



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 14, 2025

Case Number: 2025-ZON-082
Property Address: 1544 East 10th Street (Approximate Address)
Location: Center Township, Council District #13
Petitioner: Douglas Koenig
Current Zoning: MU-1
Request: Rezoning of 0.23-acre from the MU-1 district to the D-8 district to provide to legally establish a detached single-family dwelling.
Current Land Use: Single-family dwelling
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.23-acre site is developed with a single-family dwelling, detached garage, and gravel parking area. It is surrounded by a single-family dwelling to the west, zoned MU-1, a single-family dwelling to the north, zoned D-8, a multi-unit dwelling to the east, zoned MU-1, and a school to the south, zoned SU-2.

REZONING

The request would rezone the property to the D-8 district to allow for a detached single-family dwelling which is not permitted in the existing MU-1 district.

The MU-1 District is intended for the development of high-rise office uses and apartments intermixed, grouped in varying combinations, or provided in the same building. MU-1 is designed for use along arterials with both high-traffic counts and positive pedestrian experience or demand. Appropriate settings for the MU-1 district include 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 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.

STAFF ANALYSIS

The request would rezone the site to the D-8 district for a single-family dwelling and associated detached garage to be built after the demolition of the exiting garage on site.

The petitioner was notified that the rear parking area would need to be paved and the new detached garage would need to meet the five-foot rear setback and five-foot side setback requirements. Because the site plan submitted was not to scale, staff could not confirm the current open space calculation and informed the petitioner that the 40% open space would need to be met as well.

The request would align with the Traditional Neighborhood recommendation of the Comprehensive Plan and the historical residential use of the site per an 1898 Sanborn map that notes the existence of a single-family dwelling on site at that time.

For these reasons, staff is recommending approval of the request.

GENERAL INFORMATION

Existing Zoning	MU-1	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Residential (Single-family dwelling)
South:	SU-2	School
East:	MU-1	Residential (Multi-unit dwelling)
West:	MU-1	Residential (Single-family dwelling)
Thoroughfare Plan		
10 th Street	Primary Arterial Street	56-foot proposed right-of-way and 61-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	July 9, 2025	
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)
- The Near Eastside Quality of Life Plan (2020)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Traditional Neighborhood development of the 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 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.
- **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.

- **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

- The site falls within The Near Eastside Quality of Life Plan (2020).
- The plan did not address the residential use of this specific 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)

- Not Applicable to the Site.

ZONING HISTORY

Zoning History - Vicinity

2020-ZON-027; 1018 Newman Street (east of site), Rezoning of 0.06 acre from the MU-1 district to the D-8 district, **approved**.

2018-ZON-124; 1604 and 1608 East 10th Street (east of site), Rezoning of 0.37 acre from the MU-1 district to the D-8 classification, **approved**.

