



Department of Metropolitan Development  
Division of Planning  
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER

June 26, 2025

**Case Number:** 2025-ZON-058  
**Property Address:** 1229 and 1231 Brookside Avenue (Approximate Address)  
**Location:** Center Township, Council District #13  
**Petitioner:** Clairoline, LLC, by Donas Singleton  
**Current Zoning:** MU-1 (FF)  
**Request:** Rezoning of 0.14-acre from the MU-1 (FF) district to the D-8 (FF) district.  
**Current Land Use:** Undeveloped  
**Staff Recommendations:** Staff recommends approval  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.14-acre subject site consists of two (2) platted lots, established in 1871, which have remained undeveloped. The site is surrounded by a single-family dwelling to the east and south, zoned D-8; undeveloped commercial land to the west, zoned MU-1; and an industrial use to the north, zoned C-S.

Although originally platted and developed as a single-family neighborhood, the surrounding area has been zoned for a mix of office and multi-family uses since the late 1960s.

The 2018 Comprehensive Land Use Plan recommends Traditional Neighborhood for the subject site. This typology envisions a full spectrum of housing types, ranging from single family homes to large-scale multi-family housing with a development pattern that is compact and well-connected. This typology usually has a residential density of five to fifteen dwelling units per acre, but a higher density in proximity of a transit line, greenway, or park. A dwelling on each of the two lots would equal 13 units per acre.

Additionally, The 2018 Comprehensive Land Use Plan also recommends Linear Park for the south side of Brookside Avenue as it passes the subject site. A ten-foot-wide multi-purpose path has been built along this route and is heavily used by cyclists and pedestrians. Because of the high volume of pedestrians and bicyclists on the path, Indy Greenways is concerned about trail safety and access.

## REZONING

This petition proposes to rezone the subject site from the MU-1 district to the D-8 district for residential development of a single-family dwelling with a detached garage - a Use not permitted in the existing MU-1 district.

The **MU-1 (Mixed-Use One)** district is intended for the development of high-rise office uses and apartments intermixed, grouped or in the same building. MU-1 is designed for use along arterials with both high-traffic counts and positive pedestrian experience or demand, typically located in the midtown and uptown areas of the city, very near rapid transit stops, or in the midst of high intensity regional commercial complexes.

The **D-8 (Dwelling District Eight)** district is a unique district that allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

The **FF (floodway fringe district)** overlay district indicates a 1% chance for significant flooding as well as shallow flooding in any given year. FF is based upon hydrological data and is delineated on the FEMA maps.

## STAFF ANALYSIS

Staff supports the request to rezone the site to the D-8 district. The D-8 district allows for flexible, urban residential development and is appropriate for this location, given the site's historical subdivision pattern, the current context, and recent D-8 rezonings in the vicinity.

The request aligns with the Traditional Neighborhood land use recommendation of the 2018 Comprehensive Plan, supports the planned character of the area, and provides appropriate infill development compatible with surrounding zoning and uses.

## GENERAL INFORMATION

<b>Existing Zoning</b>	MU-1	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-S	Business center
South:	D-8	Residential (Single-family dwelling)
East:	D-8	Residential (Single-family dwelling)

West:	MU-1	Industrial
<b>Thoroughfare Plan</b>		
Brookside Avenue	Primary Collector	64-foot existing right-of-way and a 56-foot proposed right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	FF	
<b>Overlay</b>	Airspace Secondary District	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	May 23, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan (2019)
- Near Eastside Quality of Life Plan

### Pattern Book / Land Use Plan

**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.

- **Conditions for All Land Use Types**
  - 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.

#### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

#### Neighborhood / Area Specific Plan

- Near Eastside Quality of Life Plan

#### Infill Housing Guidelines

- 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.”



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**Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

## ZONING HISTORY

### ZONING HISTORY-VICINITY

**2022-ZON-022; 1301 East 11th Street and 1235 & 1239 Brookside Avenue** (east of site), Rezoning of 0.23 acre from the MU-1 district to the D-8 district.

**2023-CZN-863 / 2023-CAP-863 / 2023-CVR-863 (Amended) / 2023-CPL-863; 1228, 1232, 1302 and 1306 East 10th Street (east of site)** Rezoning of 0.41 acres from the MU-1 and D-8 districts to the D-8 district. Termination of Commitments related to 2019-CZN/CVR-821 to provide for a new two-family dwelling development (previous commitments required four-foot side setbacks for single-family detached dwellings). Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for front yard setbacks of nine feet (setback range of 10-19.9 feet required); side yard setbacks of 2.2 feet for a six-unit, two-family dwelling development (five-foot side yard required); minimum lot width of 48.34 feet (60 feet required); lot area of 5,558 square feet (minimum 7,200 square feet required); and 44% open space (60% open space required). Approval of a Subdivision Plat to be known as Windsor on 10th, dividing 0.41 acres into three duplex lots (six units).

**2023-ZON-044; 1304 E 11<sup>th</sup> Street (northeast of site)**, Rezoning of 0.18 acres from the MU-1 district to the D-8 district, **approved**.

