

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**September 25, 2025**

**Case Number:** 2025-MOD-020  
**Property Address:** 1011 East 22<sup>nd</sup> Street  
**Location:** Center Township, Council District #13  
**Petitioner:** 22 Monon Multifamily Partners, LLC, by Michael Rabinowitch  
**Current Zoning:** D-P  
**Request:** Modification of Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations.  
**Current Land Use:** Multi-family residential (under development)  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first hearing on this petition.

**STAFF RECOMMENDATION**

Approval, subject to the site plan depicting the proposed sign locations and sign elevations.

**PETITION OVERVIEW**

This 2.30-acre site, zoned D-P, is currently under development. It is surrounded by industrial buildings and associate parking lots to the north, across East 22<sup>nd</sup> Street, zoned I-4; a single-family dwelling to the south, across East 21<sup>st</sup> Street, zoned D-8; the Monon Trail to the east, zoned I-3; and single-family dwellings to the west, zoned D-8.

Petition 2023-ZON-049 rezoned the site to the D-P district to provide for multi-family development.

**MODIFICATION**

The request would modify the Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations.

The signs would include a monument sign and projecting blade sign. The monument sign would be approximately five by 12 feet and located at the western edge of the amenity area between the two buildings fronting on the Monon Trail. The projecting blade sign would be approximately four by 13 feet and located at the northwest corner of the building fronting on East 22<sup>nd</sup> Street.

Staff supports this modification request because the signs are not obtrusive and provide identification of the development by both vehicular traffic and pedestrians in the area. Staff, therefore, supports this request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-P	
<b>Existing Land Use</b>	Multi-family residential (under development)	
<b>Comprehensive Plan</b>	Village Mixed-Use typology	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-4	Industrial uses / parking
South:	D-8	Single-family dwelling
East:	I-4	Monon Trail
West:	D-8	Single-family dwellings
<b>Thoroughfare Plan</b>		
East 22 <sup>nd</sup> Street	Local Street	Existing 60-foot right-of-way and proposed 56-foot right-of-way.
East 21 <sup>st</sup> Street	Local Street	Existing 70-foot right-of-way and proposed 48-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>	August 22, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	Signage – August 22, 2025	
<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>	August 22, 2025	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities.

This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.”

#### **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**

Not Applicable to the Site.

#### **Infill Housing Guidelines**

Not Applicable to the Site.

#### **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

**2023-ZON-049; 1011 East 22<sup>nd</sup> Street**, requested rezoning of 2.30 acres from the I-3 district to the D-P district to provide for a 111-unit multi-family development, **approved**.

**2005-AP2-004; 1017 East 22<sup>nd</sup> Street**, requested a modification of conditions related to 2004-UV2-003 to provide for the expansion of an existing secondhand retail store located within an existing industrial warehouse by utilizing 14,000 square feet of floor area, employing two additional personnel and operating approximately 48 hours per week, **granted**.

**2004-UV2-003; 1002 East 21<sup>st</sup> Street and 1017 East 22<sup>nd</sup> Street**; requested a variance of use of the Industrial Zoning Ordinance to provide for a second-hand retail store to be located within an existing industrial warehouse, **granted**.

## VICINITY

**2017-CZN 811 / 2017-CVR-811; 1013 East 20<sup>th</sup> Street (south of site)**, requested rezoning of 2.08 acres, from the I-3 district to the D-8 classification and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish 16 lots, with zero feet of street frontage and lot width and without direct access to a public street, **approved and granted**.

**2011-ZON-073 (2011-DP-003); 1013 and 1026 East 20<sup>th</sup> Street (south of site)**, requested rezoning of 2.139 acres, from the I-3-U District to the D-P classification, to provide for 84 multifamily units at a density of 39.27 units per acre, **withdrawn**.

**2017-ZON-030; 2001-2044 Alvord Street (south of site)**, requested rezoning of 2.57 acres, from the I-3 district to the D-8 classification, **approved**.

**2015-DV1-019; 1002 East 21<sup>st</sup> Street (west of site)**, requested a variance of development standards of the wireless communications Zoning Ordinance and the Industrial Zoning Ordinance to provide for a wireless communications facility with a monopole tower exceeding the permitted height and reduced transitional yard setback, **granted**.

