



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

March 28, 2024

<b>Case Number:</b>	2024-ZON-024
<b>Property Address:</b>	1836 Gent Avenue (approximate address)
<b>Location:</b>	Center Township, Council District #12
<b>Petitioner:</b>	Stonecroft, LLC, by David Kingen
<b>Current Zoning:</b>	I-2 (W-1)
<b>Request:</b>	Rezoning of 0.88 acre from the I-2-(W-1) district to the D-8 (W-1) district to provide for residential uses.
<b>Current Land Use:</b>	Vacant Lot
<b>Staff Recommendations:</b>	Approval
<b>Staff Reviewer:</b>	Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This is the first public hearing on this petition.

**STAFF RECOMMENDATION**

Staff **recommends approval** of the request.

**PETITION OVERVIEW**

**LAND USE**

The 0.88-acre site falls within the Near Northwest-Riverside Neighborhood and the Marion Park Subdivision platted on April 25, 1892. The site is an undeveloped industrial lot that is surrounded to the north by vacant industrial land, zoned I-2, industrial land east, zoned I-3, single-family dwellings and garden are south, zoned D-5 and I-2, and single-family dwellings west, zoned D-5.

**REZONING**

This petition would rezone this site from the I-2 (W-1) district to the D-8 (W-1) district.

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. This 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-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.

### Wellfield Protection Secondary Zoning

A wellfield is an area where the surface water seeps into the ground to the aquifer and recharges the wells that are the source of our drinking water. This secondary zoning district places closer scrutiny on uses and activities that might contaminate the underground drinking water supply.

There are two wellfield district designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts are subject to Commission approval.

This site is specifically located within the White River W-1 Wellfield Protection District. Unless exempted by Section 742-204.D Technically Qualified Person review requirement, a Site and Development Plan shall be filed with and be subject to approval on behalf of the Commission by the Technically Qualified Person (TQP).

### Staff Analysis

The existing I-2 zoning district does not align with the United Northwest Neighborhood Plan (2008) recommendation for residential development. Furthermore, the parcel has historically been developed residentially based on an 1898 Sanborn Map.

Therefore, staff supports this rezoning request because it would be consistent with the neighborhood plan, recognize the residential use that was present in the past and would allow the site zoning to reflect the proposed residential development.

### GENERAL INFORMATION

<b>Existing Zoning</b>	I-2 (W-1)
<b>Existing Land Use</b>	Vacant
<b>Comprehensive Plan</b>	3.5 to five dwelling units per acre

<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-2	Vacant
South:	I-2 / D-5	Residential (Single-family dwellings)
East:	I-3	Industrial
West:	D-5	Residential (Single-family dwellings)
<b>Thoroughfare Plan</b>		
19 <sup>th</sup> Street	Local Street	50-foot existing right-of-way with 48-foot proposed.
Gent Avenue	Local Street	50-foot existing right-of-way with 48-foot proposed.
Herbert Street	Local Street	48-foot existing right-of-way with 48-foot proposed.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	Yes	
<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

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

### 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

- The United Northwest Neighborhood Plan (2008) recommends 3.5 to five dwelling units per acre development.

### 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.

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**Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

## ZONING HISTORY

**2022-ZON-013; 1248, 1250, 1251, and 1253 West 19th Street** (northwest of site), Rezoning of 0.529 acre from the C-1 (W-1) and C-3 (W-1) districts to the D-5 (W-1) to allow for the construction of single-family homes, **approved**.

**2021-CZN-856 / 2021-CVR-856 / 2021-CPL-856; 1159 West 18th Street** (southeast of site), Rezoning of 0.533 acre from the C-1 district to the D-5 district, Variance of use and development standards to provide for a single-family dwelling with a twelve-foot front setback and 40-foot minimum lot width (residential not permitted in C-1, eighteen-foot setback required, 50-foot lot width required), and Approval of a subdivision plat to be known as Replat of Lots Four Through Seven in Kothe and Lieber's Addition, dividing 0.53 acre into three lots, approved.

**2020-ZON-093; 1113 West 18th Street** (southeast of site), Rezoning of 0.13 acre from the C-1 and C-3 district to the D-5 district, **approved**.

**2020-ZON-039; 1051, 1052, 1056, 1060 and 1206 West 18<sup>th</sup> Street; 1707, 1717, 1731 and 1805 Montcalm Street and 1205 Herbert Street** (south of site), Rezoning of 0.95 acre from the C-1 (W-1), C-3 (W-1) and I-2 (W-1) districts to the D-5 (W-1) district, **approved**.

