



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 21, 2024

Case Number: 2024-ZON-090 (Amended)
Property Address: 9061 Crawfordsville Road (Approximate Address)
Location: Wayne Township, Council District #11
Petitioner: Mark & Kim Crouch
Current Zoning: C-3
Request: Rezoning of one acre from the C-3 district to the D-5II district to provide for residential use.
Current Land Use: Residential
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the August 29, 2024 hearing to September 26, 2024 hearing at the request of the petitioner to allow additional time to amend the request.

This petition was automatically continued from the September 26, 2024 hearing to the October 24, 2024 hearing at the request of a registered neighborhood organization.

This petition was continued for cause from the from the October 24, 2024 hearing to the November 21, 2024 hearing at the request of a remonstrator.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The one-acre subject site is located in the Town of Clermont and is developed with a two-family dwelling and is surrounded by single-family dwellings to the east and west, zoned C-3, to the south by single-family dwellings, zoned D-4, and to the north by commercial uses, zoned C-3.

REZONING

The grant of the request would rezone the site from the C-3 district to the D-5II district to provide for residential use.



The C-3 District is for the development of an extensive range of retail sales and personal, professional, and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

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.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-5II district because it would allow for residential uses to be permitted in line with the context of the surrounding area and historical residential use of the site per a 1915 Sanborn Map. The dwelling district would also align with the village mixed-use recommendation of the Comprehensive Plan that contemplates a variety of housing types.

GENERAL INFORMATION

Existing Zoning	C-3		
Existing Land Use	Residential		
Comprehensive Plan	Village Mixed-Use		
Surrounding Context	Zoning	Land Use	
	North:	C-3	Commercial
	South:	D-4	Residential (Single-family dwellings)
	East:	C-3	Residential (Single-family dwelling)
	West:	C-3	Residential (Single-family dwelling)
Thoroughfare Plan			
Crawfordsville Road	Primary Arterial Street	95-foot proposed right-of-way and 50-foot existing right-of-way.	
Ben Hur Avenue	Local Street	48-foot proposed right-of-way and 23-foot existing right-of-way.	
Context Area	Compact		
Floodway / Floodway Fringe	No		

Overlay	No
Wellfield Protection Area	No
Site Plan	October 15, 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

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends village mixed-use development of the site.
- The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 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.

- Where possible, contributing historic buildings should be preserved or incorporated into new development.
- **Conditions for All Housing**
 - Should be within a one-quarter-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.
 - 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.
- **Detached Housing**
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or sides street when possible and should be detached if located on the side of the house.
- **Attached Housing**
 - Recommended without additional conditions.

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

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
 - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed or flush, narrow or wide.
 - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.
 - **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate.

When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.

- **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
- **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
- **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

Indy Moves

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

- The Indy Moves Transportation Integration Plan (2018) recommends a multi-use path along Crawfordsville Road.



ZONING HISTORY

Zoning History - Vicinity

2022-UV1-017; 9067 Crawfordsville Road (west of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish automobile, motorcycle and light vehicle service and repair (not permitted), **withdrawn**.

94-UV3-126; 9110 Crawfordsville Road (northwest of site), Variance of use of the Commercial Zoning Ordinance to provide for the construction of an addition to an existing single-family residence (not permitted), **granted**.

93-UV2-119; 9054 Crawfordsville Road (northeast of site), Variance of use of the Commercial Zoning Ordinance to provide for continued use of an automobile sales lot, approved for temporary period time, related to petition 91-UV2-107 (expired on October 15, 1993), **granted**.

91-UV2-107; 9054 Crawfordsville Road (northeast of site), Variance of use of the Commercial Zoning Ordinance to permit the continued use of an automobile sales lot, **approved**.

