

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 9, 2026**

**Case Number:** 2026-ZON-053  
**Property Address:** 230 West Morris Street  
**Location:** Center Township, Council District #18  
**Petitioner:** Bana Properties, LLC, by Goitom Beyen  
**Current Zoning:** C-1  
**Request:** Rezoning of 0.33-acre from the C-1 district to the D-7 district to provide for residential development.  
**Current Land Use:** Religious structures  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first hearing on this petition.

**STAFF RECOMMENDATION**

Staff recommends approval of the rezoning, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
2. The site shall be developed in substantial compliance with the site plan, file-dated June 6, 2026.

**PETITION OVERVIEW**

This 0.33-acre site, zoned C-1, is undergoing renovation and surrounded by a single-family dwelling to the north, zoned D-8; a two-family and single-family dwellings to the south, across West Morris Street, zoned D-8; single-family dwellings and vacant land to the east, across Church Street, zoned D-8 and C-1, respectively; and a single-family dwelling to the west, zoned D-8.

## **REZONING**

The request would rezone the site to the D-7 district to provide for residential development. "The D-7 district is intended for medium density residential development, accommodating multifamily dwellings, triplex, fourplex, two-family and single-family attached dwellings. The district may be applied anywhere within the metropolitan area, provided, however, it should be closely associated with the primary intensity generators, such as commercial shopping centers or industrial employment centers. The district requires superior street access and all public utilities and facilities. Provisions for various modes of travel and pedestrian linkages are critical. Well-planned, on-site recreational facilities, selected to fit the site and residents' needs, must be developed to answer the demands of the higher density of residents.

The D-7 district has a typical density of 12 to 15 units per gross acre fulfilling the medium density residential recommendation of the Comprehensive General Land Use Plan. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife. The Comprehensive Plan recommends traditional neighborhood typology for the site."

The Comprehensive Plan recommends traditional neighborhood typology for the site.

Recommended land uses in this typology include detached / attached / small-scale multi-family / large-scale multi-family housing; assisted living facilities / nursing homes; group homes; bed and breakfast; small-scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; small-scale parks; and community farms / gardens.

## **Environmental Public Nuisances**

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

### Planning Analysis

The project description, file-dated June 6, 2026, states that the existing buildings would provide up to seven townhome dwelling units. See Exhibit A.

This request would align with the Plan recommendation of traditional neighborhood and would support the need for housing in the neighborhood. Furthermore adaptive reuse of the historic existing structures would maintain the neighborhood character, while responding to changes in the current neighborhood needs.

### GENERAL INFORMATION

|                                   |                          |                                                                  |
|-----------------------------------|--------------------------|------------------------------------------------------------------|
| <b>Existing Zoning</b>            | C-1                      |                                                                  |
| <b>Existing Land Use</b>          | Religious structures     |                                                                  |
| <b>Comprehensive Plan</b>         | Traditional Neighborhood |                                                                  |
| <b>Surrounding Context</b>        | <b><u>Zoning</u></b>     | <b><u>Land Use</u></b>                                           |
|                                   | North: D-8               | Single-family dwelling                                           |
|                                   | South: D-8               | Single-family / two family dwellings                             |
|                                   | East: D-8 / C-1          | Single-family dwelling / vacant land                             |
|                                   | West: D-8                | 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>                  | June 6, 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

The Comprehensive Plan recommends Traditional Neighborhood typology. 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.

### Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

#### *Conditions for All Land Use Types –Traditional Neighborhood Typology*

- 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.

### *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.

*Attached Housing (defined as duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium).*

- Duplexes should be located on corner lots, with entrances located on different sides of the lot.
- It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.
- If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes but should not make up more than 25% of the primary residential structures on a block.

### **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**

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

None.