**2015-UV1-007; 1030 East 19<sup>th</sup> Street (south of site)**, requested a Variance of use of the Industrial Zoning Ordinance to legally establish a single-family dwelling (not permitted), with a home occupation, per plans filed, **granted**.

**2011-DV1-048; 1902 Alford Street (south of site)**, requested a variance of development standards of the Commercial Zoning Ordinance and the Dwelling Districts Zoning Ordinance to provide for a major livability space ratio of 0.07, **granted**.

**2011-ZON-077; 1902 Alvord Street (south of site)**, requested rezoning of 1.9 acres, from the I-3-U District to the C-2 classification to provide for commercial and residential uses, **approved**.





Department of Metropolitan Development  
Division of Planning  
Current Planning

**2009-UV3-004; 1931 Bellefontaine Street (west of site)**, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for an office, **denied**.

**97-UV3-34; 2002 Alvord Street (south of site)**, requested a variance of use of the Industrial Zoning Ordinance to provide for the repair of, request passenger automobiles and trucks, **denied**.

**95-UV3-1; 2002 Alvord Street (south of site)**, requested a variance of use of the Industrial Zoning Ordinance to provide for an automobile and truck repair operation, **granted for a period of one year**.

**91-AP3-3; 2002 Alvord Street (south of site)**, requested an extension of time to obtain an Improvement Location Permit and modification of conditions pursuant to 82-V3-13, **granted for a period of one year**.

**90-UV2-21; 1641 North Alvord Street (south of site)**, requested a variance of use of the Dwelling Districts Zoning Ordinance to permit the storage, maintenance, repair and rental of heavy equipment, as well as outside storage of crane attachments; **withdrawn**.

**82-V3-134; 2002 Alvord Street (south of site)**, requested a variance of development standards to permit the outside storage of a trash container at the northwest corner of the subject property, **granted**.

**71-UV1-65; 1651 North Alvord Street (south of site)**, requested variance of use to provide for the construction of a building utilized for the storage of commercial trucks; **granted**.

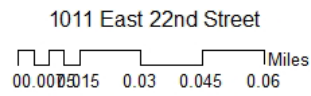
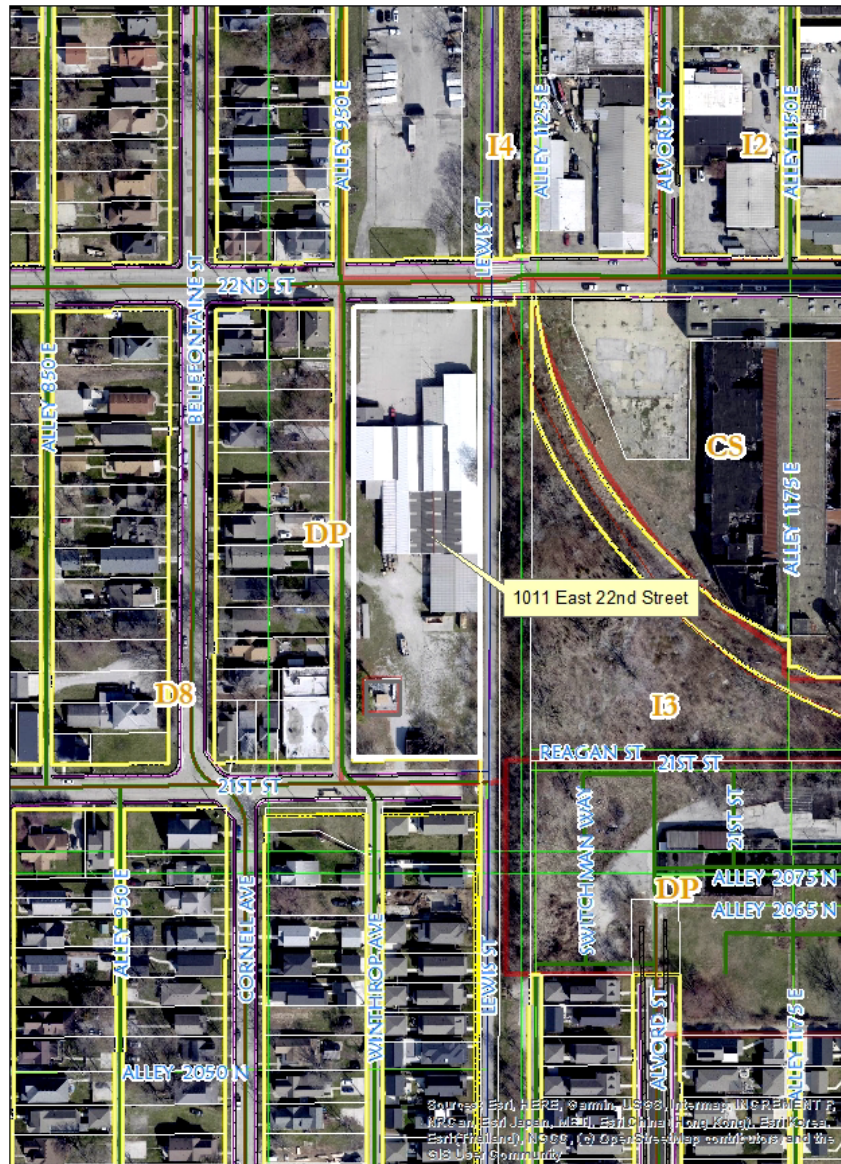
**70-UV3-178; 1601-1651 Alvord Street (south of site)**, requested variance of use to provide for a surface parking lot; **granted**.

