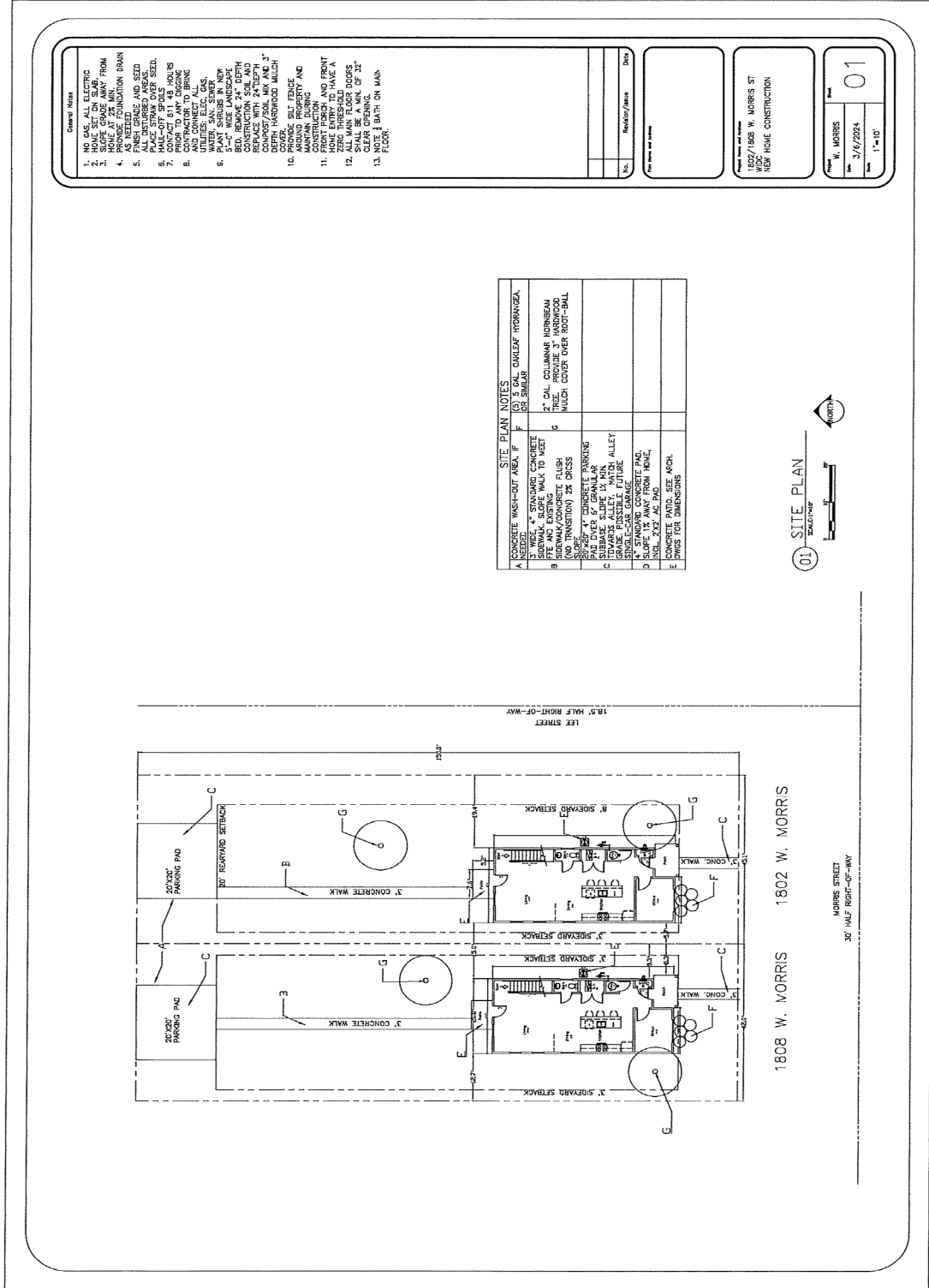
1802 and 1808 West Morris Street



0.004 0.0095 0.019 0.0285 0.038 Miles

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, JGC, Swisstopo, Mapbox Contributors, and the OpenStreetMap contributors, and the GIS User Community





SITE PLAN NOTES	
A	CONCRETE WASH-OUT AREA. IF (G) & GAL. OAKLEAF HYDRANGEA, OR SIMILAR
B	3" WIDE, 4" STANDARD CONCRETE SIDEWALK. SLOPE WALK TO MEET SIDEWALK/CONCRETE FLUSH (NO TRANSITION) 2X GRASS
C	3" WIDE, 4" CONCRETE PARKING STRIP. SLOPE STRIP TO MEET SIDEWALK/CONCRETE FLUSH
D	4" STANDARD CONCRETE PAD. CONCRETE PATIO. SEE ARCH. DWGS FOR DIMENSIONS
E	CONCRETE PATIO. SEE ARCH. DWGS FOR DIMENSIONS
F	2" CONG. WALK
G	2" CONG. WALK

**General Notes**

1. ALL EXISTING UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE.
2. HOUSE SET ON SLAB.
3. SLOPE GRADE AWAY FROM FOUNDATION.
4. PROVIDE FOUNDATION DRAIN AND INSULATION.
5. FINISH GARAGE AND SEED ALL DISTURBED AREAS.
6. HALL-OFF SPINDS TO BE 014 1/2 INCHES.
7. CONTRACTOR TO BRING UTILITIES (E.G., GAS, WATER, SAN, SEWER) TO THE HOUSE.
8. 5'-0" WIDE LANDSCAPE BED. REMOVE 2" DEPTH TOPSOIL AND REPLACE WITH 2" DEPTH COMPOST/SOIL MIX AND 3" COVER.
9. CONTRACTOR TO BRING UTILITIES (E.G., GAS, WATER, SAN, SEWER) TO THE HOUSE.
10. CONTRACTOR TO BRING UTILITIES (E.G., GAS, WATER, SAN, SEWER) TO THE HOUSE.
11. FRONT PORCH AND FRONT YARD TO HAVE A ZONE THRESHOLD.
12. ALL MAIN FLOOR DOORS TO BE 3'-0" WIDE.
13. NOTE: BATH ON MAIN FLOOR.

1802/1808 W. MORRIS ST  
NEW HOME CONSTRUCTION

01

DATE: 3/6/2024  
SCALE: 1"=10'



View looking west along West Morris Street



View looking east along West Morris Street



View looking north along Lee Street



View looking south along Lee Street



View of site looking north across West Morris Street



View of site looking northwest across West Morris Street / Lee Street



View looking northeast across intersection of West Morris Street and Lee Street