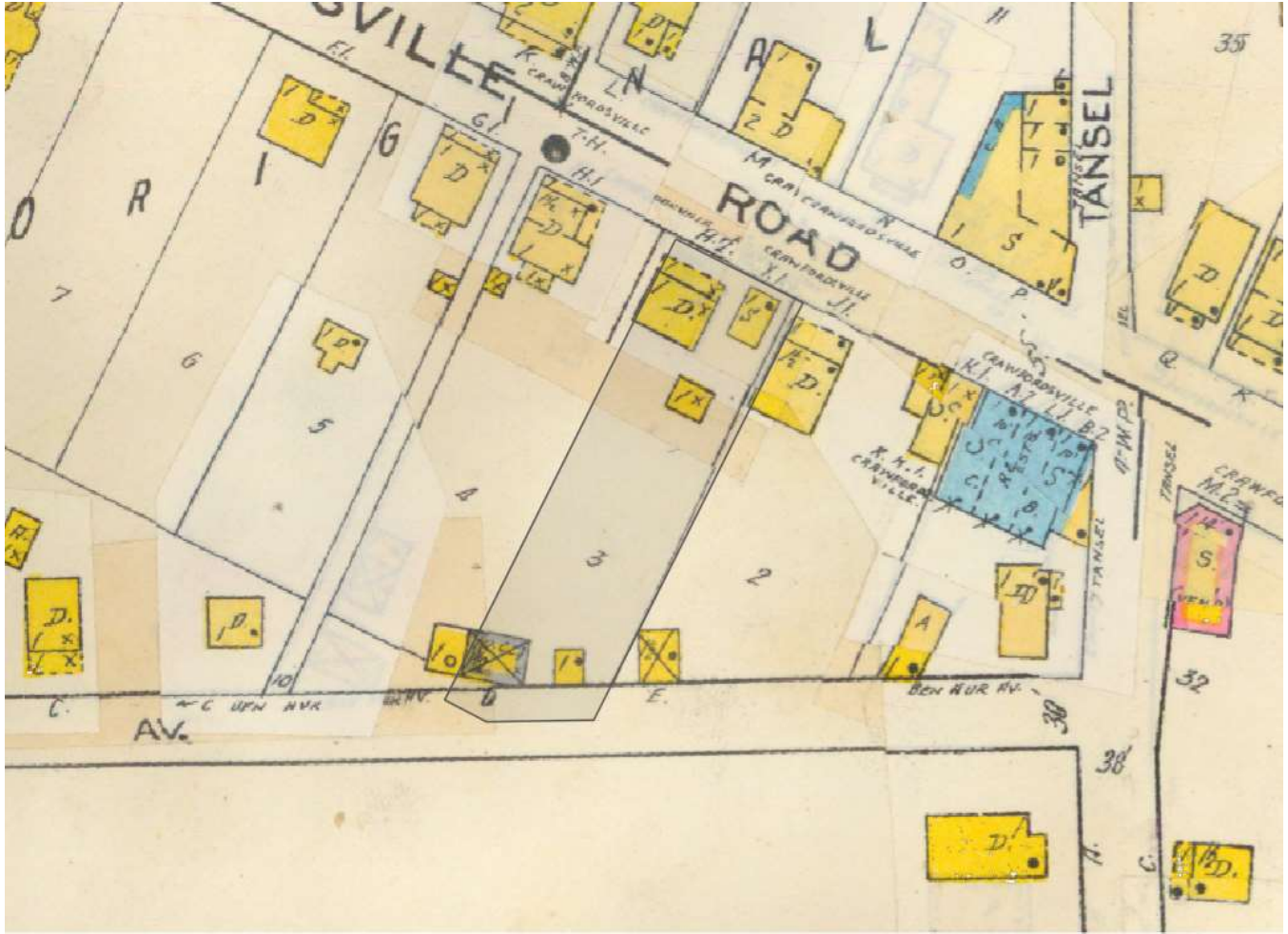
86-UV2-109; 9054 Crawfordsville Road (northeast of site), Variance of use to utilize existing C-3 zoned site (former gas station) for the outdoor display and sales of automobiles, **granted**.

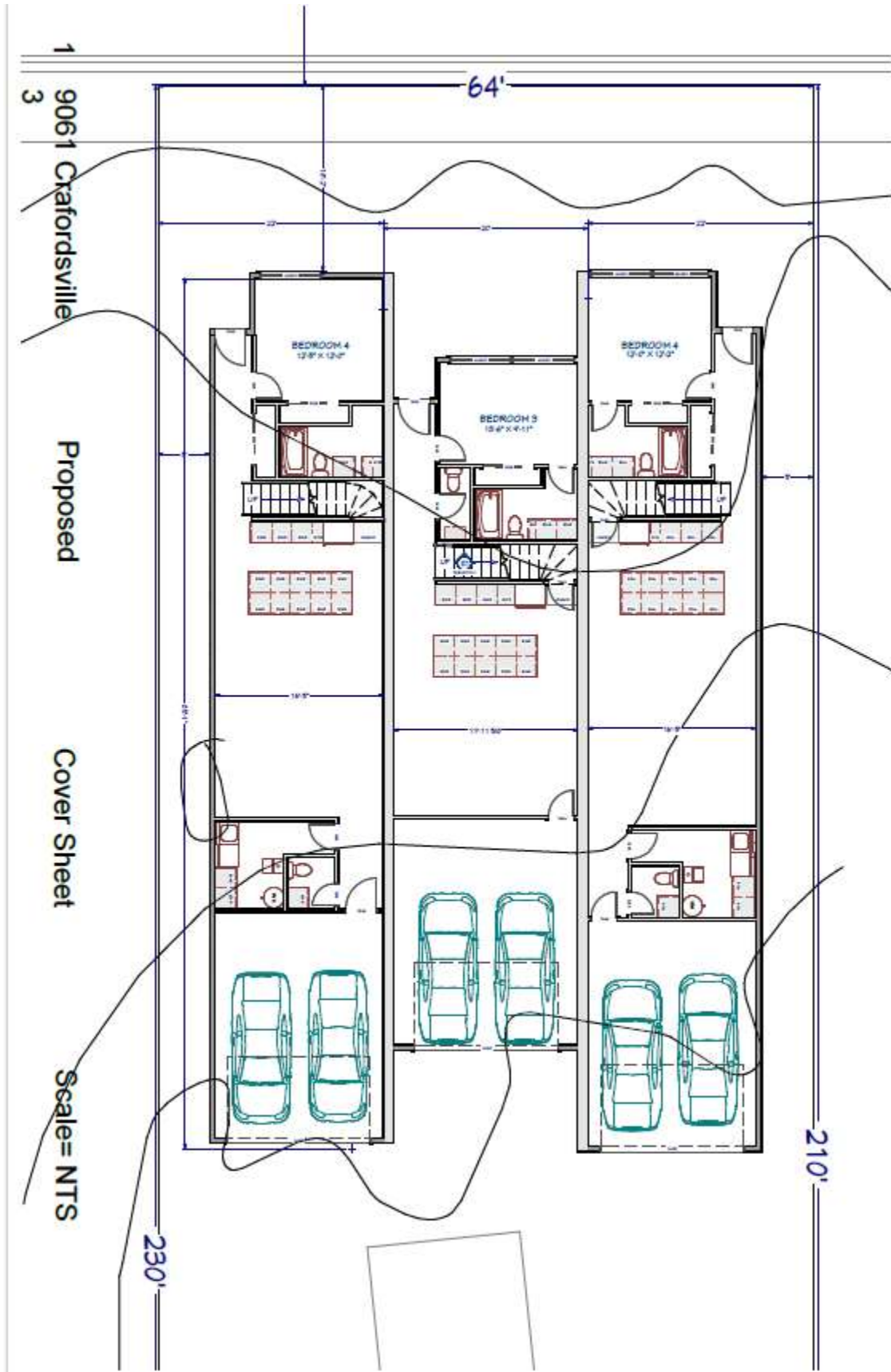
80-Z-121; 9122 Crawfordsville Road (northwest of site), Rezoning of 0.68 acre, being in C-3 district, to C-S classification, to provide for further commercial development, **denied**.