**58-V-429; 2017-2019 Alvord Street (south of site)**, requested a variance of use to permit erection of a church, with off-street parking provided, **granted**.

**55-V-233; 1623 North Alvord Street (south of site)**, requested variance of use to provide for a surface parking lot; **granted**.

**55-V-35; 1649 North Alvord Street (south of site)**, requested variance of use to provide for a surface parking lot; **granted**.

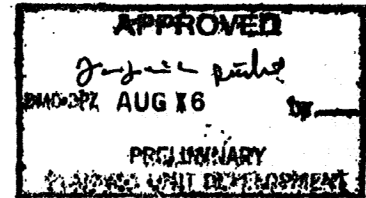
EXHIBITS



Approved D-P Statement

22<sup>nd</sup> & THE MONON MULTIFAMILY  
DP STATEMENT

*JB* INTRODUCTION



DJ BCG Monon 22, LLC (the "Petitioner") proposes to redevelop the approximately 2.3 acre site known as 1101 East 22<sup>nd</sup> Street (the "Property", located at the intersection of 22<sup>nd</sup> Street and Winthrop Avenue in the Bruce Place East End Subdivision. The proposed development, an affordable multi-family community, will offer 111 residential living units in three 3-story structures. Integration of the proposed development with the Monon Trail, which abuts the Property to the east, will be a focal point of the project.

The objective for site planning and architectural aesthetic is to revitalize the development site with the addition of a diverse housing type to the area. The site is currently zoned I3 and is predominantly surrounded by an established D8 zoned single-family community. The properties located to the east of the site are zoned I3 and CS. The proposed development is an appropriate transitional density between the single family community and the more intense uses to the west of the site. The proposed development fits in the context of the surrounding neighborhood and encourages a variety of development in the area.

The Property is currently vacant, containing several unused warehouse structures. The Petitioner seeks to revive the Property and provide an efficient and desirable use for the space. The proposed development includes amenities complimentary to an urban, healthy living strategy for the site. Each new construction unit is planned to include an outdoor patio or balcony space. The development provides direct access to the Monon Trail, allowing resident pedestrian and bicycle users to access the trail from the outdoor amenity area.

The development will be constructed in substantial compliance with the approved Site Plan.

PERMITTED USES

The Property is currently zoned I3. Proposed Permitted uses include multi-family with associated amenities, a leasing office, an outdoor amenity area, and a residential amenity area.

DEVELOPMENT STANDARDS/SETBACKS

Buildings and other structures constructed on the Property shall be located as depicted on the approved Site Plan, including building locations and setbacks shown thereon.

Planned unit development  
2023-  
zon -  
049

#### UTILITIES/DRAINAGE

All utilities are available to the site. Storm drainage will be underground and professionally engineered to meet the intent of the City of Indianapolis requirements with respect to run-off rate, quantity, and water quality.

#### LANDSCAPING

Currently, there are little to no existing trees or other living vegetation on the Property. The proposed development will include landscaping and tree plantings around the structures. Landscaping shall be located in substantial compliance with the approved landscape plan.

