



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 23, 2024

Case Number: 2024-ZON-054
Property Address: 1818 South East Street
Location: Center Township, Council District #18
Petitioner: 1800 Blok LLC, by Paul J. Lambie
Current Zoning: C-3
Request: Rezoning of 0.11-acre from the C-3 district to the D-5 district.
Current Land Use: Vacant property
Staff Recommendations: Approval, subject to the commitment noted below.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

Final site plan and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

This 0.11-acre site, zoned C-3, is vacant and surrounded by a single-family dwelling to the north, zoned D-5; a single-family dwelling to the south, zoned C-3; single-family dwellings to the east, across South East Street, zoned C-3; and a single-family dwelling to the west, zoned D-5.

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."



The Comprehensive Plan recommends Traditional Neighborhood typology for this site.

As proposed, this rezoning would be consistent with the Comprehensive Plan recommendation.

According to historical maps this residential-sized parcel was developed with dwelling around the turn of the century, which was demolished between 2014 and 2015. The current C-3 zoning district does not reflect the long-time residential use. Staff supports this rezoning because it would match the zoning classification with the current residential use and would contribute to the current redevelopment efforts in this neighborhood.

Staff would note that alleys abut the site along the western and southern boundaries. As development occurs on this parcel, consideration and attention would be required related to visibility and the clear sight triangle.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Vacant land	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
	North:	D-5 Single-family dwelling
	South:	C-3 Single-family dwelling
	East:	C-3 Single-family dwellings
	West:	D-5 Single-family dwelling
Thoroughfare Plan		
South East Street	Primary Arterial	Existing 50-foot right-of-way and proposed 56-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
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

- “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

- *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. 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.

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.”

- Because no elevations or site plan were submitted for review to confirm that the proposed dwelling would architecturally be compatible and harmonious with the surrounding land uses and neighborhood character, staff would request that the final site plan and elevations be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP)

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 describes 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

2022-CZN-855 / 2022-CVR-855 / 2022-CPL-855; 1802 South East Street (north of site), requested rezoning of 0.11 acre from the C-3 District to the MU-2 district to provide for a mixed-use development; a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-unit row house with a reduced elevations of the first story, patios encroaching into the right-of-way on Iowa Street, reduced lot area and setbacks, parking and service area located within a transitional yard, deficient landscaping/street trees and encroachment into the clear sight triangle of East Street and Iowa Street; and approval of a Subdivision Plat to be known as Blok's Replat of Lot 98 in Kappes & Franks Subdivision, dividing 0.11 acre into three lots, **approved and granted**.