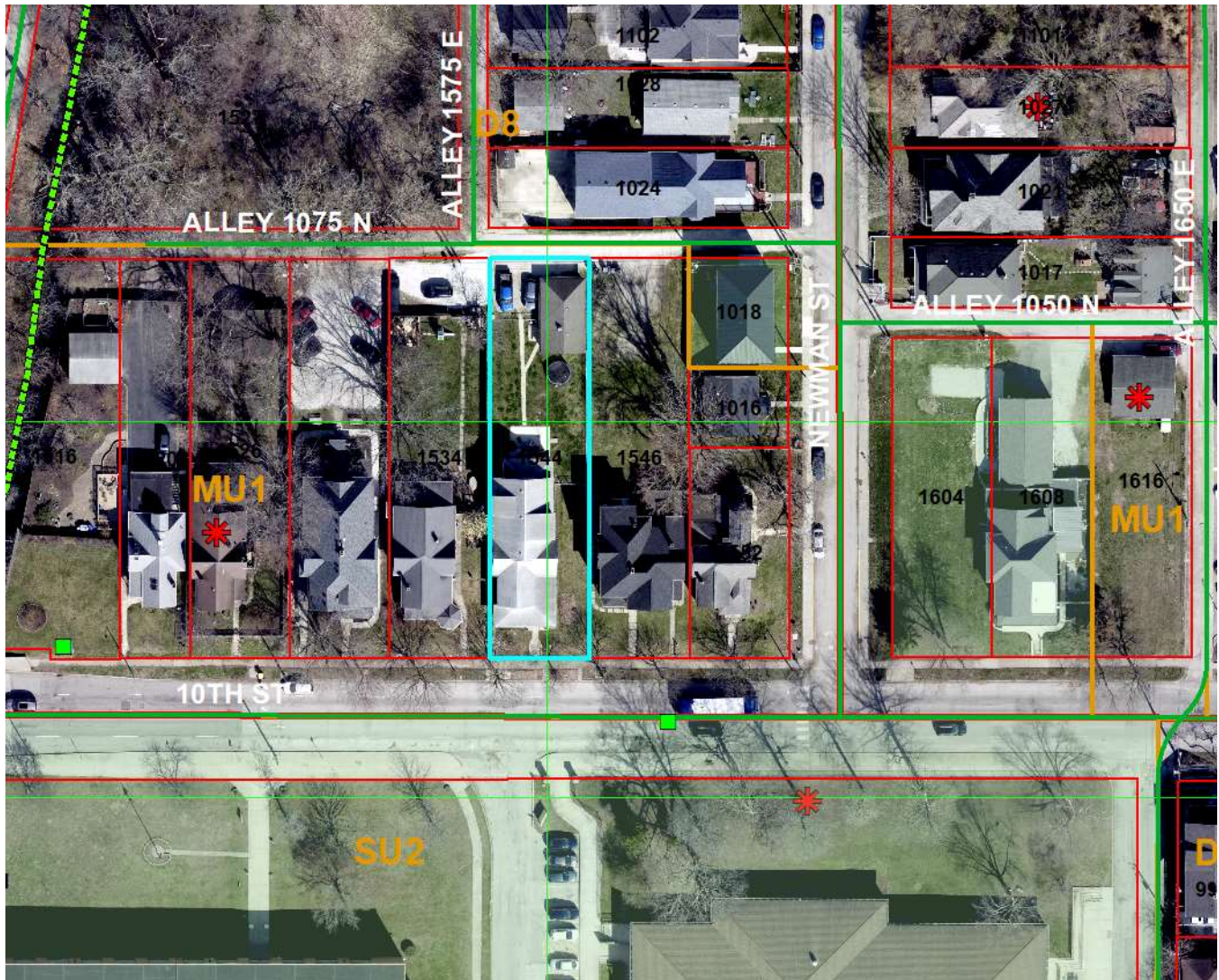
2015-UV1-020; 1616 East 10th Street (east of site), Variance of use and development standards of the Commercial Zoning Ordinance to provide for the construction of a 721-square foot carport (not permitted), with a six-foot east side yard and to legally establish a 224-square foot storage shed, with a zero-foot west side yard, **granted**.

2013-HOV-035; 1526 East 10th Street (west of site), Variance of use and development standards of the Commercial Zoning Ordinance to legally establish a single-family dwelling, with a zero-foot west side setback, and a detached garage, **granted**.