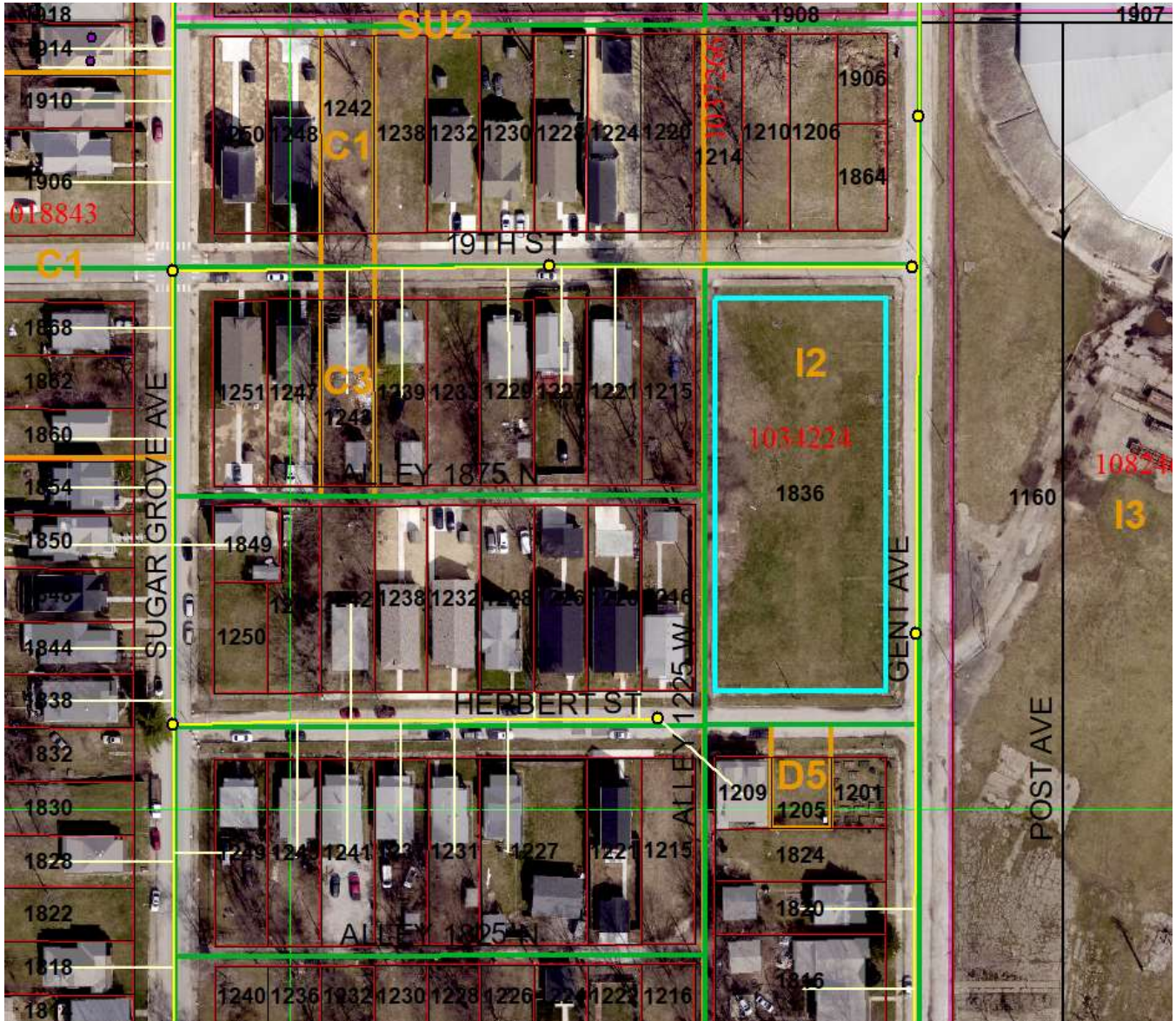
**2019-HOV-008; 1209 Herbert Street** (south of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a two-family dwelling (not permitted), with deficient front, side, rear, and side transitional yards (20-foot front, 10-foot side and rear yards and 30-foot transitional yards required), **granted**.

