



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

March 14, 2024

<b>Case Number:</b>	2024-ZON-018
<b>Property Address:</b>	922 East 17th Street (approximate address)
<b>Location:</b>	Center Township, Council District #13
<b>Petitioner:</b>	DeAnna Jones
<b>Current Zoning:</b>	I-3
<b>Request:</b>	Rezoning of 0.09 acre from the I-3 district to the D-8 district to provide for residential uses.
<b>Current Land Use:</b>	Undeveloped
<b>Staff Recommendations:</b>	Approval
<b>Staff Reviewer:</b>	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 0.09-acre subject site is an undeveloped industrial lot. It is surrounded by a single-family dwelling to the east, zoned D-8, undeveloped lots north and south, zoned I-3, and a multi-family dwelling to the west, zoned D-8.

**REZONING**

This petition would rezone this site from the I-3 district to the D-8 district.

The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large, and enclosure of activities and storage is required.



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**

Staff is supportive of the rezoning to the D-8 district because it would allow for residential development to occur in line with the context of the surrounding area and historical residential use of the site per a 11915 Sanborn Map. The dwelling district would also align with the traditional neighborhood recommendation of the Comprehensive Plan.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	I-3	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	I-3	Undeveloped
South:	I-3	Undeveloped
East:	D-8	Residential (Single-family dwelling)
West:	D-8	Multi-family dwelling
<b>Thoroughfare Plan</b>		
17 <sup>th</sup> Street	Local Street	50-foot existing right-of-way with 48-foot proposed right-of-way.
Bundy Place	Local Street	21-foot existing right-of-way with 48-foot proposed 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>	N/A	
<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

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

### Pattern Book / Land Use Plan

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

- **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)

- The Thoroughfare Plan recommends a 48-foot proposed right-of-way along Bundy Place where only approximately 21 feet exist.
- Although Bundy Place is designated as a local street, DPW will not be requesting a right-of-way dedication along Bundy Place since it is used as an alley at this location.

## ZONING HISTORY

### ZONING HISTORY – VICINITY

**2021-ZON-132; 1644 Cornell Avenue** (south of site), Rezoning of 0.33 acre from the I-3 district to the D-8 district to provide for a single-family dwelling, **approved**.

**2019-UV1-004; 1714 Cornell Avenue** (northeast of site), Variance of use and development standards of the Consolidated Zoning and Subdivision ordinance to provide for primary and secondary single-family residential uses, including, but not limited to a single-family dwelling with a detached garage, with an eight-foot front setback, three-foot side and side transitional setback and five-foot rear and rear transitional setback (30-foot front setback, 10-foot side and rear setback and 40-foot side and rear transitional yard), **approved**.

**2018-UV1-009; 1648 Cornell Avenue** (south of site), Variance of use and development standards of the Consolidated Zoning and Subdivision ordinance to provide for the construction of a single-family dwelling, with a 14-foot front setback and a four-foot south side yard and eight-foot north side yard, and a 720-square foot secondary dwelling, with a three-foot north side yard, a four-foot south side yard and a 15-foot rear transitional yard, **granted**.

**2017-CZN/CVR-808; 926, 930, and 934 East 17<sup>th</sup> Street** (east of site), Rezoning of one 2.3 acres from the I-3 district to the D-8 classification and Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for single-family development without parking (one parking space required), **approved**.