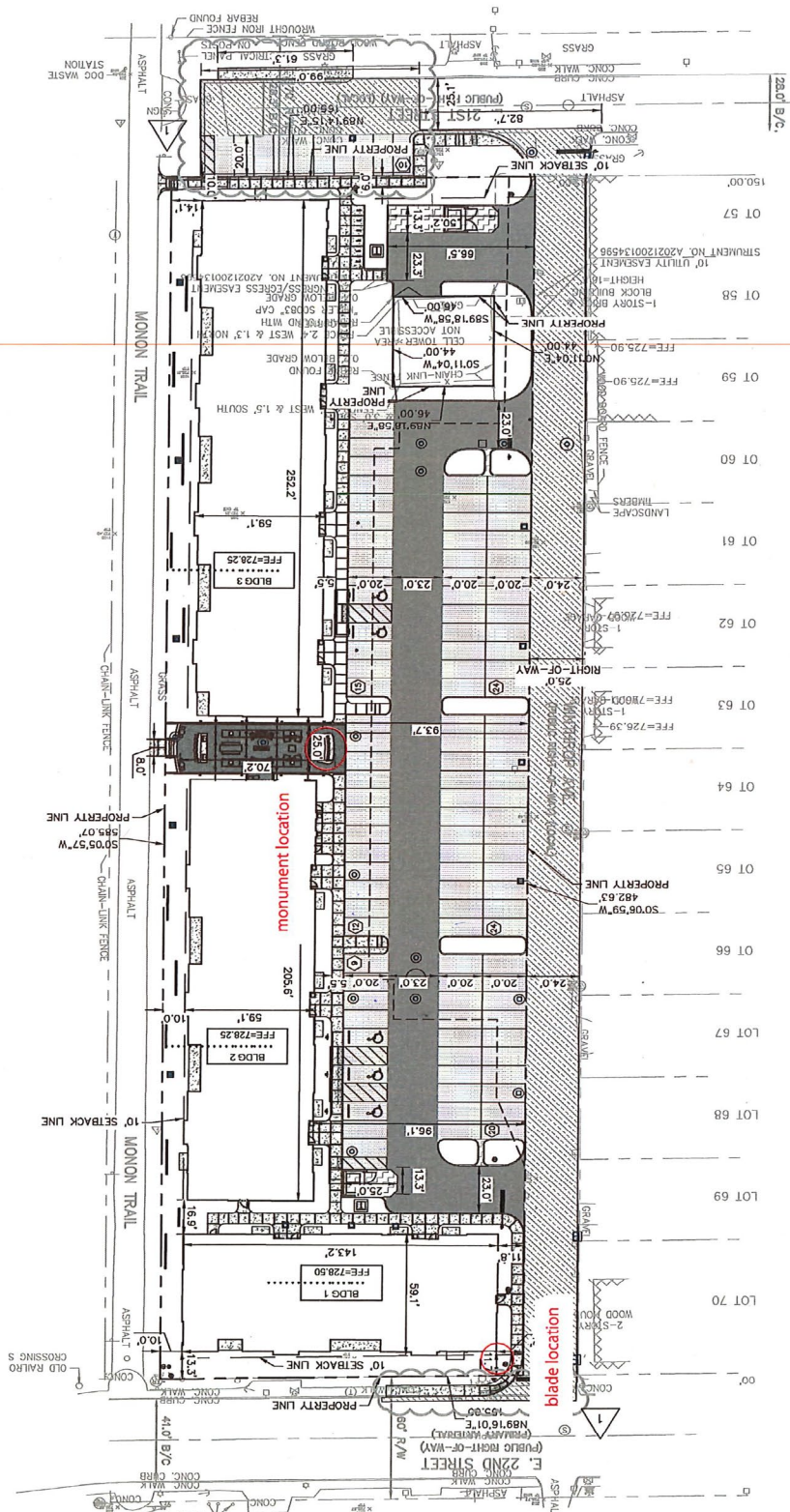
#### ACCESS AND PARKING

The proposed development will be accessible via Winthrop Avenue. Pedestrian access will be available via the Monon Trail. Parking is provided on the west side of the proposed structures, abutting Winthrop Avenue and 21<sup>st</sup> Street. 106 parking spaces are proposed on site and an additional 11 spaces are proposed off site on 21<sup>st</sup> St. The single-family homes abutting Winthrop Avenue are accessed via driveway or garage entrance. The 15 foot Right-of-Way on Winthrop Avenue functions as an alley. The proposed double-row parking area will be accessed directly from Winthrop Avenue, which also provides for vehicular maneuvering. The proposed double-row parking area will be accessed similarly to the properties to the west of Winthrop Avenue and is consistent with surrounding site layouts.

