



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 13, 2024

Case Number:	2024-ZON-061
Property Address:	2013 Yandes Street (Approximate Address)
Location:	Center Township, Council District #13
Petitioner:	Jason Blankenship, by Mark and Kim Crouch
Current Zoning:	I-3
Request:	Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for residential uses.
Current Land Use:	Undeveloped
Staff Recommendations:	Approval
Staff Reviewer:	Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.13-acre subject site is an undeveloped industrial lot located in the Martindale- Brightwood Neighborhood and is part of the S A Fletcher Jr. North East subdivision. It is surrounded by a single-family dwelling north, zoned D-8, an undeveloped residential lot west, zoned D-8, a church and associated parking lot south, zoned I-3, and an undeveloped lot east, zoned I-3.

REZONING

This petition would rezone this site from the I-3 district to the D-8 district for a two-unit townhouse and detached garage.

The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large, and enclosure of activities and storage is required.



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.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for residential development to occur in line with the context of the surrounding area and historical residential use of the site per an 1898 Sanborn Map. The dwelling district would also align with the traditional neighborhood recommendation of the Comprehensive Plan.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
	North:	D-8 Residential (Single-family dwelling)
	South:	I-3 Church Parking Lot
	East:	I-3 Residential (Single-family dwelling)
	West:	D-8 Undeveloped
Thoroughfare Plan		
Yandes Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	May 8, 2024.	
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

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends traditional neighborhood development for the subject site.
- The Comprehensive Plan recommends traditional neighborhood development, which 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.
- **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.
 - 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.
- **Detached Housing**
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
 - Secondary units are encouraged.
 - Lots should be no larger than one and a half times the adjacent lots.
- **Attached Housing**
 - Duplexes should be located on corner lots, with entrances located on different sides of the lot.
 - It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.

- If the above conditions are not met, individual buildings of attached 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.

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)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – VICINITY

2024-CZN-803; 2051 Columbia Avenue (southeast of site), Rezoning of 0.26 acres from the I-3 district to the D-8 district to provide for two, two-unit row homes, **approved**.

2024-CVR-803; 2051 Columbia Avenue (northeast of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three-foot side setbacks (five feet required), **denied**.

2024-ZON-015; 2053 Yandes Street (north of site), Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses, **approved**.

2023-CZN-848 / 2023-CPL-848; 2069 Yandes Street (north of site), Rezoning of 0.42 acre from the I-3 district to the D-8 district and Approval of a Subdivision Plat to be known as Starks Minor Subdivision, dividing 0.42 acre into four lots, **approved**.

2022-CZN-835; 2069 Yandes Street (southeast of site), Rezoning of 0.42 acre from the I-3 district to the D-8 district, **withdrawn**.

2024-ZON-013; 2018 Yandes Street (northwest of site), Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses. **approved**.

2022-ZON-005; 2024 Columbia Avenue (northeast of site), Rezoning of 0.129 acre from the I-3 district to the D-8 district to allow for the construction of a single-family house, **approved**.

2021-CZN-819 / 2021-CVR-819; 2008 Yandes Street (southwest of site), Rezoning of 0.6 acre from the I-3 district to the D-8 district and variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with an eight-foot front setback and to provide for 54% open space (18-foot front setback and 55% open space required), **approved**.

2021-CZN-816 / 2021-CVR-816; 2035, 2039, 2043 and 2047 Columbia Avenue (northeast of site), Rezoning of 0.47 acre from the I-3 district to the D-8 district and a variance of development standards to provide for a deficient front setback, **approved**.

2021-ZON-104; 2060 Yandes Street (northwest of site) Rezoning of 3.6 acres from the I-3 district to the D-P district to provide for 54 total units consisting of 50 single-family attached dwellings and four single-family detached dwellings for a density of 15 units per acre, **approved**.

2021-ZON-063; 2057 Yandes Street (north of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2021-ZON-059; 2020 Columbia Avenue (northeast of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.