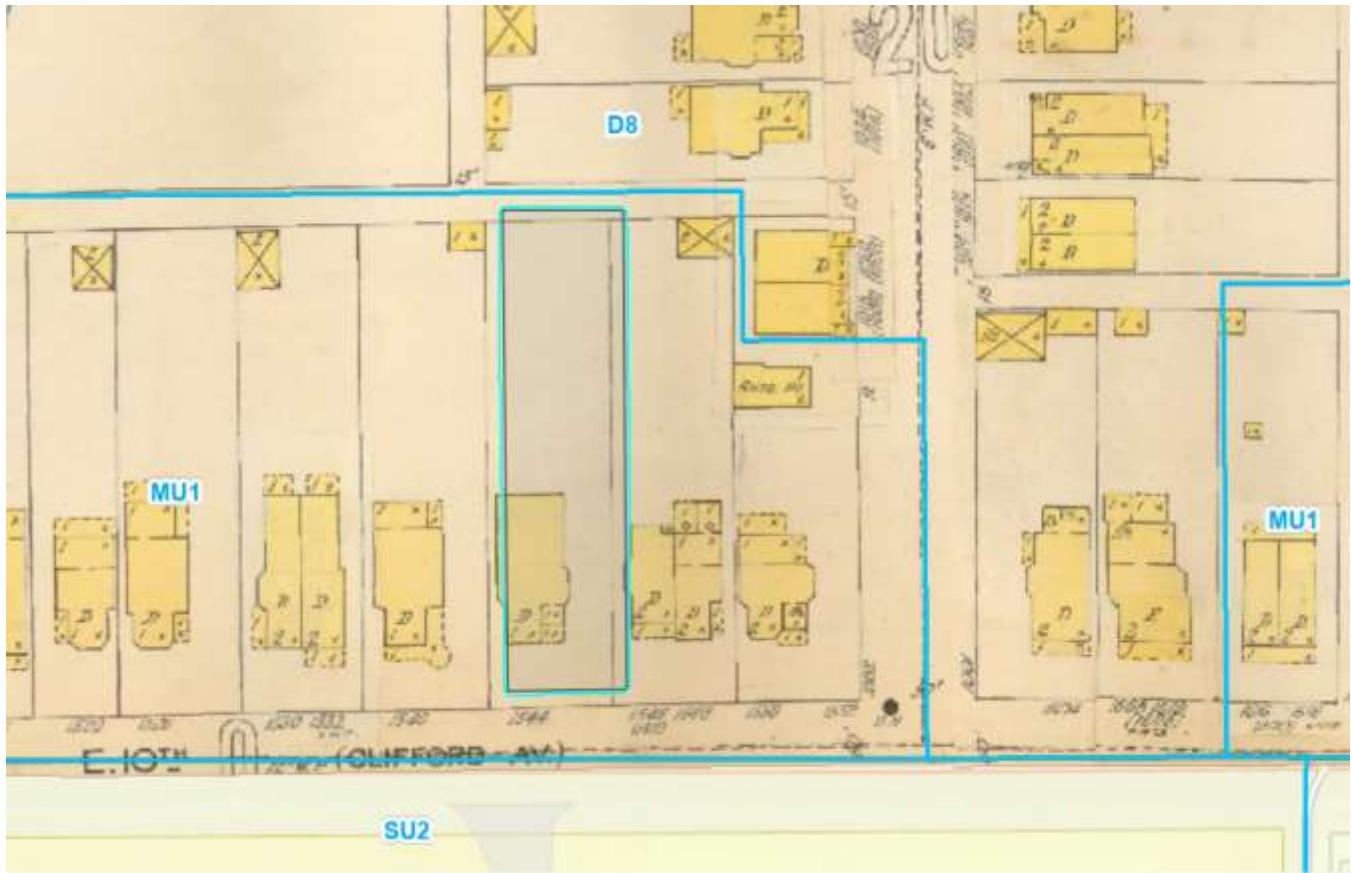
92-Z-99; 1401, 1501 and 1601 East 10th Street and 1501 East Michigan Street (south of site), Rezoning of 80 acres, being in the D-5 District, to the SU-2 classification to legally establish an existing school, **approved**.

83-HOV-47; 1027 Newman Street (northeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance, to allow the replacement of a gable roof with a gambrel roof on an existing garage that is 2.5 and 1.5 feet from the side property lines, **granted**.