EXHIBITS



230 West Morris Street

0.003 0.0075 0.015 0.0225 0.03 Miles

Sanborn 1915



230 West Morris Street

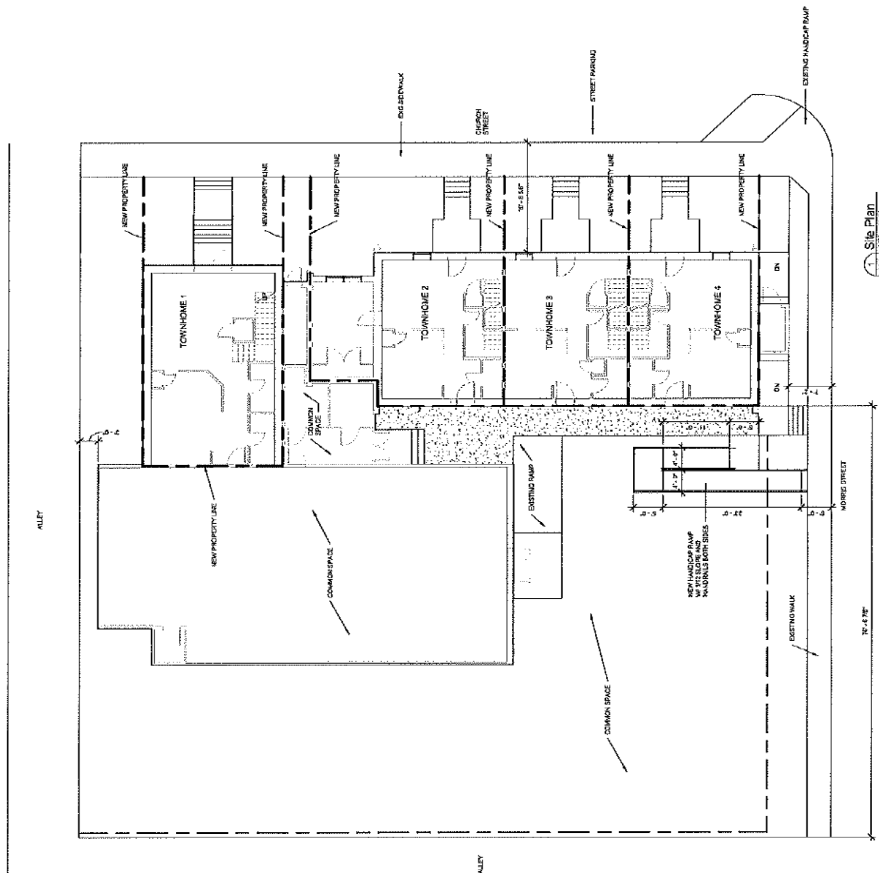
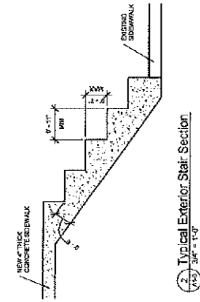


00.0040 00095 0.019 0.0285 0.038 Miles

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

|                                                                                                                                                               |  |                                       |                                                                                                   |                                                                                                                                    |                                                                                           |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------|
| <b>Montgomery Architects</b><br>6235 North Shore Drive<br>Unionville, Indiana 47655<br>100@montgomeryarch.com<br>Cell: 765.215.0152<br>www.montgomeryarch.com |  | <b>K. Tam Montgomery</b><br>Architect | <b>Morris Street</b><br><b>Townhomes</b><br>230 West<br>Morris Street<br>Indianapolis,<br>Indiana | <b>Site Plan</b><br><br><i>K. Tam Montgomery</i> | Date: 1/15/2024 3:57:24 PM<br>Drawn By: KTM<br>Checked By: REVTT<br>Project Number: 10071 | Site Plan<br><b>A1-0</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------|

| Sheet | Sheet Index          |
|-------|----------------------|
| A1-0  | Site Plan            |
| A1-1  | Plot Plan            |
| A1-2  | Sectional Elevation  |
| A1-3  | General Notes        |
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| A1-6  | Roof Deck            |
| A1-7  | Interior Finish      |
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| A1-9  | Landscaping          |
| A1-10 | Site Elevation       |
| A1-11 | Site Section         |
| A1-12 | Site Section         |



Site Plan  
 1/15/2024 3:57:24 PM

EXHIBIT A

BANA PROPERTIES LLC

Rezoning Petition | 230 W Morris Street, Indianapolis, IN 46225

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**NARRATIVE JUSTIFICATION**

Rezoning Petition — C-1 to D-7

230 W Morris Street, Indianapolis, Indiana 46225 | May 29, 2026

**FROM:** Bana Properties LLC  
Goitom E. Beyen, Manager  
230 W Morris Street, Indianapolis, IN 46225

**TO:** Department of Metropolitan Development  
Division of Current Planning  
City of Indianapolis and Marion County, IN 46204

**Re:** Rezoning Petition | 230 W Morris Street, Indianapolis, IN 46225  
**Request:** C-1 (Local Commercial) to D-7 (Multi-Family Residential)  
**Owner:** Bana Properties LLC | **Contact:** Goitom E. Beyen, Manager

**I. INTRODUCTION**

Bana Properties LLC respectfully submits this narrative in support of its petition to rezone the property located at 230 W Morris Street, Indianapolis, Indiana 46225 (legally described as MC Carlys Sub L111 Thru L114 West Part OL120, Section 11, Township 15, Range 03, Marion County, Indiana) from C-1 (Local Commercial) to D-7 (Multi-Family Residential).

This petition seeks to align the official zoning classification of the property with its approved and actively permitted residential use, consistent with the character of the surrounding neighborhood and the City of Indianapolis's broader housing and neighborhood revitalization goals.