#### SIGNAGE

Project and building identification signage shall be located in substantial conformity with the approved sign plan and subject to final approval by the Administrator. No off-premises outdoor advertising signs shall be permitted.







1544 Virginia Ave, Suite 210  
 Westfield, NJ 07090  
 www.andersonboulander.com

PREPARED FOR  
**BROWN CAPITAL GROUP**  
 10000 Old Turnpike, Suite 200  
 Carmel, Indiana 46032

PROJECT  
**22nd & MONON**  
 1011 East 22nd Street  
 Indianapolis, IN 46202

CONSULTANTS



100% - ISSUED FOR CONSTRUCTION  
 September 11, 2024

DRAWN BY:  
 DMM  
 CHECKED BY:  
 JBB

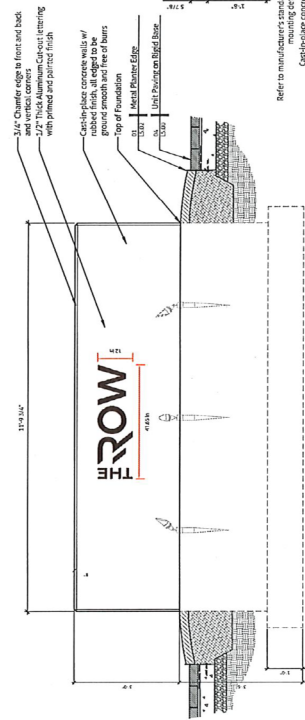
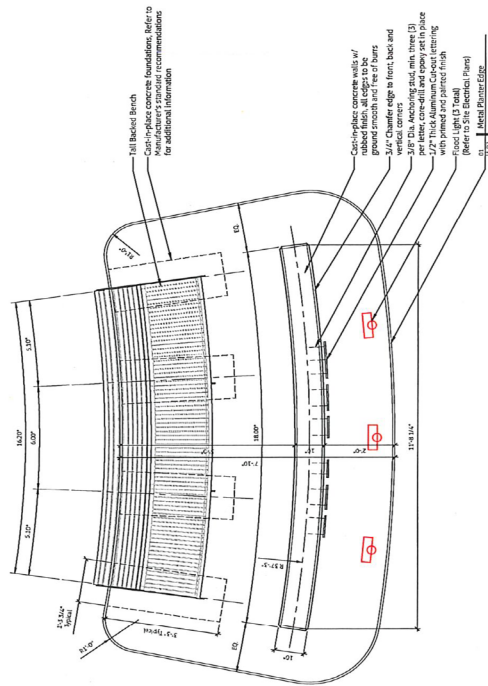
REVISIONS  
 No. Date Issue



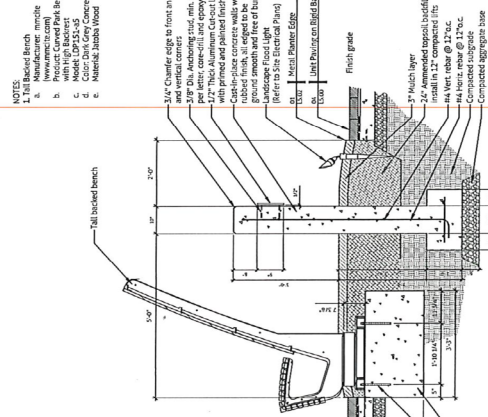
SHEET TITLE  
**DETAILS**

SCALE: As Shown

SHEET NUMBER  
**L5.04**  
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**01 Sign Wall**  
 Scale: 1/4" = 1'-0"



Grand Contractors  
The Row  
1011 East 22nd Street  
Indianapolis, IN 46202  
Logan Payne  
07/25/25  
TROW-8-20129-STEEL EMBEDS  
Approved By  
Date

Field survey required prior to fabrication unless otherwise specified.  
All electrical is configured to 120V unless otherwise specified.



