



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINERX**

July 25, 2024

Case Number: 2024-ZON-078
Property Address: 402 South Carroll Road (Approximate Address)
Location: Warren Township, Council District #20
Petitioner: Kristopher Holeyfield
Current Zoning: D-P
Request: Rezoning of 4.623 acres from the D-P district to the D-A district.
Current Land Use: Undeveloped
Staff Recommendations: Approval with a commitment.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends 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:

A 63-foot half right-of-way shall be dedicated along the frontage of Carroll Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

LAND USE

The 4.623-acre site is an undeveloped site in the Southeastern Warren neighborhood. It is bordered by single-family dwellings to the north, zoned D-P, a single-family and agricultural land to the west, zoned D-A, undeveloped agricultural land to the south, zoned D-A, and a single-family dwelling with agricultural and in Hancock County to the east.

Two subdivision plats were previously approved in 2006 and 2018 for the site to be divided into 22 lots. When the site was rezoned to the D-P district, it was for eleven duplexes with a total of 22 dwellings.



REZONING

The grant of the request would rezone the subject site from the D-P district to the D-A district for development of a single-family dwelling.

The established purpose of the D-P District follows:

1. To encourage a more creative approach in land and building site planning.
2. To encourage and efficient, aesthetic, and desirable use of open space.
3. To encourage variety in physical development pattern.
4. To promote street layout and design that increases connectivity in a neighborhood and improves the directness of routes for vehicles, bicycles, pedestrians, and transit on an open street and multi-modal network providing multiple routes to and from destinations.
5. To achieve flexibility and incentives for residential, non-residential, and mixed-use developments which will create a wider range of housing types as well as amenities to meet the ever-changing needs of the community.
6. To encourage renewal of older areas in the metropolitan region where new development and restoration are needed to revitalize areas.
7. To permit special consideration of property with outstanding features, including but not limited to historical significance, unusual topography, environmentally sensitive areas and landscape amenities.
8. To provide for a comprehensive review and processing of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements, and siting considerations.
9. To accommodate new site treatments not contemplated in other kinds of districts.

The D-A district holds the agricultural lands of Marion County and provides for a variety of agricultural uses. It is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low-density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 63-foot half right-of-way along Carroll Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.



STAFF ANALYSIS

Staff is recommending approval of the request to rezone the site from the D-P district to the D-A district to allow for the development of one estate lot with a proposed single-family dwelling since it would align with the suburban neighborhood recommendation of the Comprehensive Plan.

Although it would not be a highly dense proposal as permitted in the existing D-P district, large D-A lots are not uncommon in this section of the county.

The petitioner is aware of the D-P development standards and is prepared to meet them with the proposed single-family dwelling to be built on site.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-P	Residential (Single-family dwellings)
South:	D-A	Undeveloped /Agricultural
East:	Hancock County	Residential (Single-family dwelling) /Agricultural
West:	D-A	Residential (Single-family dwelling) /Agricultural
Thoroughfare Plan		
Carroll Road	Secondary Arterial Street	63-foot proposed half right-of-way and 16-foot existing half right-of-way.
Context Area	Metro	
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

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends suburban neighborhood development of the site.
- The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 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.
- **Conditions for All Housing**
 - A mix of housing types is encouraged. Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.
 - 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.
 - 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 5 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.
- **Detached Housing**
 - The house should extend beyond the front of the garage.
 - Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.

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

- 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.

Indy Moves

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

- Indy Moves Transportation Integration Plan (2018) has a proposed multi-use path along Carroll Road.

ZONING HISTORY

Zoning History - Site

2019-MOD-001; 402 South Carroll Road (subject site), Modification of Development Statement for 2006-ZON-868 to modify commitment #8 to provide for slab foundations (crawl space or basement required), **approved**.

2018-PLT-079; 402 South Carroll Road (subject site), Approval of Subdivision Plat, to be known as Grassy Village, Section Two, dividing 4.655 acres into 22 single-family attached lots, **approved**.

2006-PLT-826; 402 North Carroll Road (subject site), Approval of a Subdivision Plat to be known as Grassy Village, Section Two dividing 4.655 acres into 22 lots, **approved**.

2006-ZON-826; 402 North Carroll Road (subject site), Rezoning of 4.655 acres, from the D-2 District, to the D-P classification to provide for eleven, two-family dwellings at a density of 4.82 units per acre, **approved**.

2003-PLT-080; 402 South Carroll Road (subject site), Approval of a subdivision plat known as Grassy Village, Section 1A, dividing 17.354 acres into 57 lots, **approved**.

97-Z-93; 198 South Carroll Road (subject site), Rezoning of 58.8 acres from D-A (FF)(FW) to D-2 (FF)(FW) to provide for the construction of single-family dwellings, **approved**.

