

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 9, 2025

Case Number: 2025-ZON-099
Property Address: 1548 South Belmont Avenue
Location: Wayne Township, Council District #17
Petitioner: Mirna Garcia, by Josh Smith
Current Zoning: C-1
Request: Rezoning of 0.124-acre from the C-1 district to the D-5 district to legally establish a single-family dwelling.
Current Land Use: Residential uses
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 0.124-acre site, zoned C-1, is developed with a single-family dwelling and accessory building. It is surrounded by single-family dwellings to the north and south, zoned C-1; a single-family dwelling to the east across South Belmont Street, zoned D-5; and a single-family dwelling to the west, zoned D-5.

REZONING

The request would rezone the site to the D-5 district. “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.”

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. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application.

The West Indianapolis Neighborhood Land Use Plan recommends residential development at a density between five and eight units per acre.

As proposed, this request would align with the Neighborhood Plan recommendation of residential development at a density of eight units per acre. This site is included in the Belmont Place Subdivision. The plat for this subdivision was recorded on May 28, 1907. Consequently, the rezoning would conform to the historical residential use of the site and the surrounding neighborhood.

GENERAL INFORMATION

| | | |
|-----------------------------------|--|--|
| Existing Zoning | C-1 | |
| Existing Land Use | Single-family dwelling | |
| Comprehensive Plan | West Indianapolis Neighborhood Land Use Plan | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| | North: | C-1 Single-family dwelling |
| | South: | C-1 Single-family dwelling |
| | East: | D-5 Single-family dwelling |
| | West: | D-5 Single-family dwelling |
| Thoroughfare Plan | | |
| South Belmont Avenue | Secondary Arterial | Existing 48-foot right-of-way and proposed 56-foot right-of-way. |
| Context Area | Compact | |
| Floodway / Floodway Fringe | No | |
| Overlay | No | |
| Wellfield Protection Area | No | |
| Site Plan | August 27, 2025 | |

| | |
|-----------------------------------|-----------------|
| Site Plan (Amended) | N/A |
| Elevations | August 27, 2025 |
| 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

Not Applicable to the Site.

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

West Indianapolis Neighborhood Land Use Plan (2011)

This Neighborhood Plan recommends residential development greater than 5.00 and equal to or less than 8.00 units per acre and a D-5 zoning district.

In suburban and rural areas this is a common multi-family density and typically the highest density single family category in suburban areas. In urban areas, it is common for both single family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.

Infill Housing Guidelines

The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”

These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:

Site Configuration

- Front Setbacks
- Building Orientation
- Building Spacing
- Open Space
- Trees, Landscaping, and the Outdoors

Aesthetic Considerations

- Building Massing
- Building Height
- Building Elevations and Architectural Elements

Additional Topics

- Secondary Dwelling Units, Garages, and Accessory Structures
- Adapting to the Future

“As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”

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:

