



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

December 12, 2024

**Case Number:** 2024-ZON-080 (2<sup>nd</sup> Amended)  
**Property Address:** 3720 East Washington Street  
**Location:** Center Township, Council District #18  
**Petitioner:** Marybeth McShea  
**Current Zoning:** C-1 (TOD)  
**Request:** Rezoning of 0.14 acre from the C-1 (TOD) district to the D-8 (TOD) district to provide for a four-unit multi-family residential development.  
**Current Land Use:** Automobile sales / vacant property  
**Staff Recommendations:** Approval, subject to the commitments noted below:  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged a timely automatic continuance request filed by a registered neighborhood organization that continued this petition from the August 15, 2024 hearing, to the September 12, 2024 hearing.

The Hearing Examiner continued this petition, at staff's request, from the September 12, 2024 hearing, to the October 10, 2024 hearing, and to the November 14, 2024 hearing, for additional time for continued discussions with the petitioner's representative.

The petitioner's representative submitted an amended site plan that provides for four units and decreased the number of floors from three floors to two floors.

**STAFF RECOMMENDATION**

If approved, staff would request that approval be subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. Final site plan and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.

## PETITION OVERVIEW

This 0.14-acre site, zoned C-1 (TOD), is vacant and surrounded by single-family dwellings to the north, zoned D-5 (TOD); commercial uses to the south, across East Washington Street, zoned C-4 (TOD); vacant land to the east, zoned C-1 (TOD); and a multi-unit dwelling to the west, zoned (D-8) (TOD).

The request would rezone the site to the D-8 (Walkable Neighborhood) District. “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.”

“To advance the Livability Principles of this Code, the D-5, D-5II, D-8, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available.”

The Comprehensive Plan recommends traditional neighborhood typology for the site.

As proposed, this request would be consistent with the Plan recommendation of traditional neighborhood and would result in a density of 28.6 units per acre. The traditional neighborhood typology recommends a density of five to 15 units per acre unless it is located within a quarter mile of a frequent transit line, greenway, or park at which time a higher density is acceptable. A transit stop is proposed approximately 160 feet east of this site at the intersection of Sherman Drive and East Washington Street.

Despite the historical development of a two-family dwelling (duplex), staff believes the amended documents for a two-story, four-unit house would be acceptable, given the proximity of a proposed transit stop with a community center typology. This typology aspires to higher density (40 / 25 net dwelling units per acre) and multi-family infill development at the station.

### **Environmental Public Nuisances**

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.



Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-1 (TOD)	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	D-5 (TOD) Single-family dwellings
	South:	C-4 (TOD) Commercial uses
	East:	C-1 (TOD) Vacant land
	West:	D-8 (TOD) Multi-family dwelling
<b>Thoroughfare Plan</b>		
East Washington Street	Primary arterial	Existing 80-foot right-of-way and proposed 78-foot right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes. Transit-Oriented Development	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	July 30, 2024	
<b>Site Plan (Amended)</b>	August 29, 2024, September 25, 2024, and November 4, 2024	
<b>Elevations</b>	September 25, 2024	

<b>Elevations (Amended)</b>	November 4, 2024
<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

The Comprehensive Plan recommends Traditional Neighborhood typology. 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 five 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

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

- *Conditions for All Land Use Types – Traditional Neighborhood Typology*
  - 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.
  - 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.
  - Should not include outdoor display of merchandise.
- *Small-Scale Multi-Family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of less than two acres and at a height of less than 40 feet).*
  - It is preferred that multi-family housing should be organized around intersections of neighborhood collector streets, parks or public squares, or neighborhood-serving retail.
  - If the above conditions are not met, individual buildings of small-scale multi-family 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.
  - In predominantly platted, single-family neighborhoods, site layouts should be similar in site- and building-orientation as the surrounding single-family homes.
  - Parking should be either behind or interior to the development.
  - Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.
- *Modified Uses – Transit-Oriented Development Overlay*

The Pattern Book also provides guidance related to overlays and whether an overlay adds, modifies, or removes the recommended land uses within the base typology. This site lies within the Transit-Oriented Development overlay.