**II. BACKGROUND AND OWNERSHIP HISTORY**

Bana Properties LLC acquired 230 W Morris Street on May 29, 2020, via Corporate Quitclaim Deed recorded in the Office of the Recorder of Marion County, Indiana. The property has been under continuous ownership and active development by Bana Properties LLC for approximately six (6) years.

| Structure          | Former Use       | Planned Residential Use | Units         |
|--------------------|------------------|-------------------------|---------------|
| Primary Building   | Church Sanctuary | Townhome Conversion     | 4 units       |
| Secondary Building | Church Cafeteria | Townhome Conversion     | Up to 3 units |
| Total              |                  |                         | Up to 7 units |

**III. CURRENT DEVELOPMENT STATUS**

Following acquisition, Bana Properties LLC diligently pursued all required approvals to convert the primary structure into residential townhome units. An active building permit was obtained from the City of Indianapolis Department of Business and Neighborhood Services (BNS) for the conversion of the primary structure into four (4) townhome

## BANA PROPERTIES LLC

Rezoning Petition | 230 W Morris Street, Indianapolis, IN 46225

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dwelling units.

Construction is currently underway and has progressed to the pre-drywall stage on three (3) of the four (4) permitted units. The current rezoning petition was identified as a necessary step during the scheduling of the pre-drywall inspection, at which point city staff identified a mismatch between the active residential building permit and the existing C-1 zoning classification.

Bana Properties LLC is filing this petition in good faith and in full cooperation with the Department of Metropolitan Development to cure this administrative inconsistency and bring the property into complete zoning compliance.

### IV. COMPATIBILITY WITH SURROUNDING NEIGHBORHOOD

The subject property is situated within and immediately surrounded by established residential neighborhoods. The existing land use pattern in the area is predominantly residential in character, making the requested D-7 classification a natural and compatible fit for this location.

The conversion of a vacant former church facility and its ancillary cafeteria building into townhome dwelling units represents:

- A transition from a non-operating commercial/institutional use to an active residential use consistent with surrounding properties.
- Elimination of a long-vacant structure that has contributed no economic or community activity to the neighborhood.
- Reinvestment in an underutilized parcel through substantial construction activity already underway, demonstrating the owner's commitment to the community.

### V. COMMUNITY AND HOUSING BENEFIT

The development of up to seven (7) townhome units for lease at 230 W Morris Street directly supports several community and municipal priorities:

| Community Benefit           | Detail                                                                                  |
|-----------------------------|-----------------------------------------------------------------------------------------|
| Housing Stock Expansion     | Adds up to 7 new residential units to the Indianapolis housing supply.                  |
| Neighborhood Revitalization | Converts a long-vacant former church into productive residential use.                   |
| Infill Development          | Utilizes existing structures on an established urban lot — no greenfield impact.        |
| Affordable Rental Housing   | Townhome units available for lease support workforce and rental housing needs.          |
| Property Value Improvement  | Active residential development improves the visual and economic character of the block. |

These outcomes are consistent with the City of Indianapolis's commitment to expanding housing access, supporting neighborhood reinvestment, and encouraging responsible infill development throughout Marion County.

**BANA PROPERTIES LLC**

Rezoning Petition | 230 W Morris Street, Indianapolis, IN 46225

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**VI. STATEMENT OF COMPLIANCE**

Bana Properties LLC commits to the following in connection with this rezoning petition:

1. The property shall be developed and used solely for residential purposes, consisting of townhome dwelling units for lease, not to exceed seven (7) total units across both structures.
2. The primary structure shall be completed in substantial conformance with the active building permit issued by the City of Indianapolis BNS.
3. The secondary structure (former cafeteria) shall be converted to residential use subject to all required permits and approvals from BNS.
4. All required parking, utilities, and site improvements shall comply with D-7 zoning district requirements under the Consolidated Zoning and Subdivision Ordinance of Marion County, Indiana.
5. The owner agrees to abide by all Open Occupancy and Equal Employment Opportunity commitments required by MDC Resolution No. 85-R-69, 1985.

**VII. CONCLUSION**

The rezoning of 230 W Morris Street from C-1 to D-7 is consistent with the surrounding residential neighborhood, supported by an active building permit, and advances the City of Indianapolis's housing and neighborhood revitalization goals.

Bana Properties LLC respectfully requests the favorable consideration and timely approval of this petition so that construction may proceed without further interruption, and the community may benefit from the addition of quality townhome rental units to this neighborhood.

Respectfully submitted,

**Goitom E. Beyen, Manager**

Bana Properties LLC  
230 W Morris Street  
Indianapolis, Indiana 46225

**Date**



View looking east along West Morris Street



View looking west along West Morris Street



View looking north across intersection of West Morris Street and Church Street



View looking northeast across intersection of West Morris Street and Church Street



View of site looking north across West Morris Street



View of site looking northwest across West Morris Street



View of site looking west across Church Street



View of site looking northwest across Church Street



View of site looking southwest



View of site looking south from east / west alley



View of site looking southeast from north / south alley



View looking east from north / south alley