



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

June 27, 2024

<b>Case Number:</b>	2024-ZON-067
<b>Property Address:</b>	1502 Dunlap Avenue (Approximate Address)
<b>Location:</b>	Wayne Township, Council District #17
<b>Petitioner:</b>	Jonathan Brown, by Matthew Peyton
<b>Current Zoning:</b>	D-3
<b>Request:</b>	Rezoning of 0.643-acre from the D-3 district to the D-5 district to provide for residential uses.
<b>Current Land Use:</b>	Residential
<b>Staff Recommendations:</b>	Approval
<b>Staff Reviewer:</b>	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 0.643-acre subject site is developed with a single-family dwelling and is surrounded by single-family dwellings in each direction, zoned D-3.

**REZONING**

This request would rezone the site from the D-3 district to the D-5 classification for residential uses.

The D-3 district provides for low or medium intensity residential development. Land in this district should have good thoroughfare access, be relatively flat in topography, and be afforded pedestrian linkages to community and neighborhood services and facilities (schools, parks, shopping areas, etc.). Recreational facilities developed for the neighborhood complement the treed yards on the individual lots. Predominantly single-family detached dwellings are envisioned with two-family dwellings on corner lots in this district. The D-3 district has a typical density of 2.6 units per gross acre. This district fulfills the low-density residential classification of the Comprehensive General Land Use Plan. All public utilities and



include the use of clustering, should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book

**STAFF ANALYSIS**

Staff is supportive of the rezoning to the D-5 district because it would allow for an increase in residential dwellings to be permitted in line with the context of the surrounding area. The dwelling district would also align with the traditional neighborhood recommendation of the Comprehensive Plan.

The petitioner would need to be aware of the Private Frontage Design Standards of Table 744-701-2 that would apply when developing future lots if the property is subdivided

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Residential (Single-family dwelling)	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	D-3 Residential (Single-family dwelling)
	South:	D-3 Residential (Single-family dwellings)
	East:	D-3 Residential (Single-family dwelling)
	West:	D-3 Residential (Single-family dwelling)
<b>Thoroughfare Plan</b>		
Dunlap Avenue	Local Street	50-foot existing right-of-way with 48-foot proposed right-of-way.
Martha Street	Local Street	25-foot existing right-of-way with 48-foot proposed 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>	May 27, 2024	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	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)

**Pattern Book / Land Use Plan**

- The Comprehensive Plan recommends traditional neighborhood development.
- The Marion County Land Use Plan Pattern Book (2019) recommends traditional neighborhood development for the subject 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
- **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.

### 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

**2002-SE1-005; 1618 Dunlap Avenue** (south of site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for the placement of a 26.8 by 40-foot manufactured home, **granted**.

**2001-SE2-010; 1625 Beulah Avenue** (southwest of site), Special exception of the Dwelling Districts Zoning Ordinance to provide for the placement of a 26.6 by 60-foot manufactured home (special exception required for manufactured home), **granted**.

**2001-UV2-035; 1625 Beulah Avenue** (southwest of site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for the placement of a second single-family dwelling, a manufactured home, and permit an existing single-family dwelling to remain for a temporary period of two months after the placement of said manufactured home (two single-family dwellings not permitted on same lot), **granted**.

**97-Z-72; 4850 Martha Street** (northeast of site), Rezoning of 3.018 acres, being in the SU-7 District, to the SU-1 classification to provide for religious uses, **approved**.

**93-Z-83; 4850 Martha Street** (northeast of site), Rezoning of 3.018 acres, being in the SU-1 District, to the SU-7 classification to provide for the administrative office and headquarters for the Disabled American Veterans, **approved**.