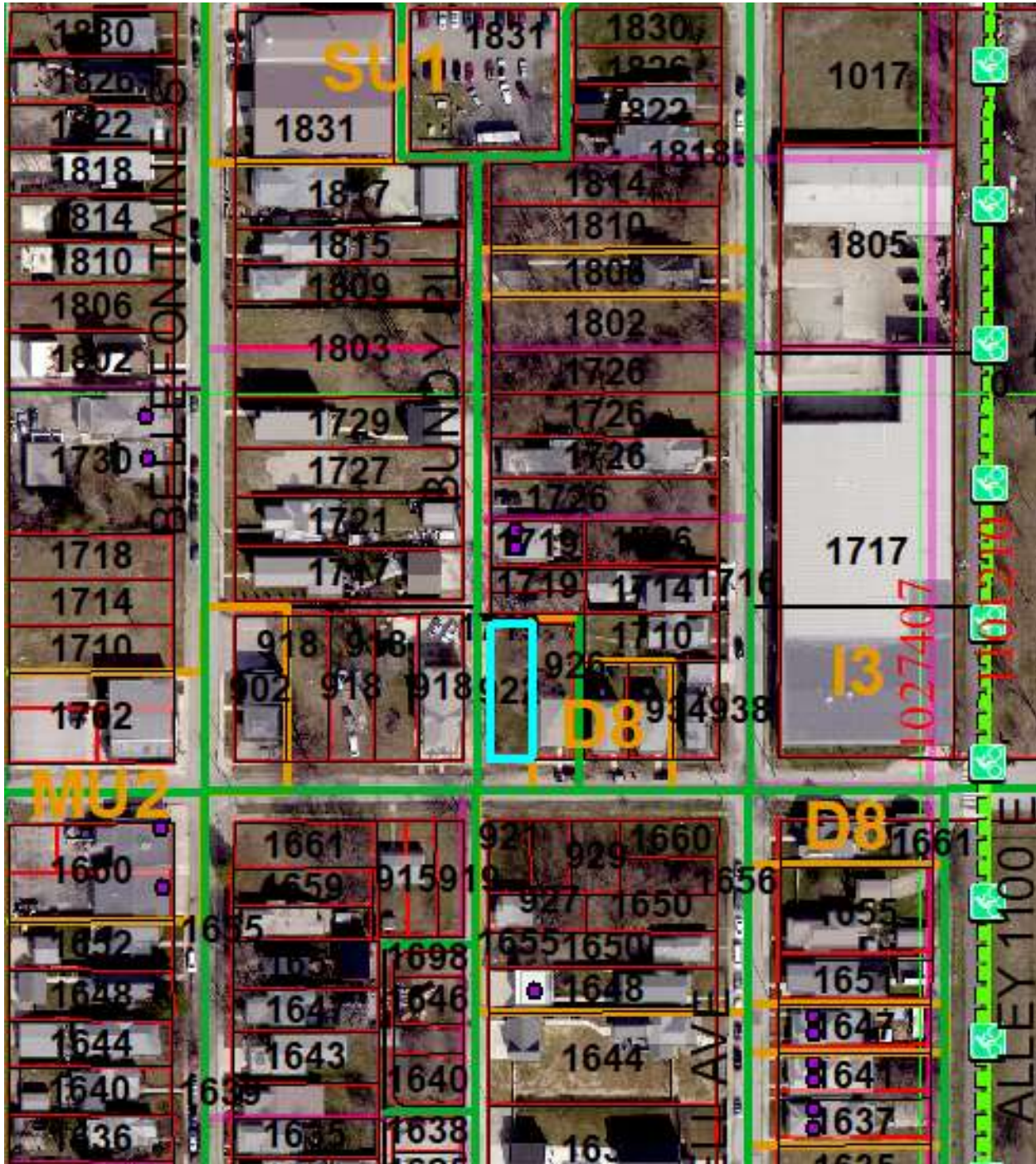
**2016-ZON-035; 1660, 1702, and 1706 Bellefontaine Street** (west of site), Rezoning of 0.95 acre from the D-8 District to the MU-2 classification, **approved**.

**2006-ZON-027; 1635 Cornell Avenue** (south of site), Rezoning of 0.306 acre from the I-3-U District to the D-8 classification to provide for residential development, **approved**.

