



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 21, 2024

Case Number:	2024-ZON-120
Property Address:	818 East Beecher Street (Approximate Address)
Location:	Center Township, Council District #18
Petitioner:	Victory Investment Properties, LLC, by Andrew Heimer
Current Zoning:	I-4 (FF)
Request:	Rezoning of 0.08-acre from the I-4 (FF) district to the D-5II (FF) district to provide for a two-family dwelling.
Current Land Use:	Residential
Staff Recommendations:	Approval
Staff Reviewer:	Senior Planner, Marleny Iraheta

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.08-acre subject site is developed with a two-family dwelling in the Lemcke's Subdivision that falls within the Near Southside neighborhood.

It is bordered to the north by a single-family dwelling, zoned D-5, to the east by a single-family dwelling, zoned I-4, to the west by a commercial building, zoned I-4, and an industrial business to the south, zoned I-4.

REZONING

This petition would rezone this site from the I-4 district to the D-5II district.

The I-4 district is for those heavy industrial uses which present an elevated risk to the general public and are typically characterized by factors that would be exceedingly difficult, expensive or impossible to eliminate. These industries are therefore buffered by a sizeable area to minimize any detrimental aspects.



The development standards and performance standards reflect the recognition of these problems. Location of this district should be as far as possible from protected districts and environmentally sensitive areas as practical and never be adjacent to protected districts.

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 the continued residential use of the site to be permitted in line with the context of the surrounding area and historical residential use of the site per an 1898 Sanborn Map. The dwelling district would also align with the traditional neighborhood recommendation of the Comprehensive Plan

GENERAL INFORMATION

Existing Zoning	I-4 (FF)	
Existing Land Use	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-5	Residential (Single-family dwelling)
South:	I-4	Industrial Business
East:	I-4	Residential (Single-family dwelling)
West:	I-4	Commercial Building
Thoroughfare Plan		
Beecher Street	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	N/A	
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)
- Red Line Transit-Oriented Development Strategic Plan (2021)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends traditional neighborhood development for the subject site.
- 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.
- **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

- The site falls within the Red Line Transit-Oriented Development Strategic Plan (2021) but does not fall within the Transit-Oriented Development Secondary District.
- It is located within a ½ mile from the Pleasant Run and Shelby Street intersection that is classified as a walkable neighborhood typology that calls for a mix of uses at station area and primarily residential beyond, maximum of three stories throughout, no front or side setbacks at core, zero to 15 feet front setbacks and zero to 2-foot side setbacks at periphery, with a mix of multi-family and single-family housing and structured parking at the core and attractive surface parking at the periphery.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Indy Moves PedalIndy 2018 proposes a neighborway along Beecher Street.



ZONING HISTORY

Zoning History - Vicinity

2021-ZON-147; 906 East Beecher Street (east of site), Rezoning of 0.08 acres from the I-4 district to the D-5 district to provide for residential use, **approved**.

2017-ZON-016; 828 Beecher Street and 24 other nearby addresses (east of site), Rezoning of 1.95 acres from the C-1, C-3, C-5 and I-4 districts to the D-5 district, **approved**.

2013-ZON-003; 1869 New Street (east of site), Rezoning of 0.11 acre from the I-4-U district to the D-5 district, **approved**.

2000-LNU-026; 1862-1866 Applegate Street (northwest of site), Certificate of Legally Established Nonconforming Use for three residential units on one parcel, **denied**.

2000-UV3-021; 1862-1866 Applegate Street (northwest of site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to legally establish three residential units on a single parcel, (not permitted), two units in the primary structure having front setback of 11 feet (a 25-foot front setback required) and a side yard setback of three feet (minimum 4-foot side yard required), and one unit in a detached accessory structure, having a main floor area of 483.75 square feet (minimum 900 square feet required) and a rear yard of 2 feet (minimum 5-foot rear yard required for accessory structures), **approved**.