**2022-ZON-022; 1301 East 11th Street and 1235 & 1239 Brookside Avenue** (northeast of site), Rezoning of 0.23 acre from the MU-1 district to the D-8 district, **approved**.

**2019-CZN-821 / 2019-CVR-821; 1232, 1302 & 1306 East 10th Street (south of site)**, requested the rezoning of 0.27 acre from the MU-1 district to the D-8 district and a variance of development standards to provide for deficient front and side setbacks, space between primary buildings and open space, **approved**.

**2019-ZON-006; 1227 East 10th Street (south of site)**, requested rezoning of 0.149 acre from the MU-1 district to the D-8 classification, **approved**.

**2017-ZON-042; 1319 East 11th Street (east of site)**, requested the rezoning of 0.09 acre from the MU-1 district to the D-8 district, **approved**.

**2017-CZN-801 / 2017-CVR-801; 1313, 1325 & 1409 East 11th Street (northeast of site)**, requested the rezoning of 0.2 acre from the MU-1 district to the D-8 district and a variance of development standards to provide for deficient separation between primary buildings and deficient side setback on the garage, **approved**.



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**2016-ZON-011; 1329 and 1401 East 11th Street (northeast of site)**, requested rezoning of 0.42 acre, from the C-2 (FF) District to the D-8 (FF) classification, **approved**.

**2016-ZON-004; 1322, 1326, 1330, 1402 and 1406 East 10th Street (east of site)**, requested rezoning of 0.42 acre, from the C-2 (FF) District to the D-8 (FF) classification, **approved**.

**2012-ZON-033; 1129 E 10th Street (south of site)**, request to rezone of 0.5716 acres, from the C-2 Zoning District, to the D-8(FF) classification, to provide for the construction of single-family residences, **approved**.

**2011-CAP-833 / 2011-CVR-933; 1500 East Michigan Street (south of site)**, requested a modification of the development statement related to 2010-ZON-099 to modify the requirement that all signs be compliant with the Sign Regulations and a variance of development standard of the Sign Regulations to provide for a four-foot tall freestanding sign with reduced setbacks and an eleven-foot tall freestanding sign exceeding the required height and with reduced separation from a protected district, **approved**.

**2011-UV2-002; 1414 East 10th Street (southeast of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for a single-family detached dwelling, with reduced setbacks, **granted**.

**2010-ZON-099; 1401 East 10th Street (southeast of site)**, requested rezoning of 3.433 acres from the SU-2 classification to the C-S classification to provide for fire department headquarters, SU-9 uses, SU-7 uses, educational uses, C-1 uses, and commercial service and retail, **approved**.

**2004-HOV-016; 1434 East 10th Street (east of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a single-family dwelling, with reduced setbacks, **granted**.

**2002-HOV-036; 1402 East 10th Street (south of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a single-family and detached garage and provide for an addition to the dwelling, **granted**.

**2002-UV2-019; 1323 East 10th Street (south of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a single-family dwelling and provide for the construction of a detached garage with reduced setbacks, **granted**.

**94-Z-47; 1418-1420 East 10<sup>th</sup> Street (east of site)** requests the rezoning of 0.09 acre, being in the C-2 District, to the D-8 classification to provide for residential use, **approved**.



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**92-Z-138, CV-18; 1125 Brookside Avenue (south of site)**, requested the rezoning of 16.7 acres from the I-4-U, PK-1, C-2 and D-8 districts to the C-S district to provide from a multi-use commercial facility including industrial and office uses, and a variance of development standards to provide for deficient yards and parking, **approved**.