  - Small-Scale Multi-Family Housing - A residential density of 15+ units per acre is recommended.

## Red Line / Blue Line / Purple Line TOD Strategic Plan

The Blue Line Transit-Oriented Development Strategic Plan (2018).

- This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- This site is located within a ¼ mile walk (approximately 160 feet) of a proposed transit stop located at the intersection of East Washington Street and Sherman Drive with a Community Center typology.
- Community Center Stations have varying types of commercial developments, from large strip centers to shopping malls along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.
- Characteristics of the Community Center typology are:
  - A dense mixed-use neighborhood center
  - Minimum of two stories at core
  - No front or side setbacks at core: 0-10-foot front setbacks and 0-10-foot side setbacks at the periphery
  - Multi-family housing with a minimum of three units
  - Structured parking at the core and attractive surface parking at the periphery

## 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

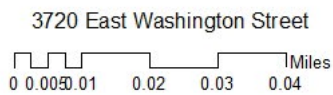


## ZONING HISTORY

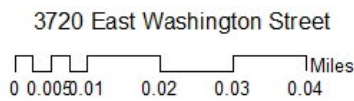
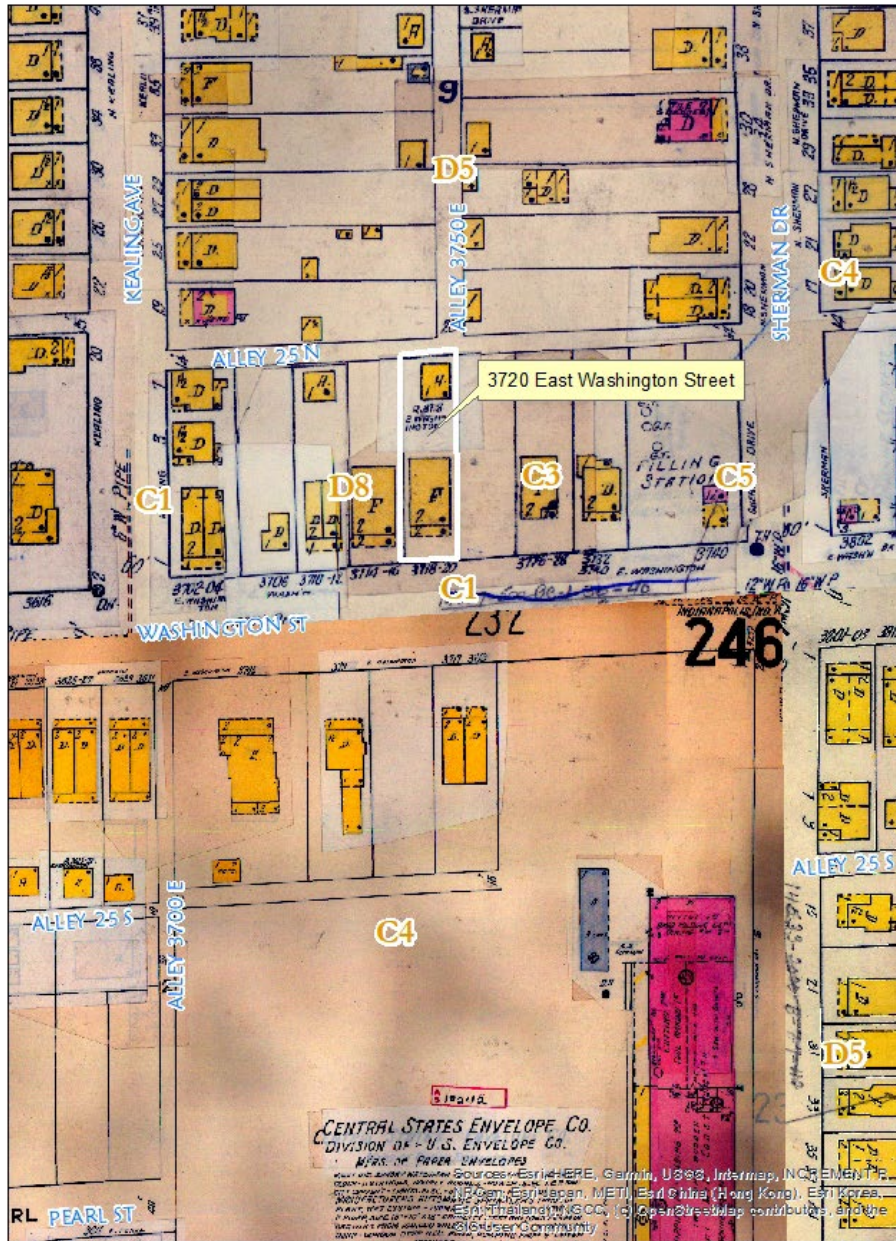
**2021-ZON-020 / 2021-VAR-004; 3710 and 3714 East Washington Street (west of site)**, requested rezoning of 0.28 acre from the C-1 district to the D-8 district and a variance of development standards to provide for the construction of third floor additions and decks to existing single-family dwellings with two-foot (3710) and 1.5-foot (3714) east side setbacks, **approved and granted**.



