

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

April 23, 2026

<b>Case Number:</b>	2026-ZON-031
<b>Property Address:</b>	1750 West Morris Street
<b>Location:</b>	Center Township, Council District #18
<b>Petitioner:</b>	ANLU Property Investment, LLP, by Josh Smith
<b>Current Zoning:</b>	C-4
<b>Request:</b>	Rezoning of 0.13 acre from the C-4 district to the D-5 district to provide for a two-family dwelling
<b>Current Land Use:</b>	Vacant
<b>Staff Recommendations:</b>	Approval
<b>Staff Reviewer:</b>	Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first hearing on the petition.

**STAFF RECOMMENDATION**

Approval.

**PETITION OVERVIEW**

This 0.13-acre site, zoned C-4, was developed residentially but the structure has been destroyed by fire. It is surrounded by residential uses to the north, zoned D-5; single-family dwellings to the south, across West Morris Street, zoned D-5; single-family dwellings to the east, zoned C-4; and a single-family dwelling to the west, zoned C-4.

**Rezoning**

The request would rezone the site to the D-5 (Walkable Neighborhood) District. “The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood 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 West Indianapolis Neighborhood Land Use Plan recommends residential uses at five to eight dwelling units per acre.

As proposed, this request would be consistent with the Neighborhood Plan that recommends residential development. Furthermore, this residential-sized parcel was developed with residential uses before the turn of the century. The current zoning district does not reflect the long-time residential use on this site.

Staff supports this rezoning because it would align the zoning classification with the proposed residential use and support the historical residential use in this area. Additionally, the residential development in the surrounding area consists of both single- and two-family dwellings.

Staff would, however, note that a proposed duplex would require variances of development standards for lot width and lot area.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-5		
<b>Existing Land Use</b>	Residential uses		
<b>Comprehensive Plan</b>	Residential development at five to eight units per acre.		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-5	Single-family dwelling
	South:	D-5	Single-family dwelling
	East:	C-4	Single-family dwelling
	West:	C-4	Single-family dwelling
<b>Thoroughfare Plan</b>			
West Morris Street	Primary arterial	Existing 62-foot right-of-way and proposed 78-foot right-of-way	
<b>Context Area</b>	Compact		
<b>Floodway / Floodway Fringe</b>	No		
<b>Overlay</b>	No		

<b>Wellfield Protection Area</b>	No
<b>Site Plan</b>	March 10, 2026
<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

Not Applicable to the Site.

#### Pattern Book / Land Use Plan

Not Applicable to the Site.

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

Not Applicable to the Site.

#### Neighborhood / Area Specific Plan

West Indianapolis Neighborhood Land Use Plan (2011) recommends residential development at five to eight units per acre. In suburban and rural areas this is a common multi-family density and typically the highest density single family category in suburban areas. In urban areas, it is common for both single family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.