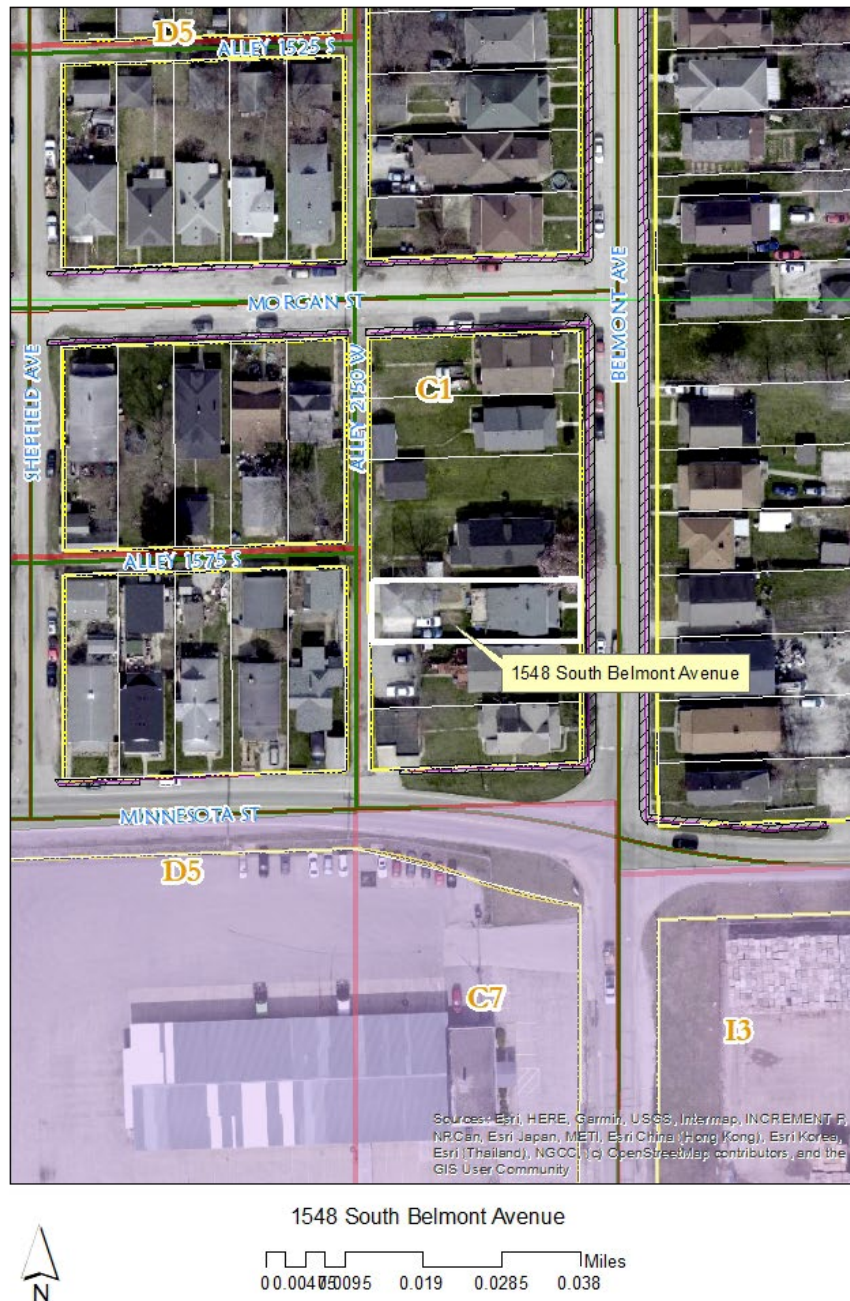
- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

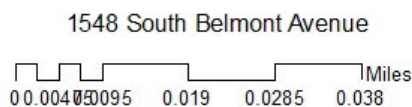


ZONING HISTORY

None.