Zoning History – Vicinity

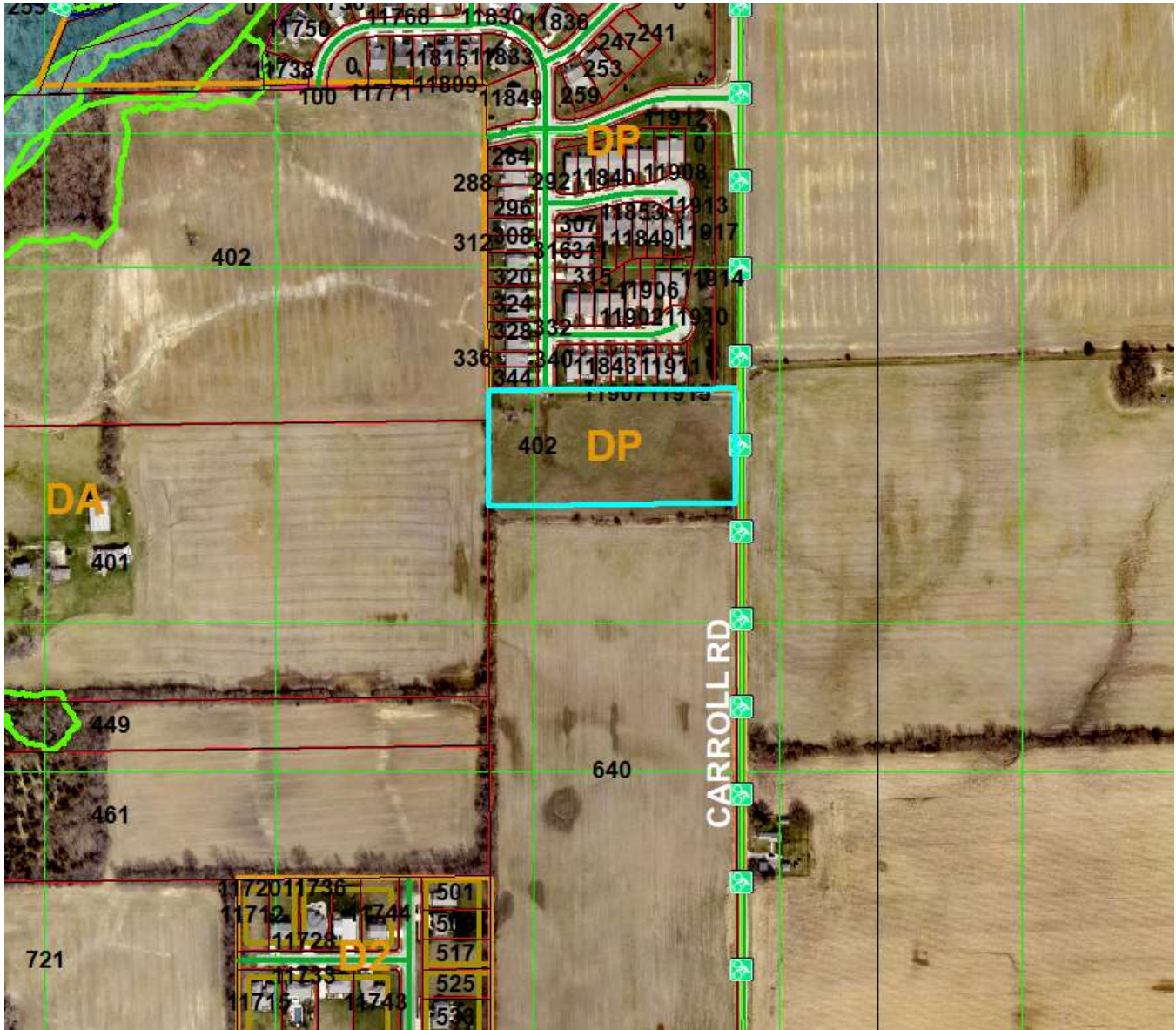
2022-ZON-076; 640 South Carroll Road (south of site), Rezoning of 44.373 acres from the D-A districts to the D-P district to provide for a 124-lot residential subdivision, **withdrawn**.

2009-ZON-807 / 2009-VAR-807; 402 South Carroll Road (northwest of site), Rezoning of 4.65 acres from the D-P District to the D-A classification to provide for dwelling and /or agricultural uses to the D-A classification and Variance of Development standards to legally establish a 27-acre lot with 50 feet of street frontage along Starmont Drive (minimum 125 feet of public street frontage required), **approved**.

2003-ZON-817; (2003-DP-005) / 2003-PLT-817; 402 South Carroll Road and 401 South Muessing Street (north of site), rezoning of 49.449 acres from D-2 (FF)(FW) to D-P (FF)(FW) to provide for a subdivision plat known as Grassy Village creating 75 lots, with 51 single-family dwellings and 24 two-family dwellings constituting an overall density of two units per acre, **approved**.

94-Z-189; 11794 East Prospect Street (southwest of site), Rezoning of 53.6 acres, being in the D-A District, to the D-2 classification to provide for single-family residential development, **approved**.

EXHIBITS





Phot of the subject site looking east towards Carroll Road.



Photo of the subject site looking southeast towards Carroll Road.



Photo of the subject site looking south.



Photo of the subject site looking west.



Photo of the subject site looking south from a



Photo of single-family dwellings north of the site.



Photo of single-family dwellings north of the site.