EXHIBITS



Sanborn Map 1915





Site Plan / Floor Plans / Elevations- November 4, 2024

**INDY BLUEPRINTS AND PERMITS**

Client: E. Johns  
Project: 3720 E Washington St, Indianapolis, IN 46201

PROJECT ADDRESS:  
3720 E Washington St,  
Indianapolis, IN 46201

REVISION DATE:  
11/4/24

GENERAL NOTES:  
1. All construction to be done in accordance with the 2020 Indiana Building Code (IBC) and the 2020 Indiana Electrical Code (IEC) (2017 IEC) unless otherwise noted.  
2. Dimensions are to the face of masonry unless otherwise noted.  
3. Do not scale drawings, use given dimensions, etc.  
4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
5. All products to be installed shall be of the highest quality and shall be approved by the manufacturer.  
6. Existing conditions shown on drawings are for information only and shall not be used as a basis for construction unless otherwise noted.  
7. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
8. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

KEYNOTES:  
1. Equipment storage  
2. Soil test results  
3. Concrete / Paint  
4. Utilities  
5. New concrete masonry  
6. Existing

PROPOSED SITE PLAN  
Scale: 1" = 10'-0"  
Sheet size: 36"x24"

SHEET NUMBER  
C102

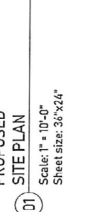
**SITE DATA:**  
PARCEL ID: 003222  
ADDRESS: 3720 E WASHINGTON ST, INDIANAPOLIS, IN 46201  
Proposed Improvements:  
2-Story, 4-Unit apartment units  
Parcel Area: 8,205 Sq. Ft. (189,159 sq. ft.)  
New Building Footprint Area: 1779 SF  
Total Floor Area: 1779 SF  
Total Lot Area: 8,205 SF  
Parking spaces are provided: 705 SF (4 parking spaces, 180 SF each)  
Minimum required parking: 157 (Minimum required 180)  
Minimum required parking: 157 (Minimum required 180)



