



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 11, 2026

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| Case Number: | 2026-ZON-027 |
| Property Address: | 1611 East 18 th Street |
| Location: | Center Township, Council District #8 |
| Petitioner: | Diamonds Xellent Investments LLC (Diego Gomez), by Jorge Oscar Gonzales Vasquez |
| Current Zoning: | C-3 |
| Request: | Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential development. |
| Current Land Use: | Vacant |
| Staff Recommendations: | Approval |
| Staff Reviewer: | Kathleen Blackham, Senior Planner |

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning. The recommendation does not include approval of the site plan or elevations.

PETITION OVERVIEW

This 0.12-acre site, zoned C-3, is vacant and surrounded by commercial uses to the north, across East 18th Street; vacant land to the south, zoned C-3; vacant land to the east, zoned D-5; and commercial uses to west, across Roosevelt Avenue, zoned C-3.

REZONING

The request would rezone the site to the D-8 district to provide for residential development. “The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed- use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.”



“To advance the Livability Principles of this Code, the D-5, D-5II, **D-8**, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application.

The Comprehensive Plan recommends traditional neighborhood typology for the site.

Recommended land uses in this typology include detached / attached / small-scale multi-family / large-scale multi-family housing; assisted living facilitates / nursing homes; group homes; bed and breakfast; small-scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; small-scale parks; and community farms / gardens.

This request would align with the Plan recommendation of traditional neighborhood and the historical residential use.

GENERAL INFORMATION

| | | |
|-----------------------------------|--------------------------|--|
| Existing Zoning | C-3 | |
| Existing Land Use | Vacant land | |
| Comprehensive Plan | Traditional Neighborhood | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-3 / C-1 | Commercial uses |
| South: | C-3 | Vacant land |
| East: | D-5 | Vacant land |
| West: | C-3 | Commercial uses |
| Thoroughfare Plan | | |
| Roosevelt Avenue | Primary Arterial | Existing 60-foot right-of-way and proposed 56-foot right-of-way. |
| East 18 th Street | Local Street | Existing 50-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 | March 3, 2026 |
| Site Plan (Amended) | N/A |
| Elevations | March 3, 2026 |
| 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

The Comprehensive Plan recommends Traditional Neighborhood typology. “The 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, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

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 –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 15 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

- 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

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

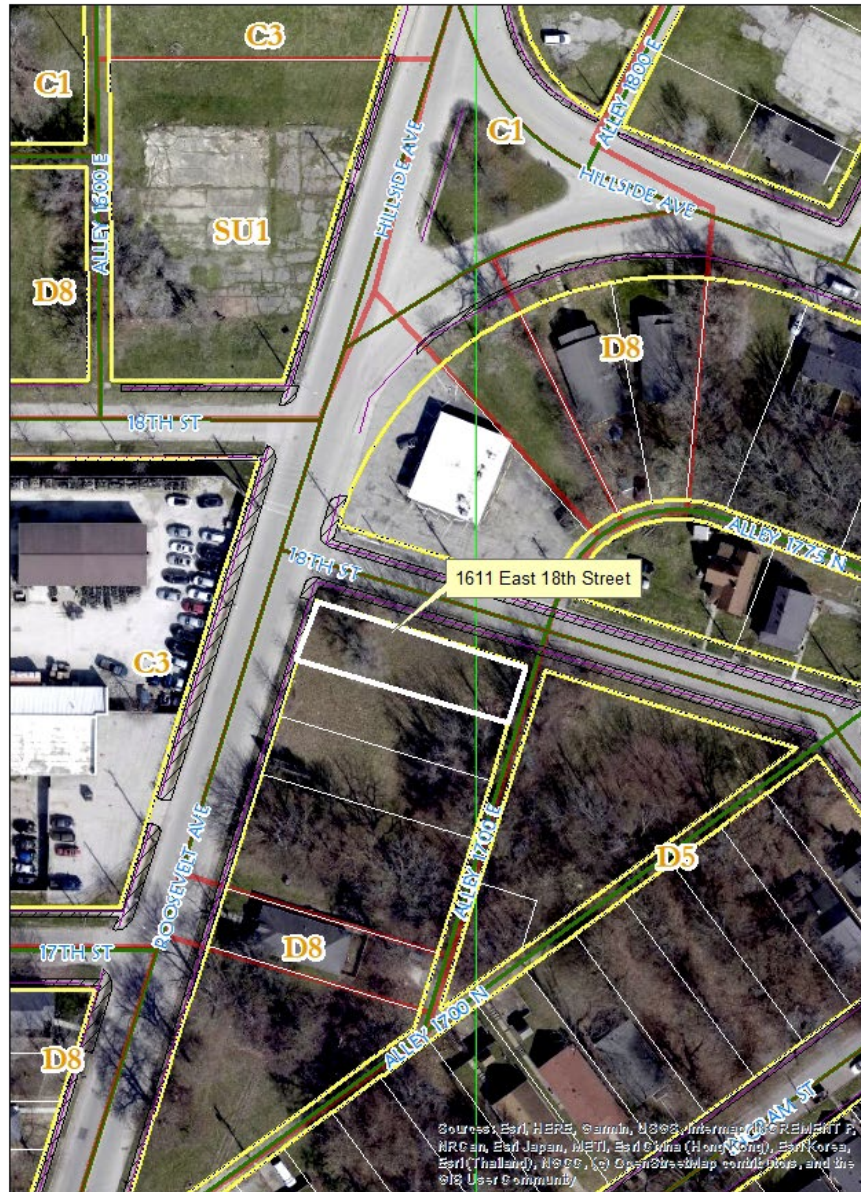
2026-ZON-025; 1719 Roosevelt Avenue (south of site), requested rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential development, **pending**.