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

2021-ZON-028; 2018, 2024 and 2032 Yandes Street (northwest of site), Rezoning of 0.39 acre from the I-3 district to the D-8 district, **approved.**

2020-CZN-835 / 2020-CVR-835; 2005 and 2011 Columbia Avenue; 1314 East 20th Street (southeast of site), Rezoning of 0.29 acre from the I-3 district to the D-8 classification and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of three single-family dwellings, with one single-family dwelling within the clear sight triangle of the abutting streets, with three-foot side setbacks and 47% open space (four-foot side setback and 55% open space), **approved and granted.**

2020-CZN-829 / 2020-CVR-829: 2030 Yandes Street (northwest of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district and a variance of development standards to provide for deficient space between dwellings and deficient open space, **approved.**

2020-ZON-076; 2019 and 2023 Yandes Street (north of site), Rezoning of 0.26 acre from the I-3 district to the D-8 district, **approved.**

2020-ZON-055; 2038 Yandes Street (northwest of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved.**

2020-ZON-038; 2028 Columbia Avenue (northeast of site), Rezoning of 0.1 acre from the I-3 district to the D-8 classification, **approved.**

2019-HOV-020; 2015 Columbia Avenue (east of site), Variance of use to provide for a single-family dwelling in an industrial district, and variances of development standards to provide for deficient setbacks, **approved.**

2019-ZON-030; 2010 Yandes Street (southwest of site), Rezoning of 0.13 acre from the I-3 District to the D-8 classification, **approved.**

2019-ZON-029; 2007 Columbia Avenue (southeast of site), Rezoning of 0.1 acre from the I-3 district to the D-8 district, **approved.**

2019-ZON-028; 2032, 2038, and 2042 Columbia Avenue (northeast of site), Rezoning of 0.39 acre from the I-3 district to the D-8 classification, **approved.**

2018-UV1-030; 2018 Yandes Street (northwest of site), Variance of use and development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for primary and accessory residential uses, including a single-family dwelling and detached garage, with deficient front and rear transitional setbacks and north side setback (30-foot front and rear transitional setbacks and 10-foot side setback required), **granted.**

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



Department of Metropolitan Development
Division of Planning
Current Planning

2001-LNU-024; 2016 Columbia Avenue (east of site), Certificate of Legal Non-Conforming Use of a single-family dwelling in the I-3-U district, **approved**.

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

95-UV3-1; 2002 Alvord Street (southwest of site), Variance of use of the Industrial Zoning Ordinance to provide for an automobile and truck repair operation (not permitted), **granted for one year**.

93-UV3-31; 2016 Columbia Avenue (east of site), Variance of use to provide for an addition to a single-family dwelling in an industrial district, **approved**.

92-Z-133; 2001 Yades Street (south of site), Rezoning of 2.640 acres from I-3-U District to the SU-1 classification to provide for a church, **approved**.

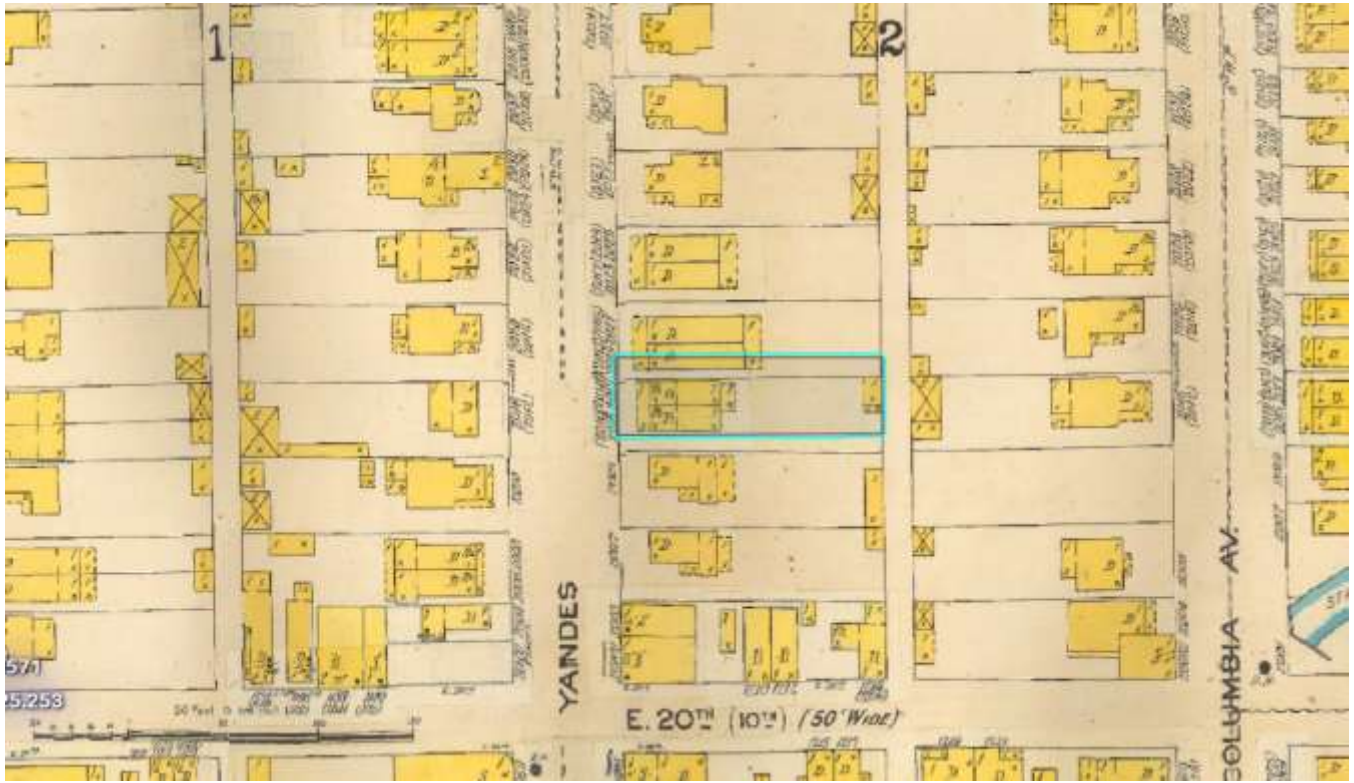
85-UV3-14; 2022 Columbia Avenue (northeast of site), Variance of use to provide for a single-family dwelling in an industrial district and a variance of development standards to provide for deficient setbacks, **approved**.