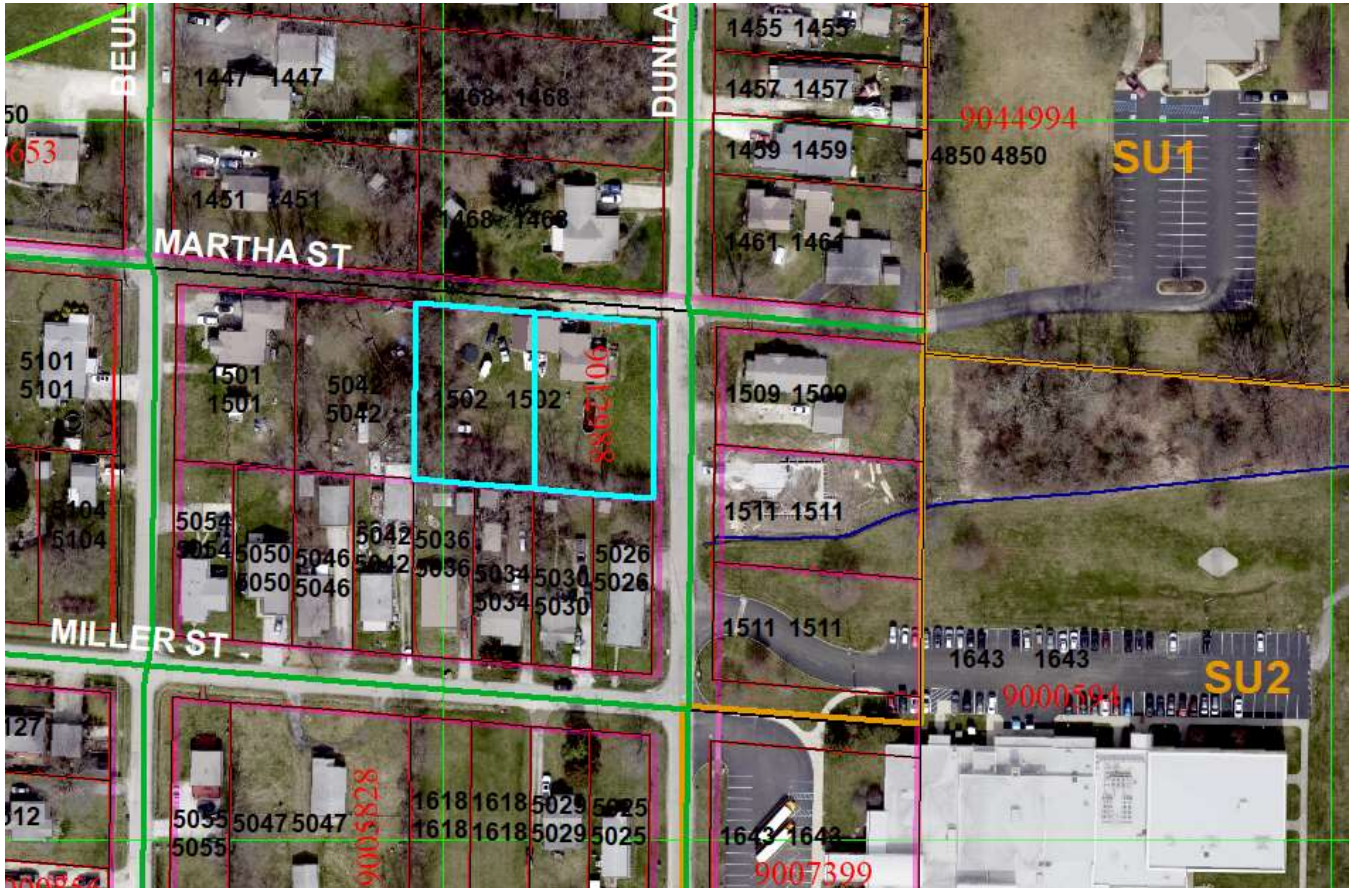
**83-Z-77; 5042 West Minnesota Street** (southwest of site), Rezoning of 1.40 acres, being in the D-3 district, to the C-3 classification, to provide for commercial use, **denied**.