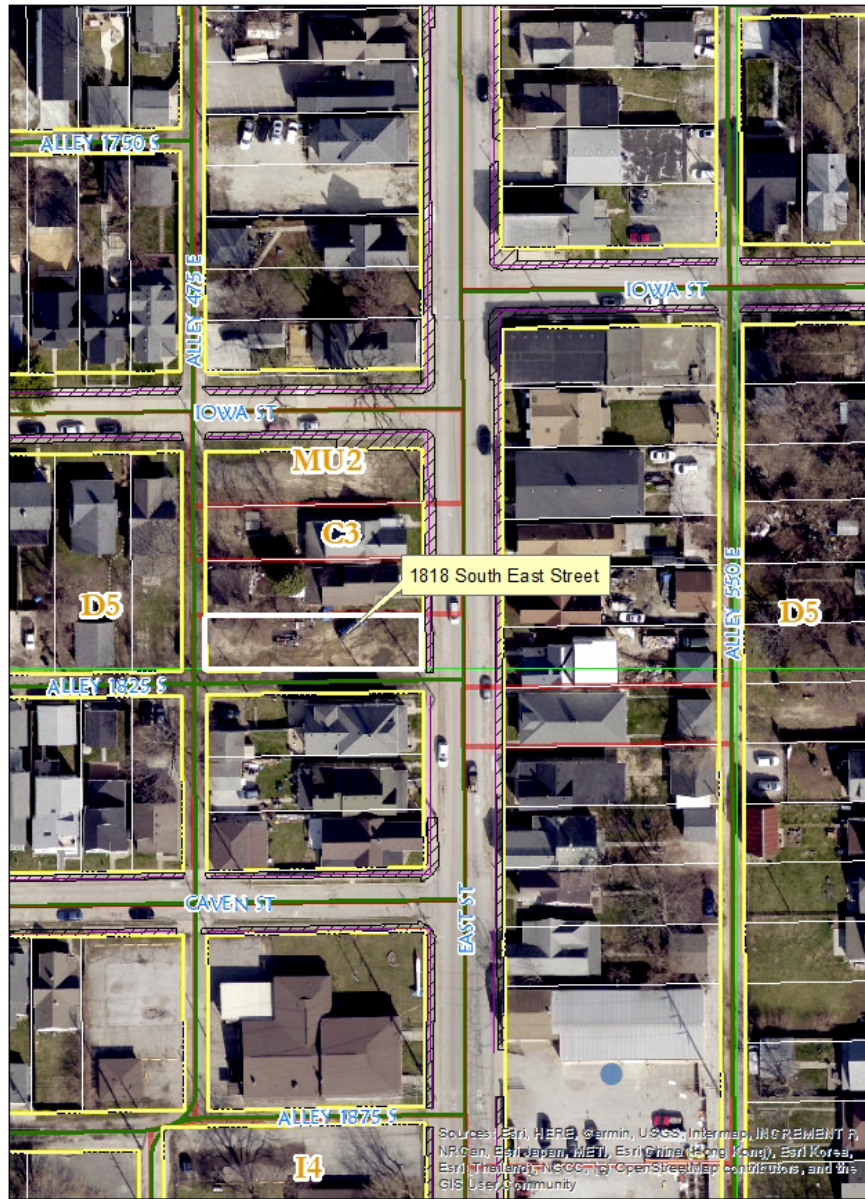
2017-ZON-016; 1401, 1425, 1441, 1460, 1462, 1464, 1502, 1816 and 1827 South East Street; 828 Beecher Street; 306, 310, 318, 322, 329, 353 and 401 Lincoln Street; 510 East Morris Street; 1538, 1542, 1551 and 1555 South New Jersey Street; 438 Orange Street; 445 and 446 Parkway Avenue (north of site); requested rezoning of 1.95 acres, from the C-1, C-3, C-5 and I-4 districts, to the D-5 classification, **approved**.

2021-HOV-040, 1821 South East Street, variance to provide a 720-square-foot addition to a single-family dwelling and 441-square-foot detached garage with a 3.67 south side transitional yard and a five-foot rear transitional yard, **granted**.

2002-UV3-007, 1801 South East Street, variance to legally establish a cabinet shop within a 2,721 square foot commercial building located six feet from the right-of-way of East Street and two feet from the right-of-way of Iowa Street, and a parking and maneuvering area located two feet from Iowa Street and seven feet from a protected district without required landscaping and screening, **granted**.

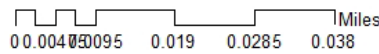
97-UV2-84, 421 East Iowa Street, variance to legally establish the conversion of a single-family dwelling to a two-family dwelling, with a lot area of 4,416 square feet, a lot width of 32 feet, and a main floor area for a one-story building of 687 square feet and 622 square feet per unit, **granted**.