EXHIBITS



1898 SANBORN MAP.

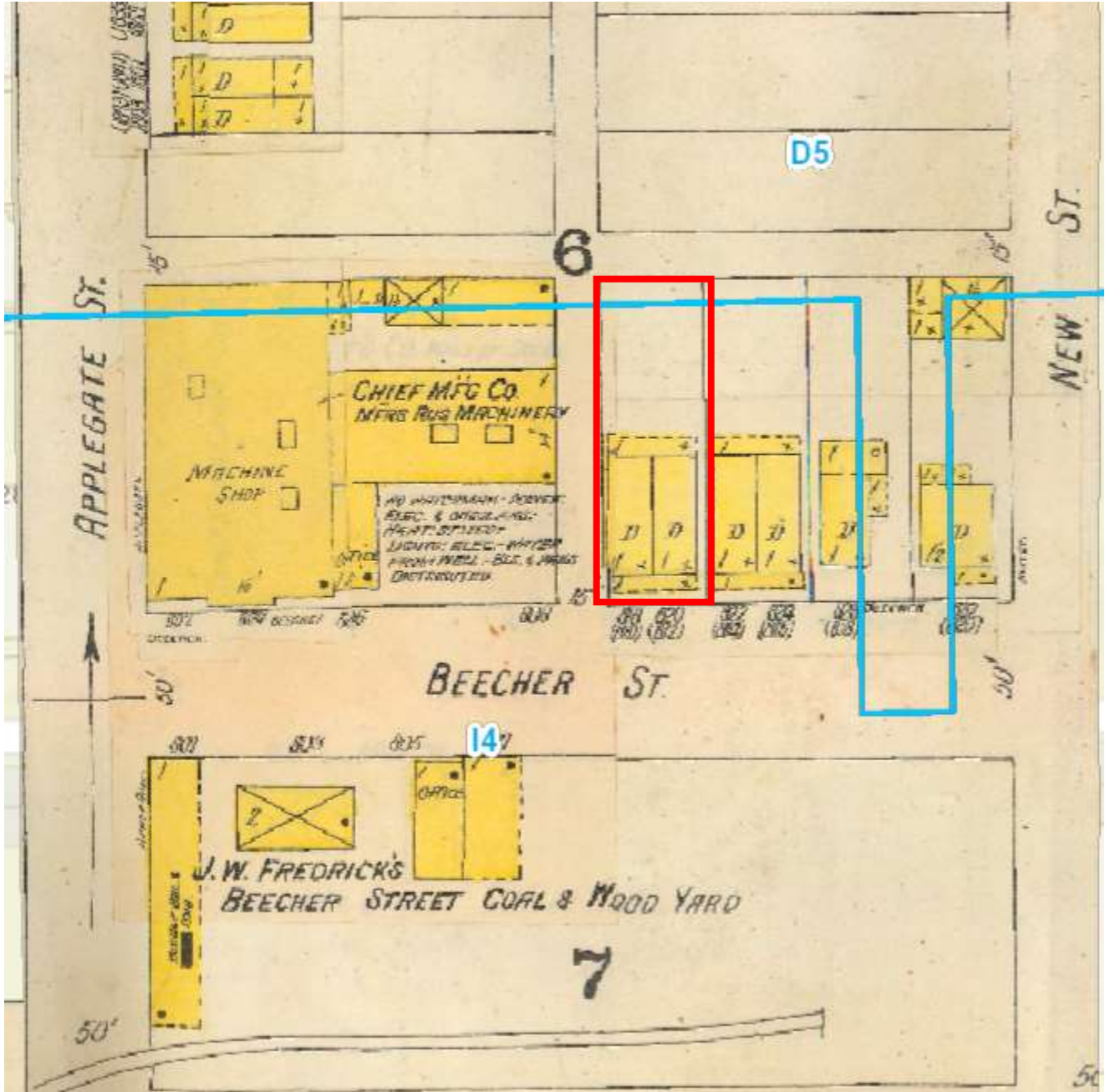




Photo of the subject site looking north.



Photo of the subject site looking east.



Rear yard of the subject site looking southeast.



Photo of the residential property north of the site.



Photo of the commercial property west of the site.



Photo of single-family dwellings east of the site.



Photo of the industrial business south of the site.