



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 24, 2024

Case Number:	2024-ZON-117
Property Address:	2658 Burton Avenue (Approximate Address)
Location:	Center Township, Council District #12
Petitioner:	Premeer Investment Group, LLC, by Keith Radcliff
Current Zoning:	I-2
Request:	Rezoning of 0.11 acres from the I-2 district to the D-5 district to provide for a two-story single-family dwelling.
Current Land Use:	Undeveloped
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 subject site is zoned I-2 and is in the Near Northwest -Riverside Neighborhood and falls within the Charles F Robbins North Indianapolis Addition Subdivision.

The site is surrounded by single-family dwellings to the north and south, zoned I-3, and undeveloped land to the east, zoned D-8, and undeveloped land to the and west, zoned D-5.

REZONING

The request would rezone the property from the I-2 district to the D-5 district to allow for the development of a two-story single-family dwelling.

The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited



throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer. For application to the older industrial districts within the central city, standards specifically accommodate the use of shallow industrial lots.

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.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-5 district because it would allow for an additional residential dwelling to be constructed in line with the context of the surrounding area. The dwelling district would also align with the residential recommendation of the United Northwest Neighborhood Plan (2008).

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Undeveloped	
Comprehensive Plan	Dwellings 3.5 to 5 Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	I-2 Residential (Single-family dwelling)
	South:	-2 Residential (Single-family dwelling)
	East:	D-8 Undeveloped
	West:	D-5 Undeveloped
Thoroughfare Plan		
Burton Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 9, 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

- United Northwest Neighborhood Plan (2008)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see the United Northwest Neighborhood Plan (2008) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The subject site falls within the United Northwest Neighborhood Plan (2008) that recommends low density residential development which is typically 3.5 to 5 dwelling units per gross acre or single-family dwellings.