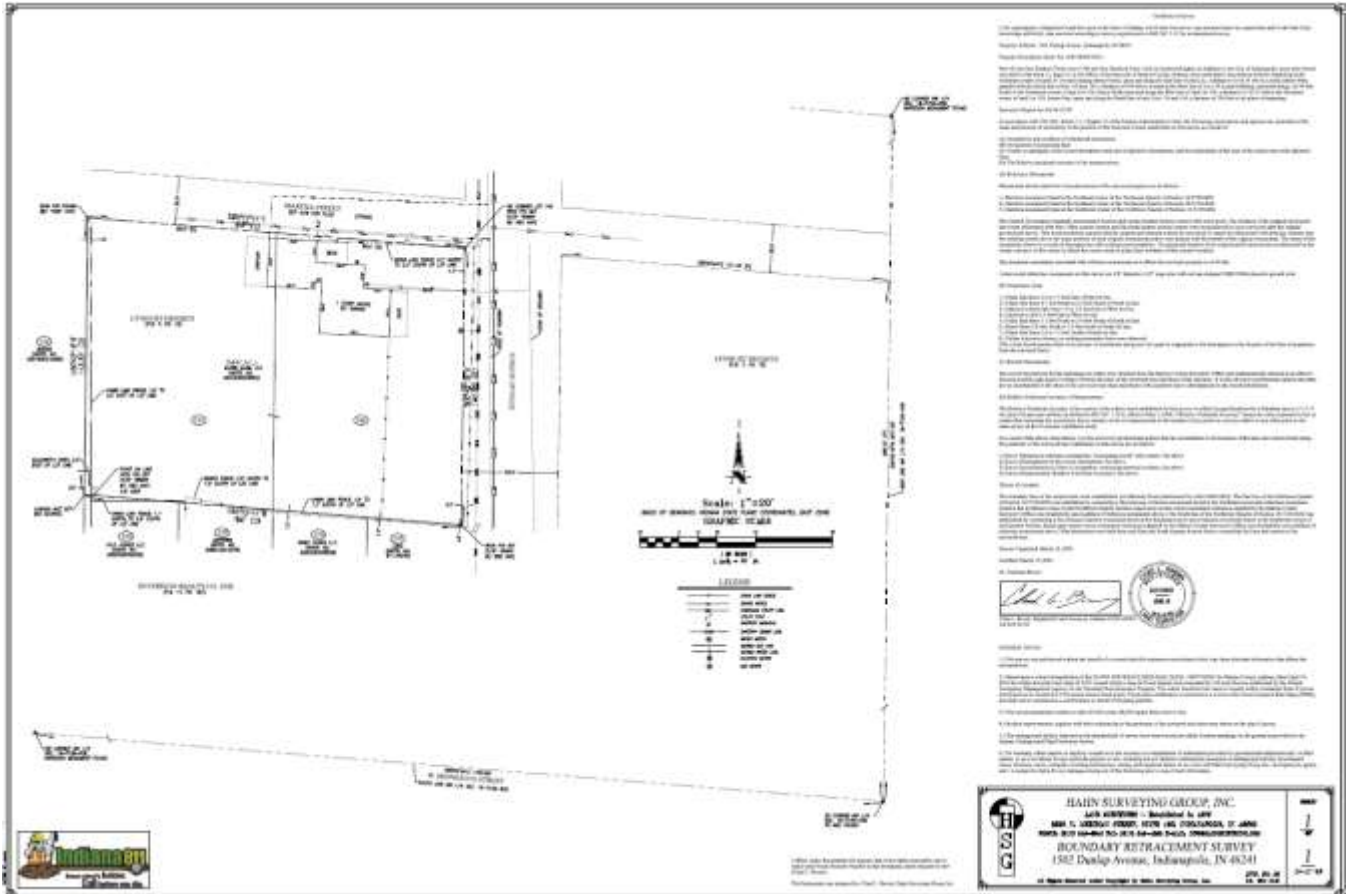
**75-UV3-2; 1622-24 Beulah Avenue** (southwest of site), Variance of use and living area requirements to permit mobile home to remain as living quarters on premises, as per plans filed, off-street parking provided, **approved**.

**73-UV2-106; 1622-24 Beulah Avenue** (southwest of site), Variance of use to permit occupancy of a mobile home, as per plans filed, off-street parking provided, **approved**.

**72-Z-203; 4850 Martha Street** (northeast of site), Rezoning of 3.018 acres, being in the D-3 District, to the SU-1 classification to provide for a church, **approved**.