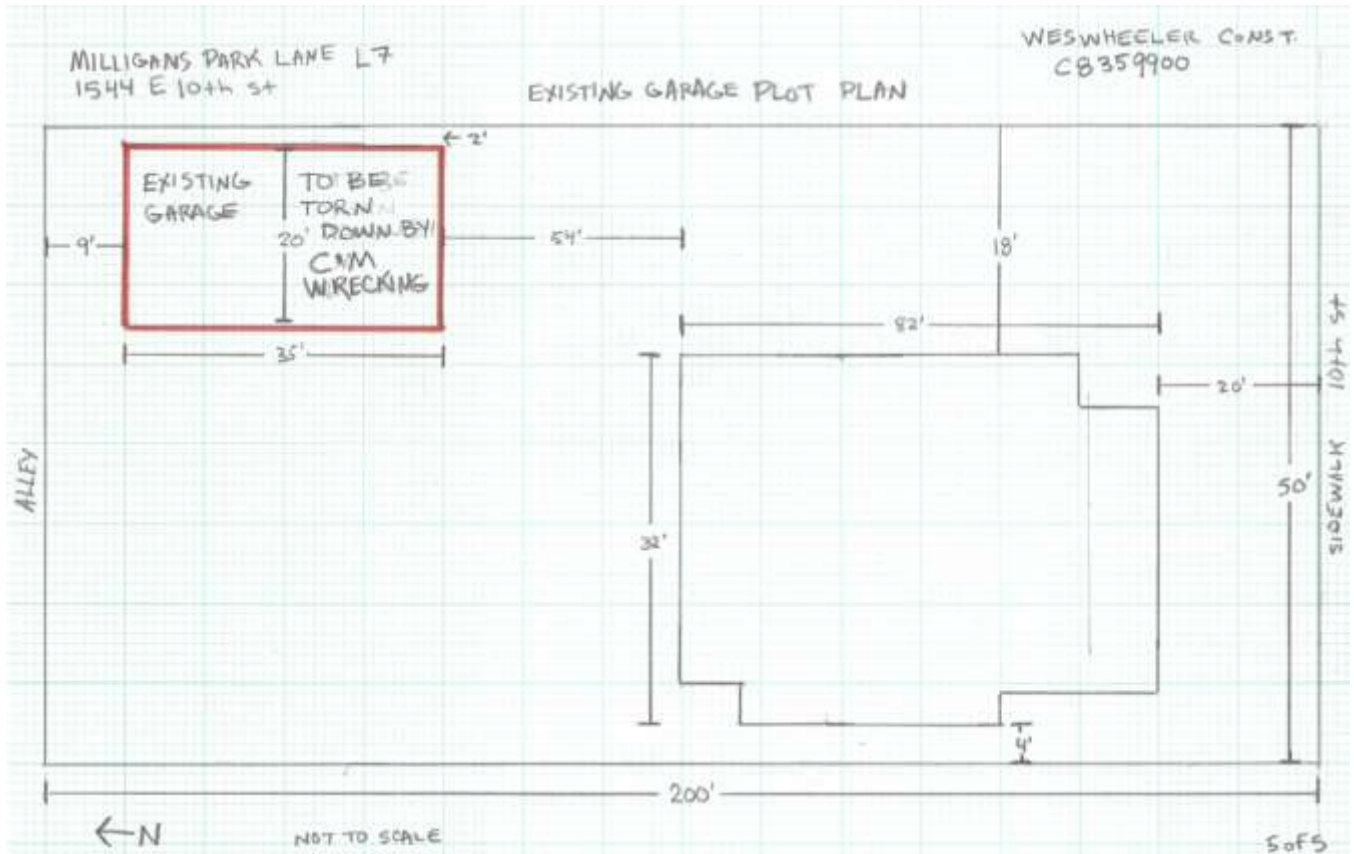
EXHIBITS



Aerial Map



1898 Sanborn Map



Site Plan



Photo of the subject stie.



Photo of the rear yard, existing detached garage to be demolished, and gravel parking area.



Photo of the existing alley north of the site looking west.



Photo of the school south of the site.



Photo of the multi-unit dwelling east of the site.



Photo of the residential dwellings west of the site.