#### 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.



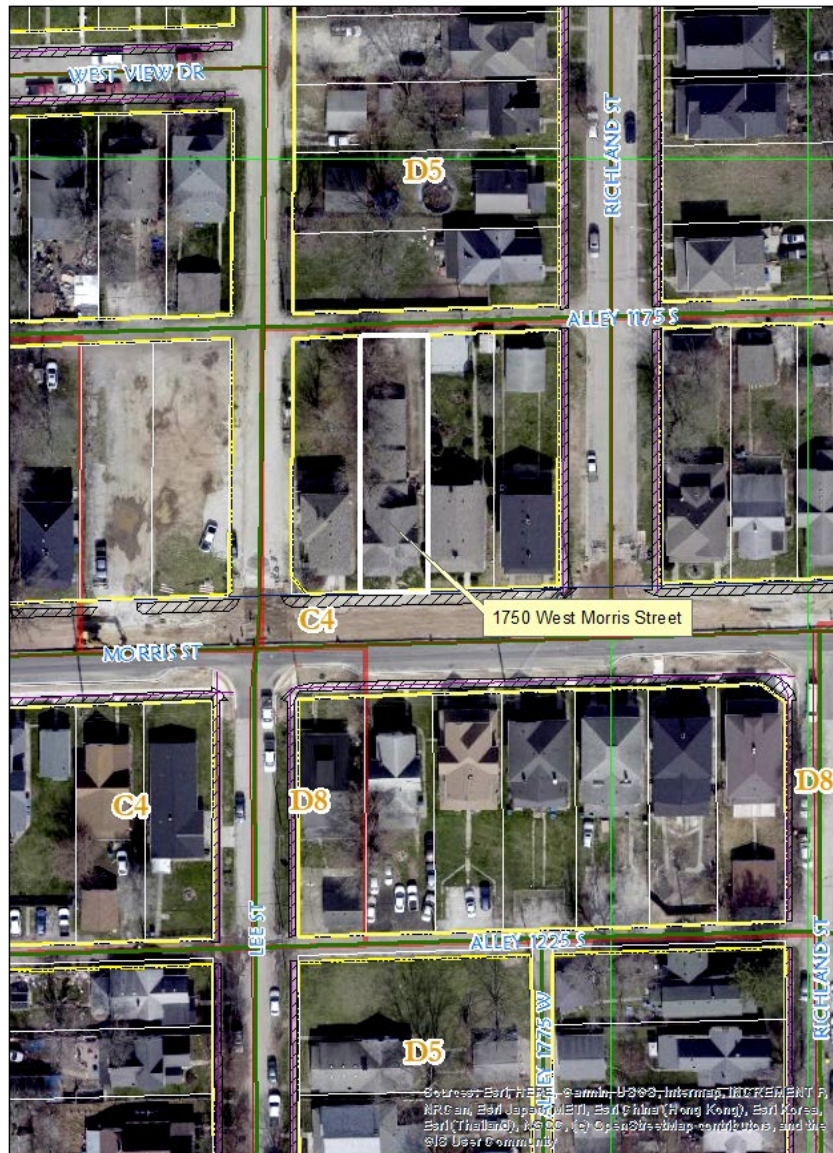
## ZONING HISTORY

**2024-ZON-033; 1802 and 1808 West Morris Street (west of site)**; requested rezoning of 0.31-acre from the C-4 district to the D-5 district to provide for two, single-family dwelling, **approved**.

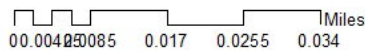
**96-UV1-67; 1802-1806 West Morris Street (west of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a pillow manufacturing facility with a zero-foot transitional side yard along the north property line, **granted**.