**EXHIBITS**







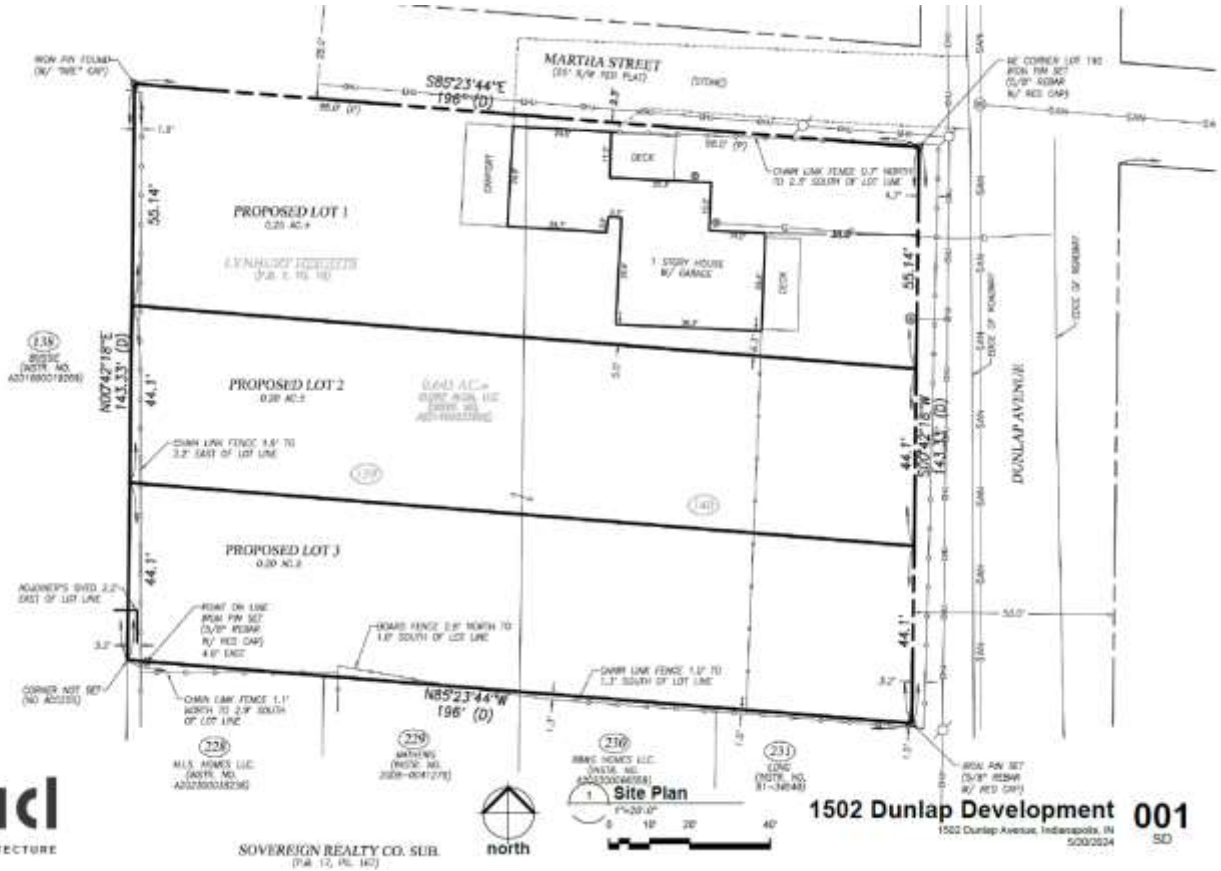




Photo of the subject site street frontage looking south on Dunlap Avenue.



Photo of the street frontage along Martha Street that is unimproved by the city.



Photo of proposed Lot 3.



Photo of proposed Lot 2.



Photo of proposed Lot 1.



Photo of a single-family dwelling north of the site.



Photo of a single-family dwelling south of the site.



Photo of a single-family dwelling east of the site.



Photo of a residential dwelling under construction east of the site.