

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 10, 2025

Case Number: 2025-ZON-023
Property Address: 3418 East 20th Street (Approximate Address)
Location: Center Township, Council District #13
Petitioner: Brittney Gant
Current Zoning: SU-1
Request: Rezoning of 0.12-acre from the SU-1 district to the C-1 district to provide for office and a child day care facility.
Current Land Use: Commercial
Staff Recommendations: **Approval**
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request subject to the following commitments, which shall be reduced to writing on the Commission's Exhibit "B".

1. Remove the existing curb cut and restore the sidewalk within one (1) year.
2. Relocate the existing fence to align with the clear sight triangle.
3. Provided a Plan of Operations that includes drop-off & pick-up locations, to mitigate traffic congestion prior to the MDC hearing.

PETITION OVERVIEW

LAND USE

This 0.12-acre site is zoned SU-1. The subject property is a 2,680-square-foot existing building. It is surrounded by varying zoning districts. The north, south, and west are primary residential uses while the east consists of light industrial uses.

REZONING

In 1995, the property was rezoned from the C-2 classification to the SU-1 (Special Use District One) district to provide for religious uses (95-Z-161). In 2021, the church added 810 square feet (ILP20-

03486). This current rezone petition would revert the property use back to a commercial use. The C-1 (Office-Buffer District) use is typically used as a buffer district between residential uses and more intense commercial or industrial uses.

ZONING OVERVIEW

SU-1 (Special Use District One): This permits religious uses.

C-1 (Office-Buffer District): This includes most types of office uses.

STAFF ANALYSIS

The request would rezone the site from the SU-1 district to the C-1 district to provide office and daycare uses. While this rezone petition would align with the comprehensive plan and the Not Near Eastside Quality of Life Plan, staff has concerns about the location.

Per the Use-Specific Standards 743-303. C.2 “Adequate parking, loading, and drop-off facilities will be provided, and the scale and location of these areas are in harmony with the surrounding residential uses”. The site plan dated March 6, 2025, layout is far from adequate. There are Indy-Go bus stops on both sides of 20th Street, the drop-off/pick location is also at the bus stop. This will cause a traffic congestion problem. The petitioner has agreed to provide a Plan of Operations to mitigate against the traffic congestion.

The minimum off-street parking required after all reductions are applied is five (5) parking spaces (Table 744-402-1). Per the Plan of Operations filed, the petitioner will have 10 employees and 26 children. The site does not have adequate parking space for its intended intensity.

The petitioner has agreed to commitments to relocate the fence outside the clear sight triangle.

The petitioner would be required to remove the existing curb cut; the existing curb cut poses a safety risk as the buses are designed to drop off at 6” to 9” curbs. The petitioner has agreed to remove the curb cut and restore the sidewalk within the year.

Should the Hearing Examiner approve the rezoning request, Staff recommends the following commitments.

1. Remove the existing curb cut and restore the sidewalk within 1 year.
2. Relocate the existing fence to align with the clear sight triangle.
3. Provided a Plan of Operations that includes drop-off and pick-up locations, to mitigate traffic congestion prior to the MDC hearing.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Commercial	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	MU-1	Single-family residential
South:	MU-1	Single-family residential
East:	I-3	Industrial Use
West:	D-5	Single-family residential
Thoroughfare Plan		
20 TH Street	Local Street	50-foot existing right-of-way and 58-foot proposed right-of-way.
Olney Street	Local Street	50-foot existing right-of-way and 58-foot proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	3/06/ 2025	
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

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends **Traditional Neighborhood** development of the site.
- 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.

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
 - **Healthier 1.1**: Making areas walkable, enjoyable, and safe is critical to active living.
 - **Inclusive 2.2**: Walkable neighborhoods are more inclusive of residents who are unable to drive or do not desire to drive by allowing them to access shops, services, and other amenities without using a vehicle.
- Should be located at intersections and limited to an aggregate of 1 acre per intersection.
 - **Competitive 1.1**: Development should create vibrant, walkable places.
- Should be limited to areas and parcels with adequate space for required screening and buffering.
 - **Competitive 3.1**: Aesthetics are an important factor in ensuring that neighborhoods and individual properties hold their value over time.
- Should not include outdoor display of merchandise.
 - **Competitive 3.1**: Aesthetics are an important factor in ensuring that neighborhoods and individual properties hold their value over time.
-

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Near Eastside Quality of Life Plan
 - NoBo (North of Brookside Area)

Priority #2-Support businesses in maintaining and expanding their business on the Near Eastside.

- **Action 2.2**:

Develop tools and resources to specifically support industries necessary for thriving neighborhoods like groceries, pharmacies, childcare, etc. and generally provide capital access tools and resources to growing Near Eastside businesses.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

Zoning History – Site

95-Z-161; 3418 East 20th Street (west of site), Rezoning of 0.5 acre from the C-2 classification to the SU-1 district to provide for religious uses, **approved**.

Zoning History -Vicinity

2024MOD015; 3500 East 20th Street, (east of site), Modification of Commitments #6 and #7 related to petition 2002-ZON-166 to allow for a Security/Scale House, Maintenance/Repair Shop, Drywall Recycling facilities, Construction Equipment storage, contractor yard, and Concrete Recycling operation (current commitments states any new construction requires Administrator's Approval and other uses are limited). **Approved**

2018-ZON-055; 2005 North Sherman Drive (east of site), Rezoning of 5.22 acres from the SU-16 district to the I-3 classification, **approved**.

2015-ZON-025; 2044 Olney Street (north of site), Rezoning of 0.84 acre, from the C-2 District, to the SU-1 classification to provide for a church and fellowship hall, with reduced setbacks, including a zero-foot setback along Olney Street, **approved**.