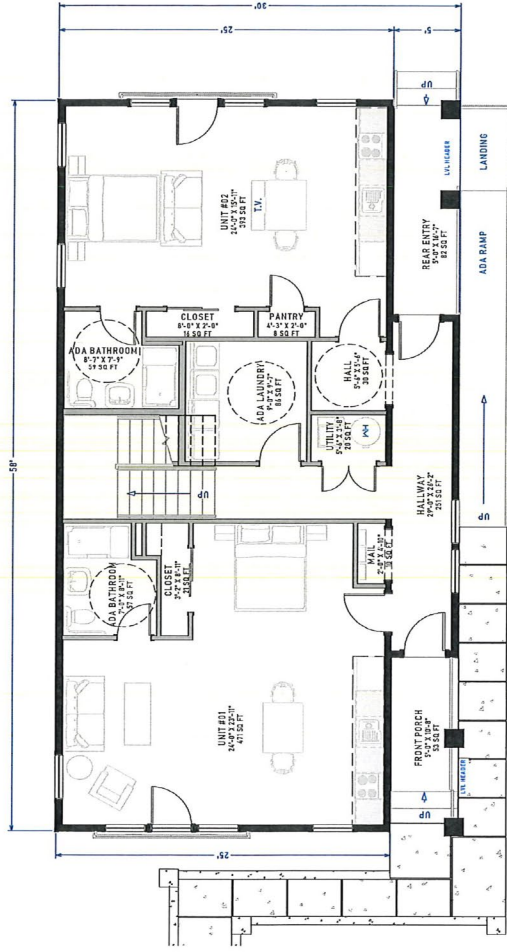
**GENERAL EXISTING SITE NOTES:**  
1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
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**PROPOSED SITE PLAN**  
Scale: 1" = 10'-0"  
Sheet size: 36"x24"

SHEET NUMBER  
C102



# 1ST-FLOOR PLAN



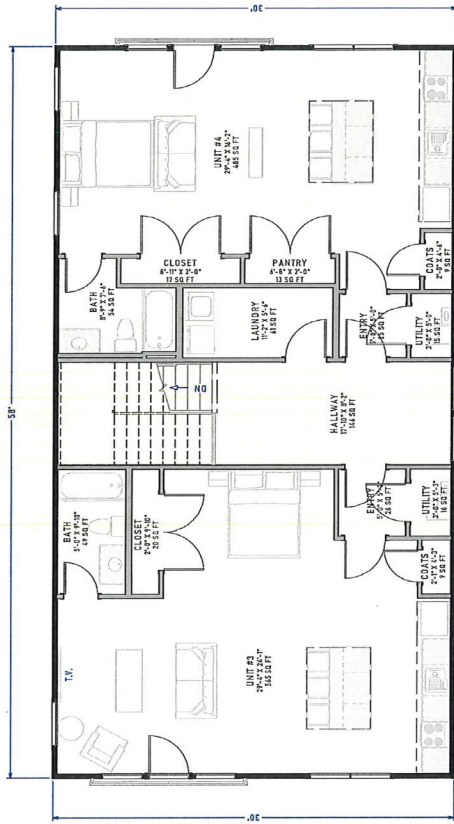
LIVING AREA  
 N'-L-O-S-T FLOOR FRAMING  
 8" FT. CEILINGS

WINDOW SCHEDULE		DOOR SCHEDULE		OPENING HEADER		QTY
NUMBER	DIMENSIONS	NUMBER	DIMENSIONS	NUMBER	DIMENSIONS	
W01	31'X42'5H	D01	3'0" X 7'0"	OH1	2'0" X 2'0"	1
W02	31'X42'5H	D02	3'0" X 7'0"	OH2	2'0" X 2'0"	1
W03	31'X42'5H	D03	3'0" X 7'0"	OH3	2'0" X 2'0"	1
W04	31'X42'5H	D04	3'0" X 7'0"	OH4	2'0" X 2'0"	1
W05	31'X42'5H	D05	3'0" X 7'0"	OH5	2'0" X 2'0"	1
W06	31'X42'5H	D06	3'0" X 7'0"	OH6	2'0" X 2'0"	1
W07	31'X42'5H	D07	3'0" X 7'0"	OH7	2'0" X 2'0"	1
W08	31'X42'5H	D08	3'0" X 7'0"	OH8	2'0" X 2'0"	1
W09	31'X42'5H	D09	3'0" X 7'0"	OH9	2'0" X 2'0"	1
W10	31'X42'5H	D10	3'0" X 7'0"	OH10	2'0" X 2'0"	1