EXHIBITS



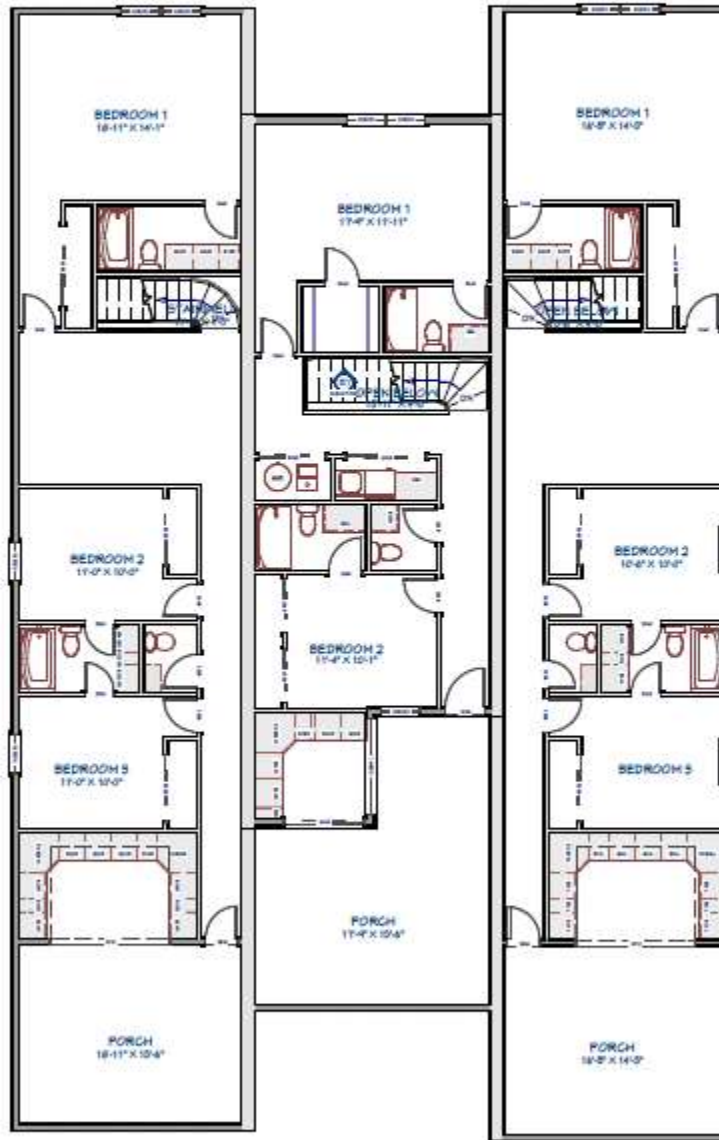
1915 SANBORN MAP.





2
 3 9061 Crafordsville

Scale=



2nd Floor



Photo of the subject site.



Photo of the single-family dwellings west of the site.



Photo of the rear yard of the site.



Photo of the rear yard of the site.



Photo of existing accessory structures on site.



Photo of existing accessory structures on site.



Photo of single-family dwellings south of the site.



Photo of single-family dwelling and commercial uses east of the site.



Photo of a laundromat north of the site.