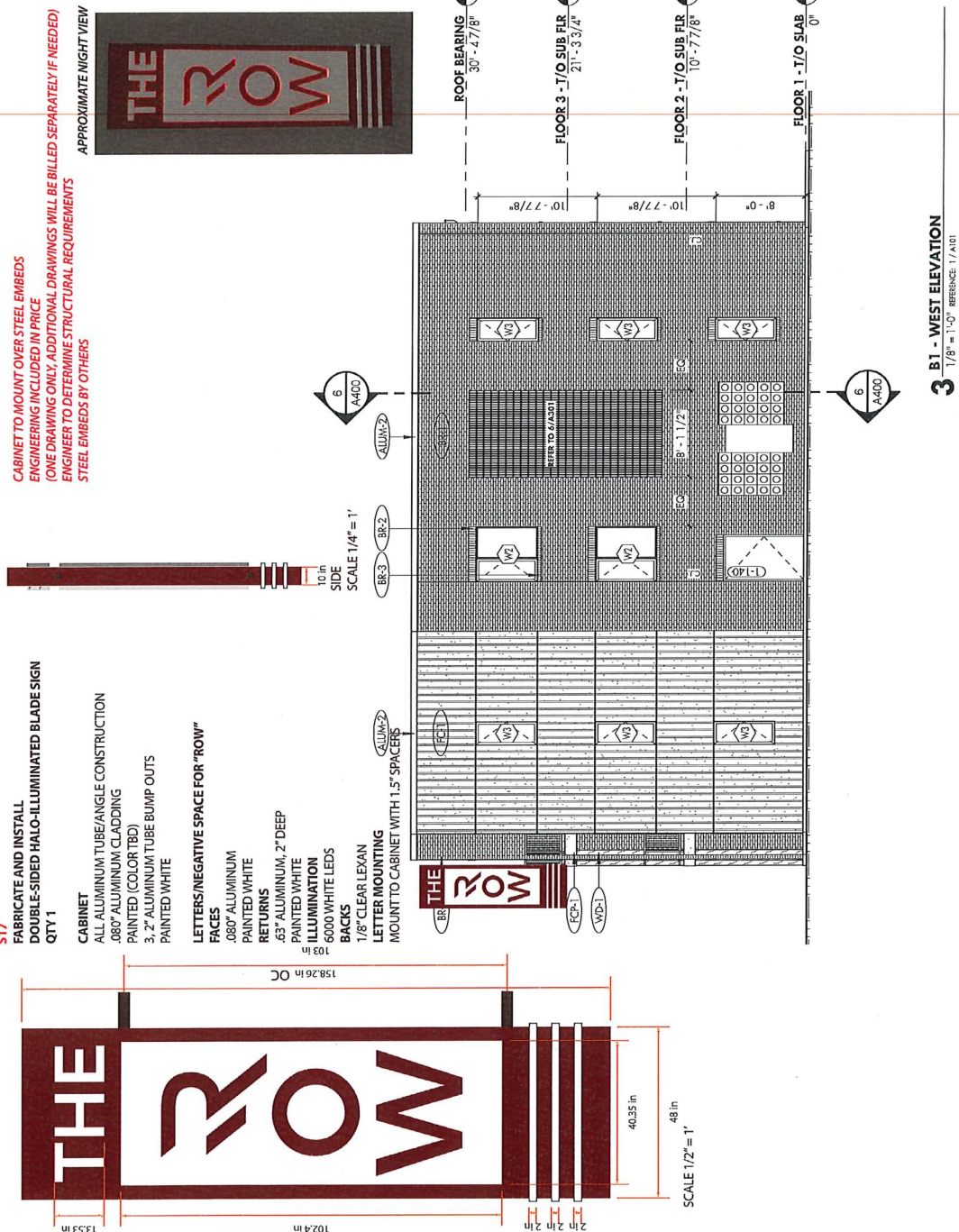
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PAGE 1 OF 1







View looking west along East 22<sup>nd</sup> Street



View looking east along East 22<sup>nd</sup> Street





View of site / Monon Trail looking southwest across East 22<sup>nd</sup> Street



View of site / Monon Trail looking south across East 22<sup>nd</sup> Street





View of site looking south across East 22<sup>nd</sup> Street



View of site looking east across Winthrop Avenue





View of site looking east across Winthrop Avenue



View of site looking southeast across Winthrop Avenue





View from site looking southeast across the intersection of East 21<sup>st</sup> Street and Winthrop Avenue



View looking west along East 21<sup>st</sup> street





View of site looking north across east 21<sup>st</sup> Street



View of site looking northeast across East 21<sup>st</sup> Street



View from site looking southeast across East 21<sup>st</sup> Street