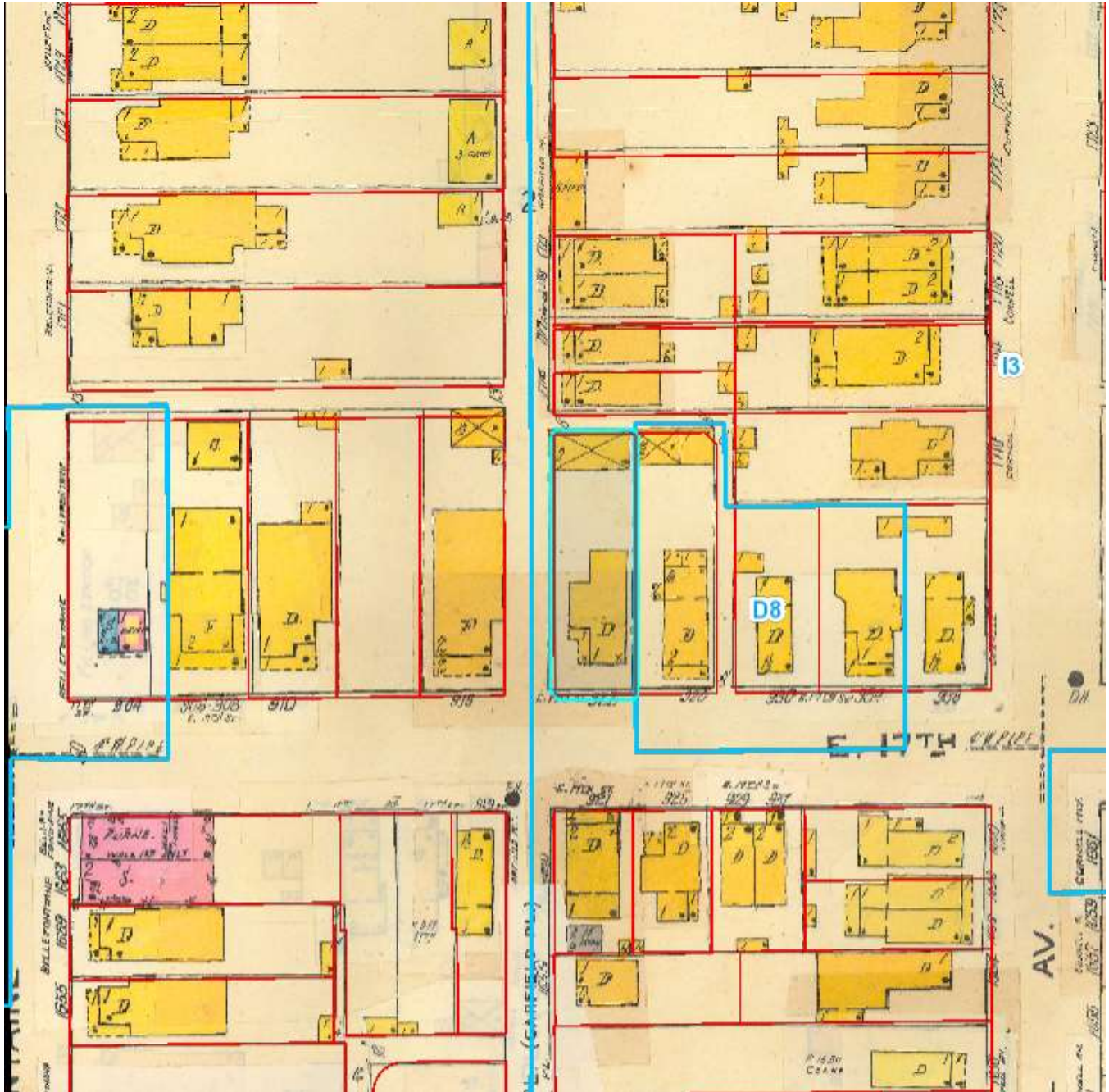
**2000-UV1-005; 902 East 17<sup>th</sup> Street** (west of site), Variance of use of the Dwelling Districts Zoning Ordinance to legally establish a variety store, with community services (not permitted), **denied**.



EXHIBITS







1915 Sanborn Map





Photo of the subject site looking north.



Photo of the subject site looking southeast.





Photo of the alley north of the site.



Photo of the street frontage along 17<sup>th</sup> Street.





Photo of the dwellings west of the site across Bundy Place.



Photo of the dwellings east of the site.



Photo of the undeveloped lots south of the site.