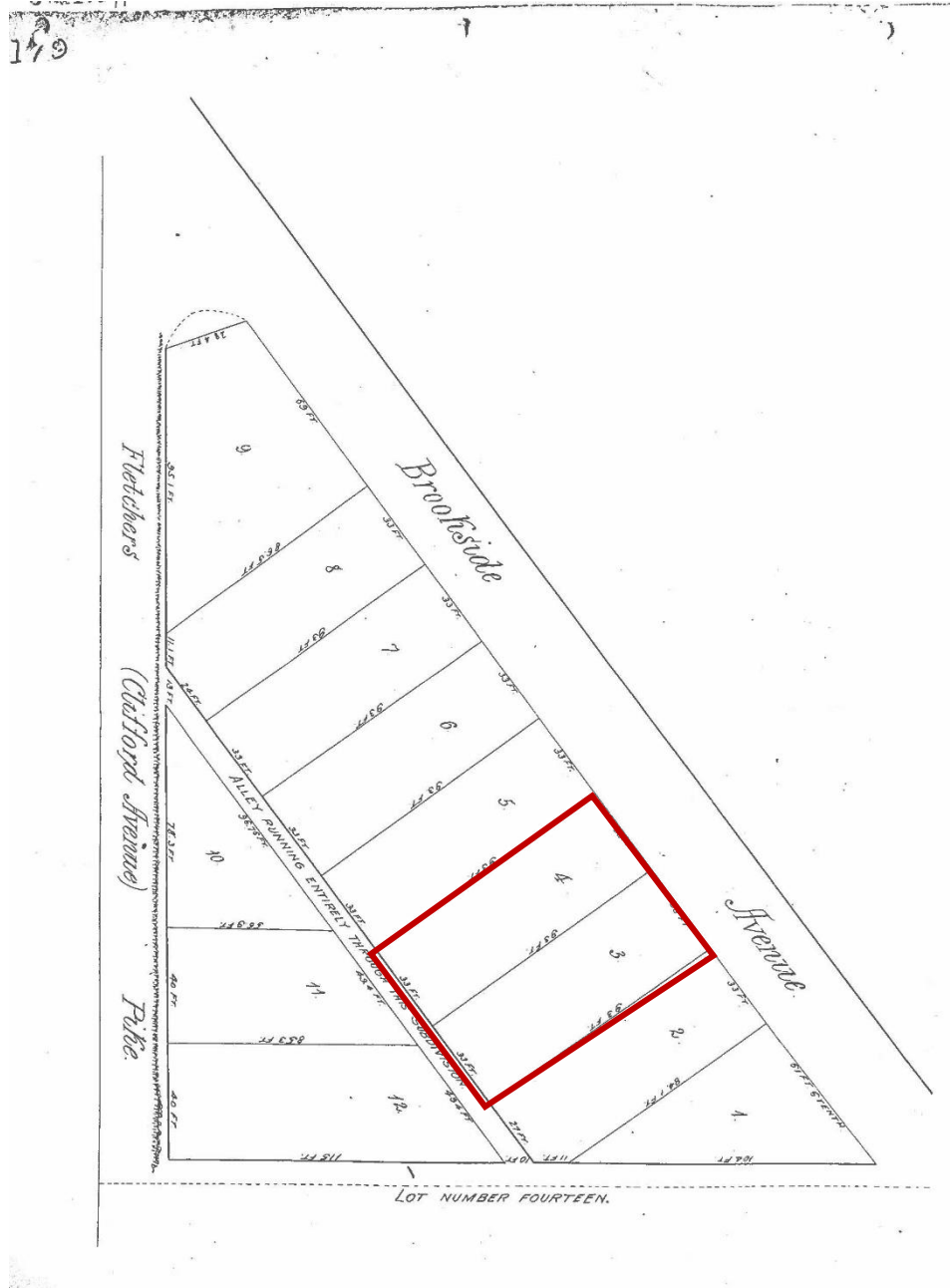
**91-UV1-84; 1333 East 10th Street (south of site)**, requested a variance of use of the Commercial Zoning Ordinance to permits an addition to an existing single-family dwelling, **granted**.

**92-Z-138, CV-18; 1125 Brookside Avenue (north of site)**, requested the rezoning of 16.7 acres from the I-4-U, PK-1, C-2 and D-8 districts to the C-S district to provide from a multi-use commercial facility including industrial and office uses, and a variance of development standards to provide for deficient yards and parking, **approved**.



**STAFF REPORT 2022-ZON-058, Aerial Photograph (2024**<sup>[NS1]</sup>





John K Smith's Subdivision, recorded June 1871





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## **Development Statement for Proposed Single-Family Home Construction**

**Project Name & Location:** 1229 Brookside Avenue, Indianapolis, IN 46202

**Applicant:** Clairoline LLC

**Date:** 10 May 2025

### **Introduction**

This development statement outlines the proposed construction of a single-family residence at 1229 Brookside Avenue, Indianapolis, IN 46202. The project aims to contribute to the community by providing a thoughtfully designed home that aligns with local zoning regulations and enhances the surrounding neighborhood.

### **Project Overview**

The proposed home will be a three-bedroom, 2.5-bathroom residence, with high-quality materials and energy-efficient construction. The house will be situated on a 3069 sf. lot, ensuring ample outdoor space while maintaining harmony with neighboring properties.

### **Development Objectives**

- Create a safe, functional, and aesthetically pleasing home for future residents.
- Utilize sustainable building materials and energy-efficient design elements.
- Comply with all local building codes, zoning requirements, and environmental regulations.
- Enhance the character of the surrounding area with thoughtful architecture and landscaping.

### **Conclusion**

This single-family home development aligns with the principles of responsible urban growth and community enhancement. Through thoughtful planning and sustainable practices, the project aims to provide a high-quality living environment while respecting the neighborhood's existing character.





Looking southwest along Pouges Run trail, along Brookside Avenue towards the subject site.



Looking east at the subject site and northern neighbor.





Looking northeast from Pogue's Run multi-purpose path along Brookside Avenue, at the property rezoned from MU-1 to D-8 with 2022-ZON-022



Looking east along 11th Street.





Looking southwest at the subject site and the multi-purpose path along Brookside Avenue.



Looking southwest along the Pogues Run multi-purpose path towards new development in the area.





Looking west across Brookside Avenue at adjacent business center.



Looking west across Brookside Avenue at adjacent business center.