82-V3-13; 2002-2012 Alvord Street (southwest of site), Variance of development standards to permit the outside storage of a trash container at the northwest corner of the subject property, **granted**.

58-V-429; 2017-2019 Alvord Street (west of site) Variance of use to permit erection of a church, **approved**.

EXHIBITS

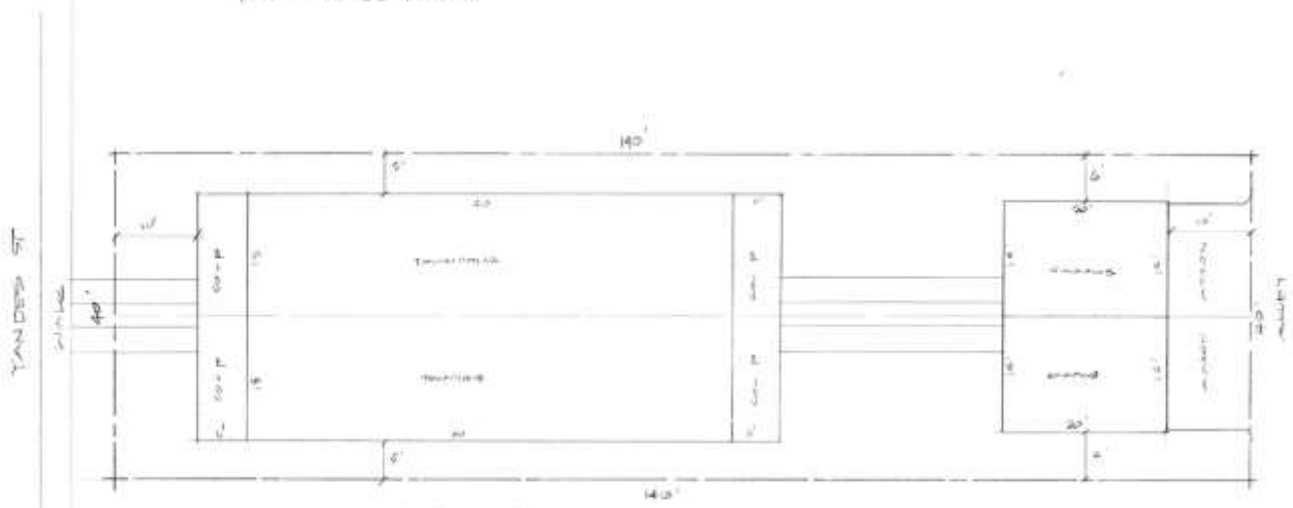




1898 Sanborn Map

1-5 Street - 1st Floor
 2013 - 2000

PROPERTY 28 - 100 YANDEES



- 2019
- 2007
- 2003
- 2014
- 2012
- 2006
- 2002



SITE PLAN 2013 YANDEES
 1710'



Photo of the subject site looking east.



Photo of the subject site looking west.



Condition of the sidewalk along the street frontage.



Photo of the alley east of the site.



Photo of single-family dwellings north of the site.



Photo of the church and associated parking lot south of the site.



Photo of the undeveloped lots west of the site with one being under construction.