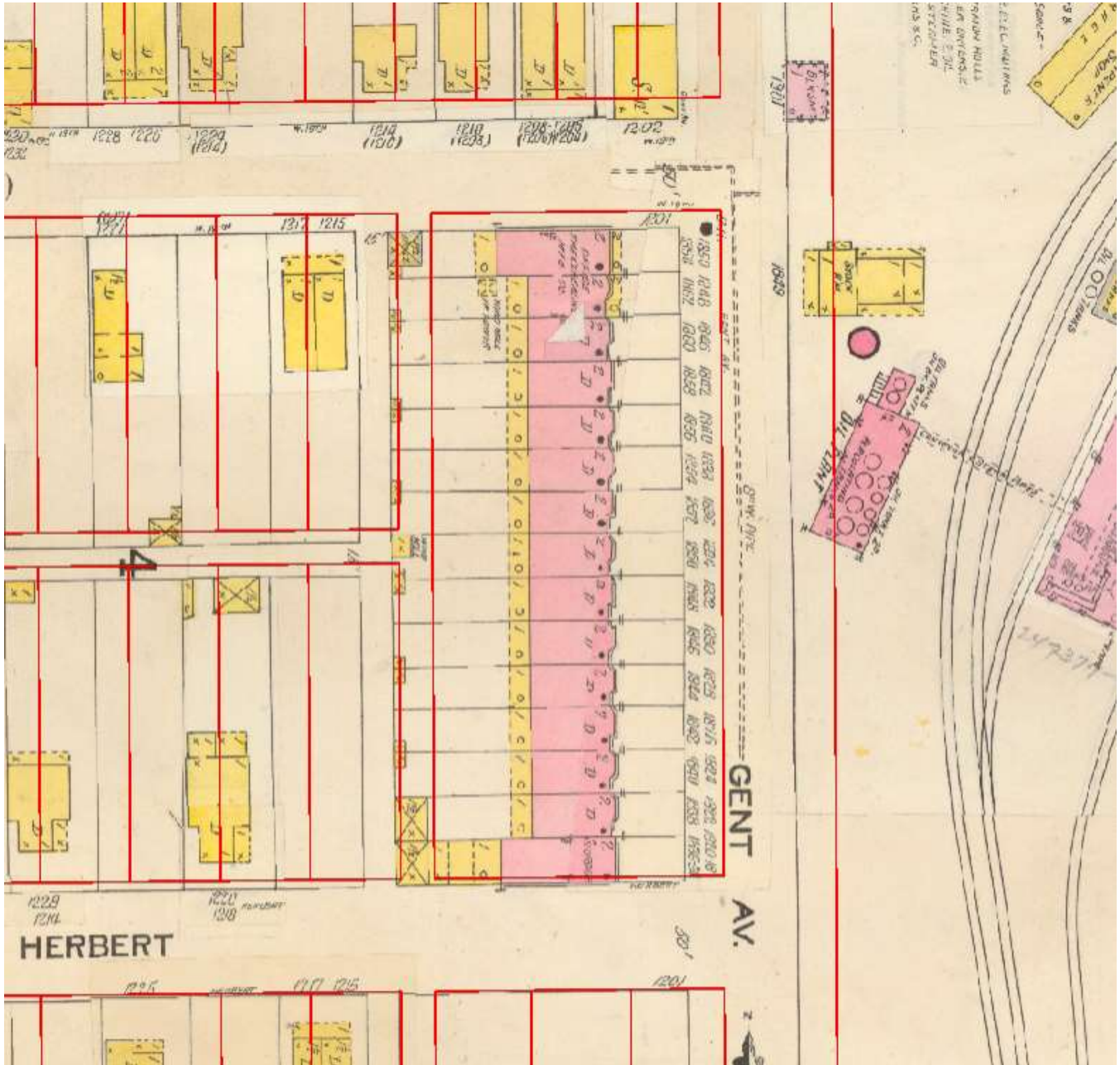
**2005-HOV-031; 1818 Grant Avenue** (south of site), Variance of use of the Industrial Zoning Ordinance to legally establish a one-story single-family dwelling and related accessory uses and structures an to provide for the construction of a 1,330-square foot addition to the existing single-family dwelling (residential uses and structures are not permitted), **granted**.

**2003-ZON-138; 1209 and 1223 West 20<sup>th</sup> Street** (north of site), Rezone of 0.10 acres from D-5 (W-1) to SU-2 (W-1) to provide for educational uses, **approved**.

**2003-ZON-084; 1917 to 2043 Sugar Grove Avenue, 1212 to 1220 and 1226 to 1235 West 20th Street** (northwest of site) Rezoning of 4.80 acres, being in the D-5 District, to the SU-2 classification to provide for educational uses, **approved**.

**EXHIBITS**





1898 Sanborn Map





Photo of the subject site to the left and street frontage along Gent Avenue looking north.



Photo of the subject site to the left and street frontage along Herbert Street to the south.



Photo of the subject site to the right and street frontage along Gent Avenue looking south.



Photo of the subject site to the right and street frontage along 19<sup>th</sup> Street to the north.



Photo of the alley west of the site looking north from Herbert Street.



Photo of the alley west of the site looking south from 19<sup>th</sup> Street.



Photo of single-family dwellings west of the site.



Photo of the undeveloped industrial land north of the site.



Photo of the I-3 industrial use east of the site.



Photo of the single-family dwellings and urban garden south of the site.