2006-ZON-098; 1701 Roosevelt Avenue (south of site), requested rezoning of 0.1 acre, from the C-3 District, to the D-8 classification to provide for residential uses, **approved**.

2006-ZON-101; 1743 and 1747 Roosevelt Avenue (northeast of site), requested a rezoning of .58 acre, being in the C-1 Commercial District, to the D-8 Dwelling District classification to provide for residential uses, **approved**.

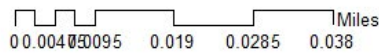
96-Z-77 and 96-CV-22; 1813-1829 Roosevelt Avenue (east of site), requested a rezoning of .97 acre, being in the D-5 Dwelling District, to the D-8 Dwelling District classification and variances of development standards relating to setbacks and the encroachment of dumpsters and parking into the required yards, to provide for multi-family residential development, **approved**.

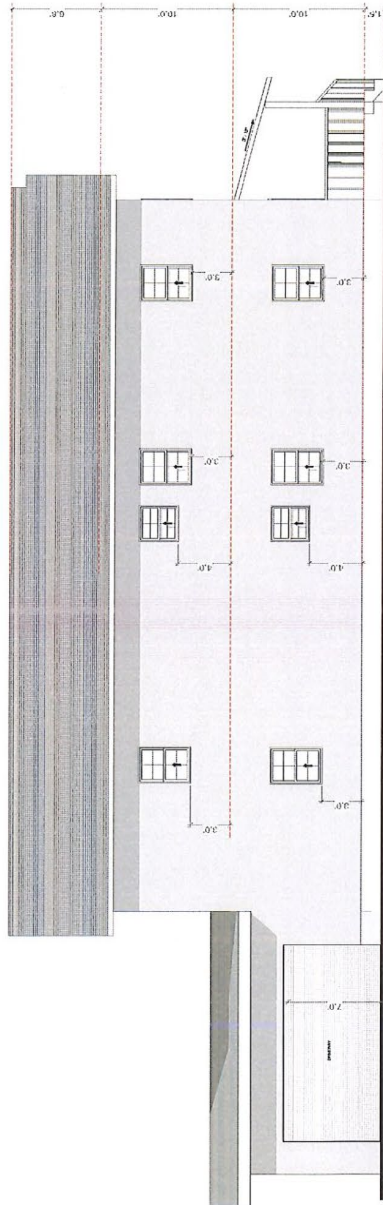
EXHIBITS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCORPORATED, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Esri (Thailand), NAVTEQ, © OpenStreetMap contributors, and the GIS User Community