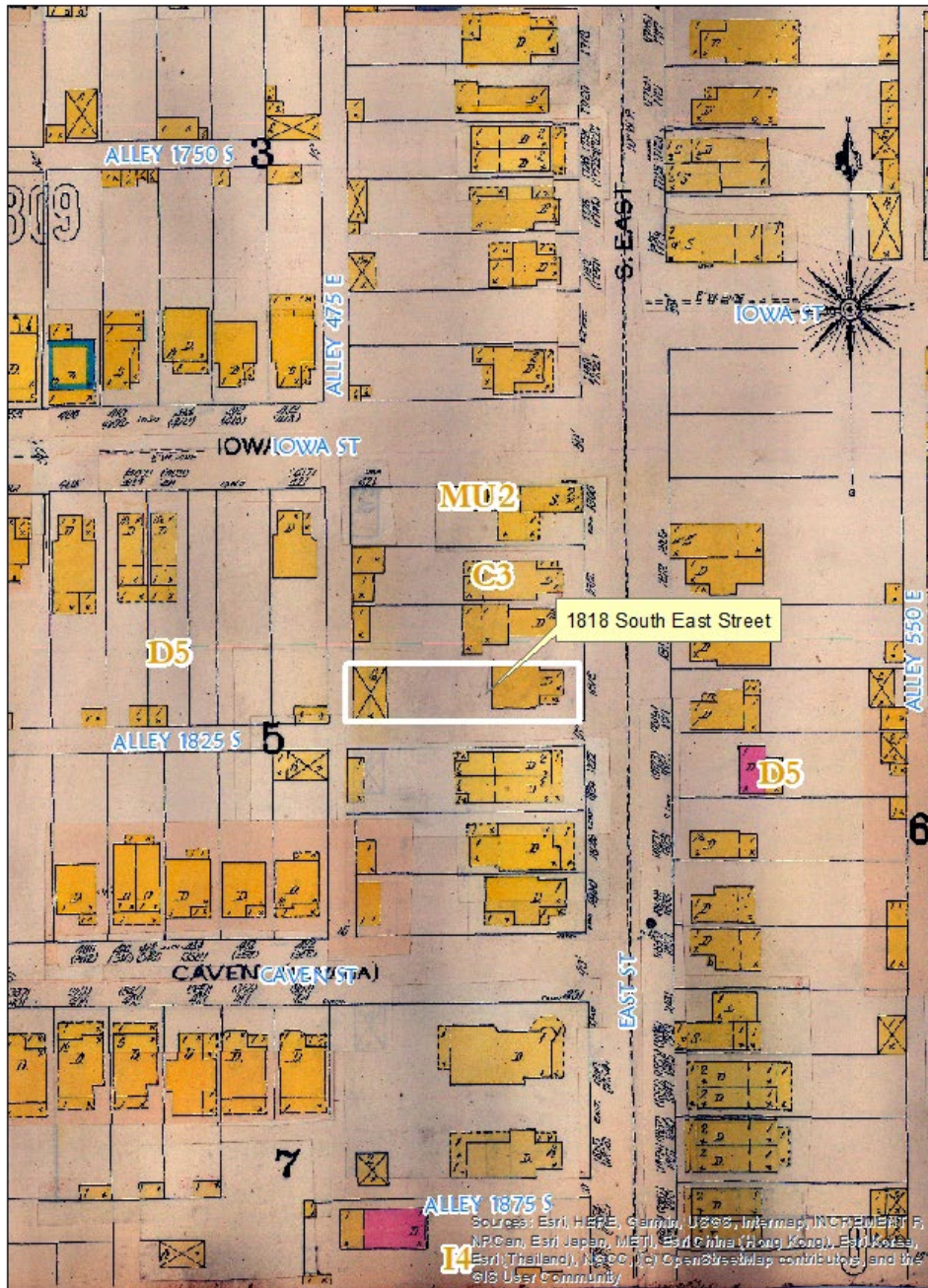
EXHIBITS



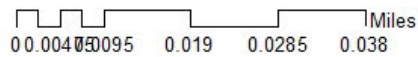
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, OpenStreetMap contributors, and the GIS User Community

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



View looking south along South East Street



View looking north along South East Street



View of site looking west across South East Street



View of site looking west across South East Street



View of site looking east from abutting north / south alley along the western boundary