WINDOW SCHEDULE		DOOR SCHEDULE		OPENING HEADER		QTY
NUMBER	DIMENSIONS	NUMBER	DIMENSIONS	NUMBER	DIMENSIONS	
W01	31'X42'5H	D01	3'0" X 7'0"	OH1	2'0" X 2'0"	1
W02	31'X42'5H	D02	3'0" X 7'0"	OH2	2'0" X 2'0"	1
W03	31'X42'5H	D03	3'0" X 7'0"	OH3	2'0" X 2'0"	1
W04	31'X42'5H	D04	3'0" X 7'0"	OH4	2'0" X 2'0"	1
W05	31'X42'5H	D05	3'0" X 7'0"	OH5	2'0" X 2'0"	1
W06	31'X42'5H	D06	3'0" X 7'0"	OH6	2'0" X 2'0"	1
W07	31'X42'5H	D07	3'0" X 7'0"	OH7	2'0" X 2'0"	1
W08	31'X42'5H	D08	3'0" X 7'0"	OH8	2'0" X 2'0"	1
W09	31'X42'5H	D09	3'0" X 7'0"	OH9	2'0" X 2'0"	1
W10	31'X42'5H	D10	3'0" X 7'0"	OH10	2'0" X 2'0"	1



# 2ND-FLOOR PLAN



LIVING AREA  
 104.65 FT

NUMBER	DIMENSIONS	DESCRIPTION	ROUGH OPENING	EGRESS	HEADER	SILL @ QTY
W01	34'0" X 7'0"	FIXED GLASS	17'0" X 7'0"		2' X 4' X 8' @ 10'	5
W02	34'0" X 7'0"	SINGLE HUNG	17'0" X 7'0"		2' X 4' X 8' @ 10'	4
W03	34'0" X 7'0"	SINGLE HUNG	17'0" X 7'0"		2' X 4' X 8' @ 10'	4
W04	42'0" X 5'0"	SINGLE HUNG	16'0" X 5'0"		2' X 4' X 8' @ 10'	5

NUMBER	DIMENSIONS	DOOR SCHEDULE	ROUGH OPENING	HEADER	QTY
D01	10'0" X 20'0"	1/2" L x 1/2" L	10'0" X 20'0"	2' X 4' X 8' @ 10'	1
D02	10'0" X 20'0"	1/2" L x 1/2" L	10'0" X 20'0"	2' X 4' X 8' @ 10'	1
D03	10'0" X 20'0"	1/2" L x 1/2" L	10'0" X 20'0"	2' X 4' X 8' @ 10'	1
D04	10'0" X 20'0"	1/2" L x 1/2" L	10'0" X 20'0"	2' X 4' X 8' @ 10'	1
D05	10'0" X 20'0"	1/2" L x 1/2" L	10'0" X 20'0"	2' X 4' X 8' @ 10'	1
D06	10'0" X 20'0"	1/2" L x 1/2" L	10'0" X 20'0"	2' X 4' X 8' @ 10'	1
D07	10'0" X 20'0"	1/2" L x 1/2" L	10'0" X 20'0"	2' X 4' X 8' @ 10'	1

**2**  
 11/4/2024

Enrique Martinez  
 (317) 657 6672  
 admin@indybp.com  
 Office: 735 Shelby St



**3720 E Washington St**  
 4 SMALL APARTMENT BUILDING DESIGN





**3720 E Washington St**  
4 SMALL APARTMENT BUILDING DESIGN

Enrique Martínez  
(317) 657 6672  
admin@indydp.com  
Office: 735 Shelby St



**3**  
11/4/2024





View looking west along East Washington Street



View looking east along East Washington Street





View of site looking north across East Washington Street



View of site and adjacent property to the east looking northeast across East Washington Street





View of site looking south from the east / west alley to the north



View from site looking south across East Washington Street