2002-ZON-166; 3500 East 20th Street (subject site), Rezone 30 acres from I-3-U to C-S, to provide for commercial and industrial uses, including uses within the C-1, C-2, C-3, C-4, I-1-U, I-2-U, I-3-U, and I-4-U districts, **approved**.

95-Z-161; 3418 East 20th Street (west of site), Rezoning of 0.5 acre from the C-2 classification to the SU-1 district to provide for religious uses, **approved**.

94-Z-147; 3721 East 21st Street (east of site), Rezone 1.75 acres from I-3-U to C-5 for automobile sales, service and automobile body repair, **withdrawn**.

91-Z-53; 2005 North Sherman Drive (east of site), Rezoning of 5.38 acres, being in the PK-1 district, to the SU-16 classification to provide for a softball complex with associated accessory buildings, **approved**.

89-Z-174; 2128-2146 North Olney Street and 2121 Avondale Place (north of site), Rezoning of 2.96 acres being in the D-5 District, to the I-3-U classification, to provide for the inclusion of the tracts into the Rural/I-70, Phase VI Industrial Park, **approved**.

88-Z-123; 1901 North Sherman Drive (east of site), Rezoning of 0.031 acre, being in the PK-1 District, to the I-3-U classification to provide for a building addition for industrial use, **approved**.

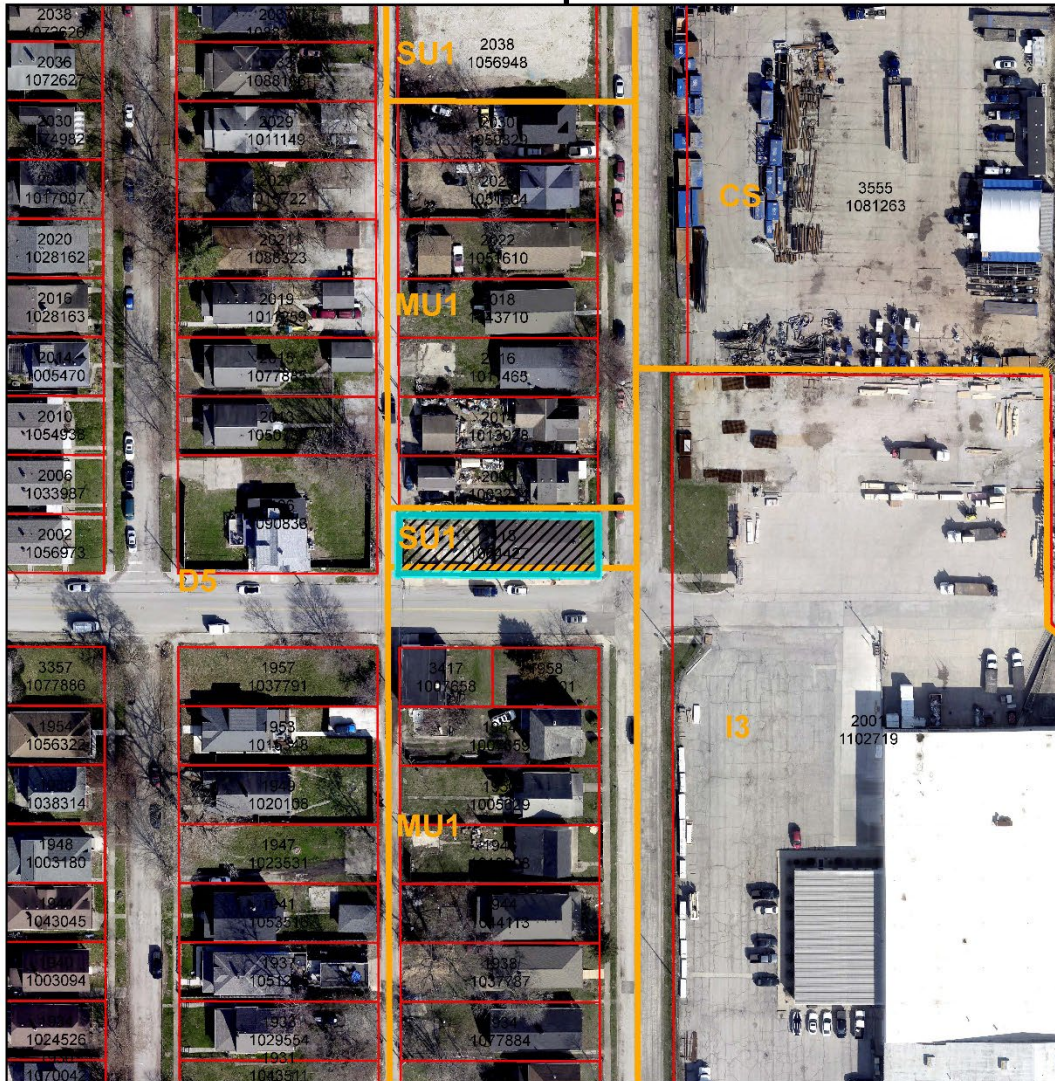


**Department of Metropolitan Development
Division of Planning
Current Planning**

86-Z-186; 1901 North Sherman Drive (southeast of site), Rezoning of 1.99 acres, being in the PK-1 District, to the I-3-U classification to provide for industrial uses, **approved**.

EXHIBITS

Aerial Map



-  Docket Cases
-  CCGIS.ZONING
-  CCGIS.PARCELS





From subject property look across 20th street



Looking at 20th and Onley



On sidewalk looking at the subject building.



Front door of the subject building



Looking west on 20th street.



Looking at the curb cut.



Looking at the curb cut and bus stop.



Looking north in the alley.



**Department of Metropolitan Development
Division of Planning
Current Planning**