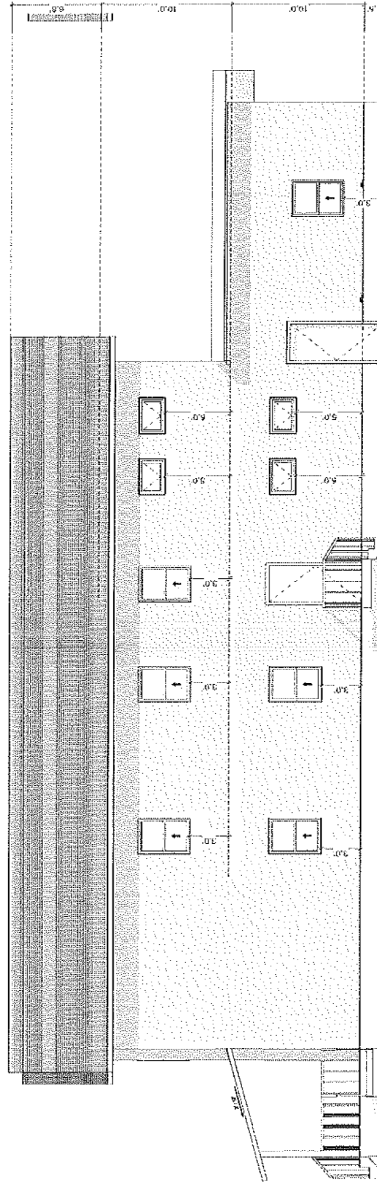
1611 East 18th Street





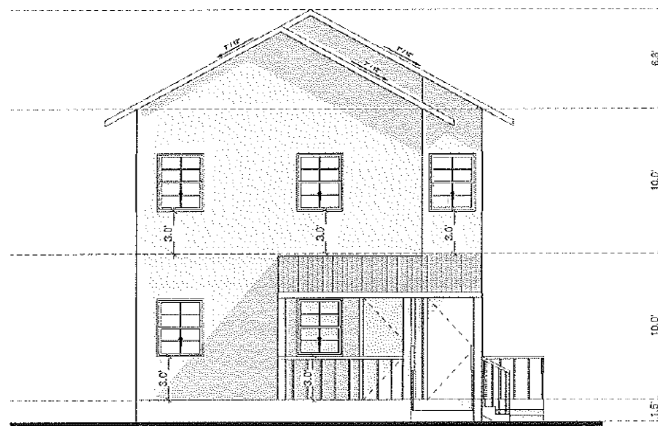
EAST ELEVATION, RIGHT VIEW

| | | |
|-----------------------|--------------|-------------------------|
| ARCHITECTURAL PLAN | SCALE | PAGE |
| | 3/8" = 1'-0" | A3 |
| EAST ELEVATION | ADDRESS | 1511 E 18TH ST |
| | DATE | 01/15/2014 |
| | DESIGNER | ELITE CONSTRUCTION, LLC |




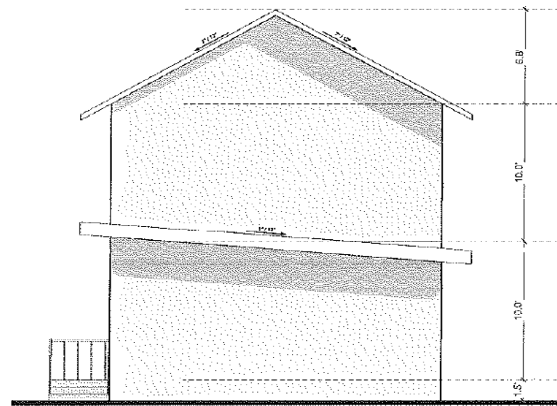
**WEST ELEVATION,
 LEFT VIEW**

| | | |
|----------------------------|--|------|
| ARCHITECTURAL PLAN | SCALE | PAGE |
| WEST ELEVATION | 3/8" = 1'-0" | A4 |
| ADDRESS 1811 E. 18TH ST | EWE CONSTRUCTION LLC 1811 E. 18TH ST, SUITE 100, DENVER, CO 80202 | |



**NORTH ELEVATION,
 FRONT VIEW**

| | | |
|---|-----------------|------|
| ARCHITECTURAL PLAN | | |
| NORTH ELEVATION | | |
| ADDRESS | SCALE | PAGE |
| 1611 E 18TH ST | 3/8" = 1'-0" | A2 |
|  | | |



**SOUTH ELEVATION,
 REAR VIEW**

ARCHITECTURAL
 PLAN
 SOUTH ELEVATION

| ADDRESS | SCALE | PAGE |
|--|-----------------|------|
| 1611 E 18TH ST EYE CONSTRUCTION LLC <small>1111 16th St, Suite 100 Indianapolis, IN 46202</small> | 3/8" = 1'-0" | A5 |



View looking east along East 18th Street





View of site looking south across East 18th Street



View of site looking south across East 18th Street



View looking south at intersection of East 18th Street and Roosevelt Avenue



View of site looking east across Roosevelt Avenue