EXHIBITS

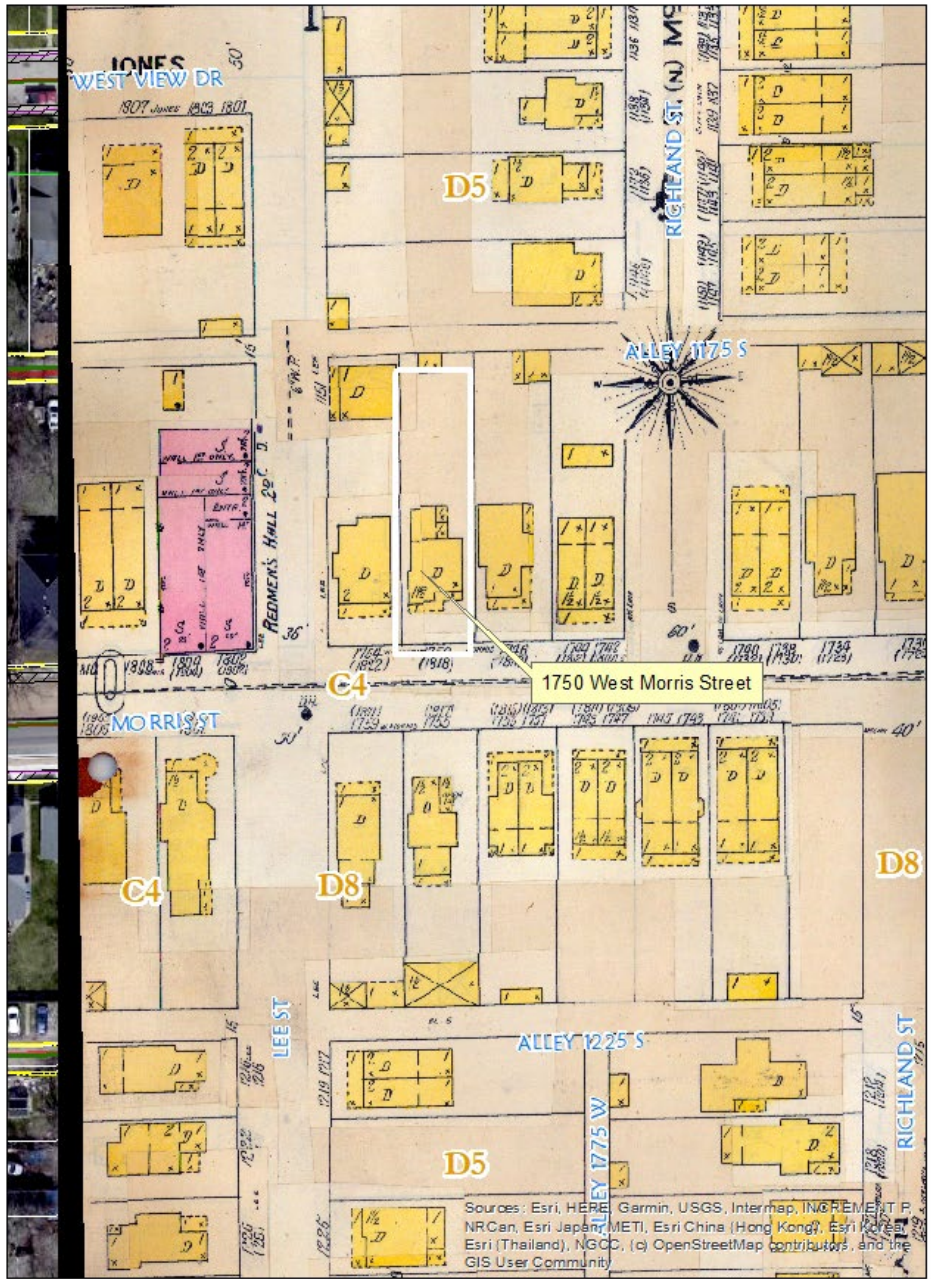
Aerial



1750 West Morris Street

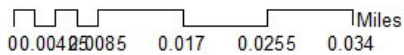


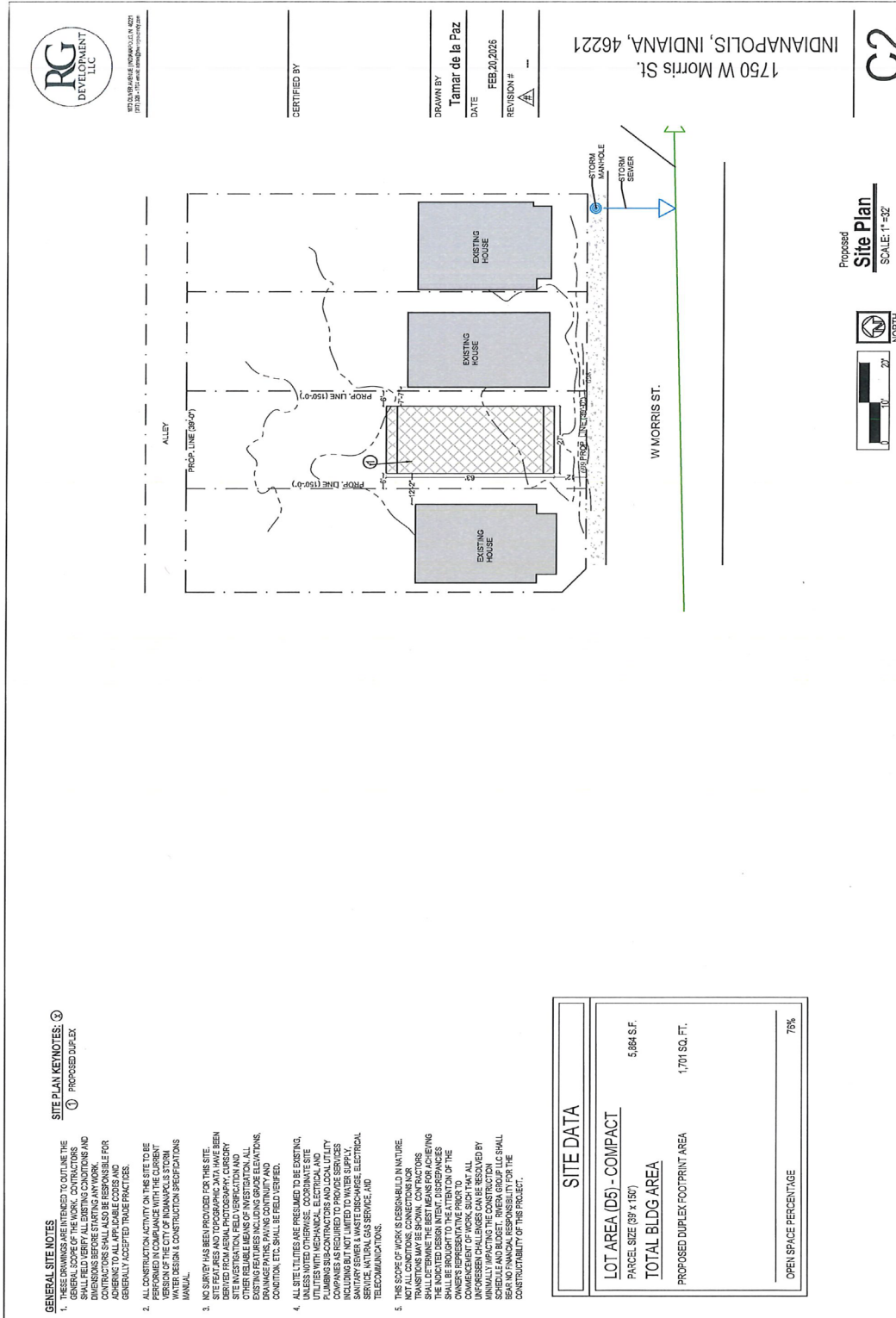
Sanborn 1898 Aerial



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

1750 West Morris Street





REGISTERED PROFESSIONAL ENGINEER  
NO. 12345 IN INDIANA

CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**

DATE  
FEB. 20, 2025

REVISION #  
1

**SITE PLAN KEYNOTES:**

1. THESE DRAWINGS ARE INTENDED TO OUTLINE THE SCOPE OF WORK. CONTRACTORS SHALL VERIFY ALL WORKING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF INDIANAPOLIS STORM WATER DESIGN & CONSTRUCTION SPECIFICATIONS MANUAL.
3. NO SURVEY HAS BEEN PROVIDED FOR THIS SITE. SITE FEATURES AND TOPOGRAPHIC DATA HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHIC COURTESY OF THE CITY OF INDIANAPOLIS. ALL DIMENSIONS AND OTHER RELIABLE MEANS OF INVESTIGATION. ALL EXISTING FEATURES INCLUDING GRADE ELEVATIONS, UTILITIES, ETC. SHALL BE FIELD VERIFIED.
4. ALL SITE UTILITIES ARE PRESUMED TO BE EXISTING. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS AND LOCAL UTILITY COMPANIES AS REQUIRED TO PROVIDE SERVICES TO THE PROPOSED DUPLEX. SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS.
5. THIS SCOPE OF WORK IS DESIGN-BUILD IN NATURE. NOT ALL CONDITIONS, CONNECTIONS, OR UTILITIES ARE SHOWN. CONTRACTORS SHALL VERIFY THE INDICATED DESIGN INTENT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK. SURETY SHALL BE OBTAINED IMMEDIATELY UPON COMMENCEMENT OF WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. CONTRACTORS SHALL BEAR NO FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTION OF THIS PROJECT.

SITE DATA	
LOT AREA (D5) - COMPACT	5,864 S.F.
PARCEL SIZE (39' x 150')	
TOTAL BLDG AREA	1,701 SQ. FT.
PROPOSED DUPLEX FOOTPRINT AREA	
OPEN SPACE PERCENTAGE	75%



View looking east along West Morris Street



View looking west along West Morris Street



View of site looking northwest across West Morris Street



View of site looking north across West Morris Street



View looking northeast across West Morris Street at adjacent properties to the east



View of site looking south from east / west alley