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

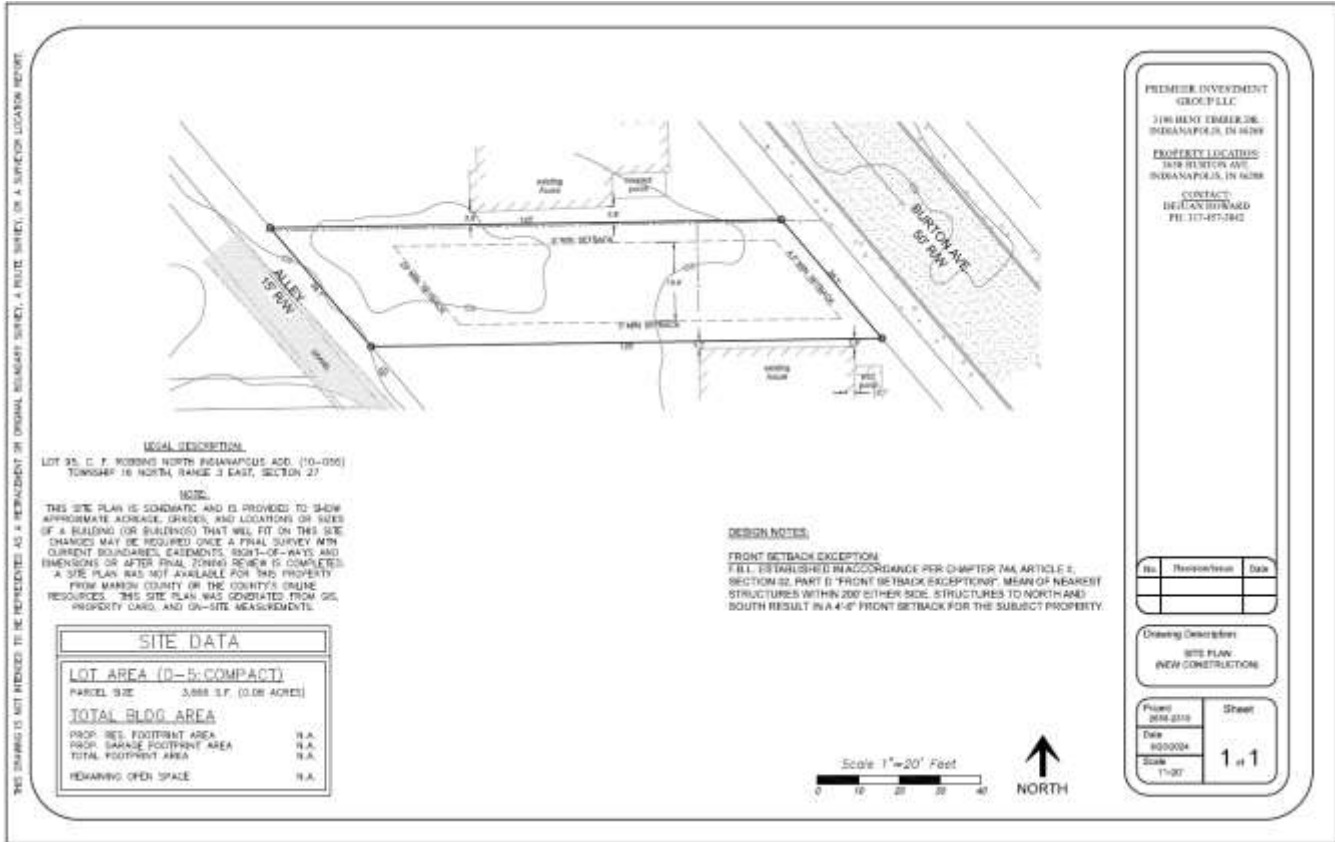
Zoning History - Vicinity

2023-ZON-033C; 909 North Pershing Avenue (east of site), Rezoning of 909 North Pershing Avenue, totaling 0.12-acre, from the C-1 District to the D-8 District, **approved**.

2021-ZON-133; 2666 Burton Avenue (south of site) Rezoning of 0.11 acres from the I-2 district to the D-5 district to provide for residential uses, **approved**.

2018-ZON-114; 2646 Burton Avenue (south of site), Rezoning of 0.11 acre from the I-2 district to the D-5 district, **approved**.

95-UV1-80; 2642 Burton Avenue (south of site), Variance of use of the Industrial Zoning Ordinance to provide for the expansion of a single-family residence (not permitted), **granted**.



LEGAL DESCRIPTION
LOT 35, C. F. ROBBS NORTH INDIANAPOLIS ADD. (10-055)
TOWNSHIP 16 NORTH, RANGE 3 EAST, SECTION 27

NOTE:
THIS SITE PLAN IS SCHEMATIC AND IS PROVIDED TO SHOW APPROXIMATE ADDRESS, GRADES, AND LOCATION OF SIDES OF A BUILDING (OR BUILDINGS) THAT WILL FIT ON THIS SITE. CHANGES MAY BE REQUIRED ONCE A FINAL SURVEY WITH CURRENT BOUNDARIES, EASEMENTS, RIGHT-OF-WAYS AND DIMENSIONS OR AFTER FINAL TOWNSHIP IS COMPLETED. A SITE PLAN WAS NOT AVAILABLE FOR THIS PROPERTY FROM MARSH COUNTY OR THE COUNTY'S ONLINE RESOURCES. THIS SITE PLAN WAS GENERATED FROM GIS, PROPERTY DATA, AND ON-SITE MEASUREMENTS.

SITE DATA	
LOT AREA (D-5: COMPACT)	
PARCEL SIZE	3,688 S.F. (0.08 ACRES)
TOTAL BLDG. AREA	
PROP. RES. FOOTPRINT AREA	N.A.
PROP. GARAGE FOOTPRINT AREA	N.A.
TOTAL FOOTPRINT AREA	N.A.
REMAINING OPEN SPACE	N.A.

DESIGN NOTES:
FRONT SETBACK EXCEPTION:
F.B.T. ESTABLISHED IN ACCORDANCE PER CHAPTER 16A, ARTICLE 5, SECTION 02, PART (I) FRONT SETBACK EXCEPTIONS. MEAS. OF NEAREST STRUCTURES WITHIN 200' EITHER SIDE. STRUCTURES TO NORTH AND SOUTH RESULT IN A 4'-6" FRONT SETBACK FOR THE SUBJECT PROPERTY.

PREMIER INVESTMENT GROUP LLC
310 BENT EMBLE DR.
INDIANAPOLIS, IN 46204
PROPERTY LOCATION:
3018 BURTON AVE
INDIANAPOLIS, IN 46208
CONTACT:
DEJUAN HOWARD
PH: 317-457-5842

No.	Restriction	Date

Drawing Description:
SITE PLAN
NEW CONSTRUCTION

Project	Sheet
2018-0119	1 of 1
Date	03/02/2018
Scale	1"=20'



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A REPLACEMENT OR ORIGINAL BOUNDARY SURVEY, A PLATTE SURVEY, OR A SURVEY LOCATION REPORT.



Photo of the subject site looking west.



Photo of the subject site looking east from the alley.



Photo of the undeveloped land west of the site across the alley.



Photo of the undeveloped land east of the site.



Photo of the single-family dwelling south of the site.



Photo of the single-family dwelling south of the site.