EXHIBITS

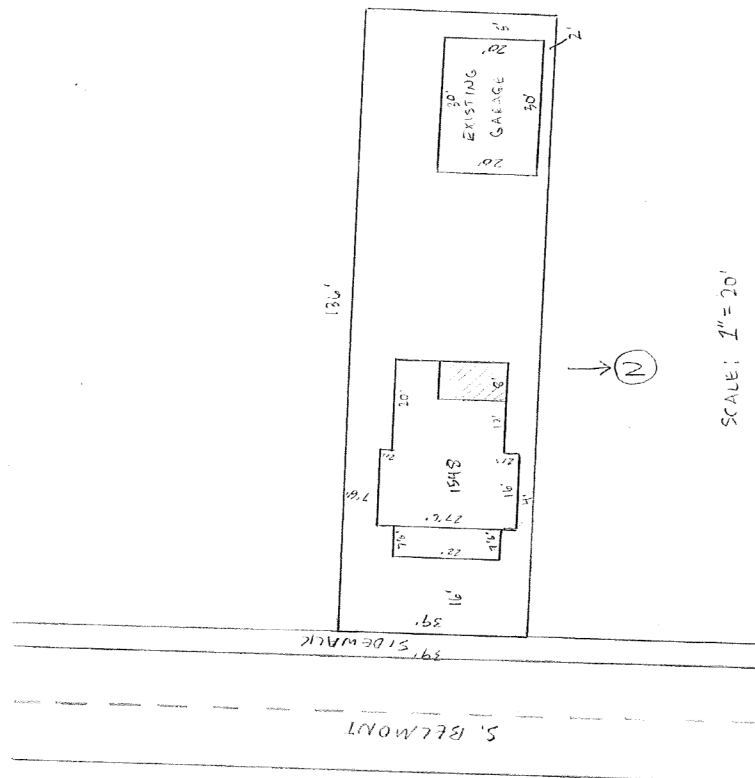




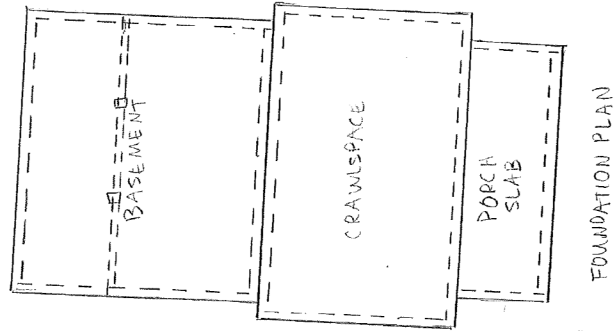
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCEC, (c) OpenStreetMap contributors, and the GIS User Community

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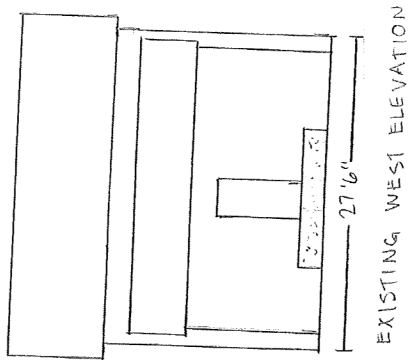
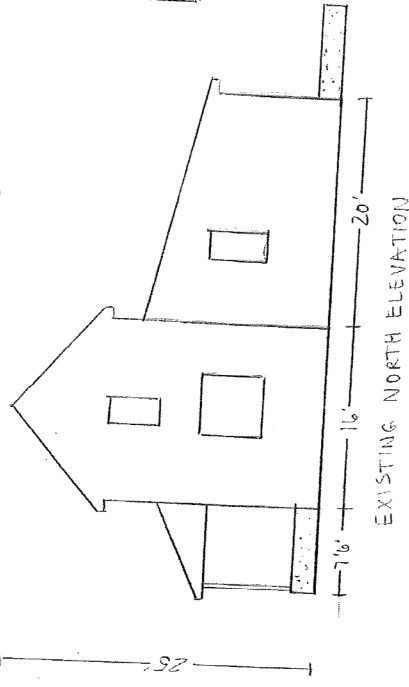
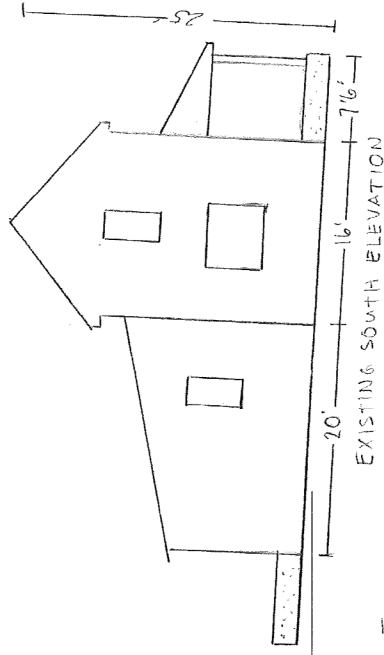
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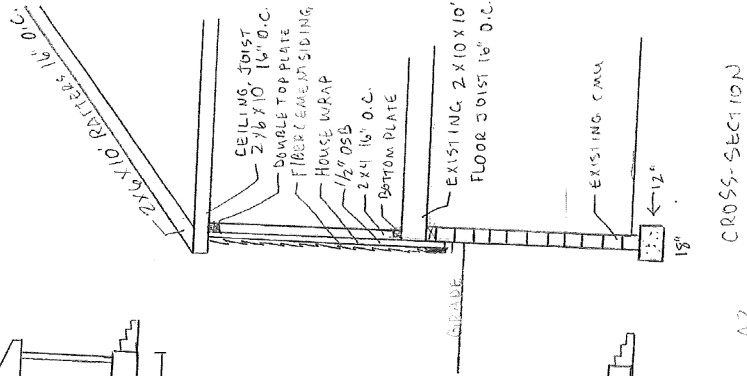
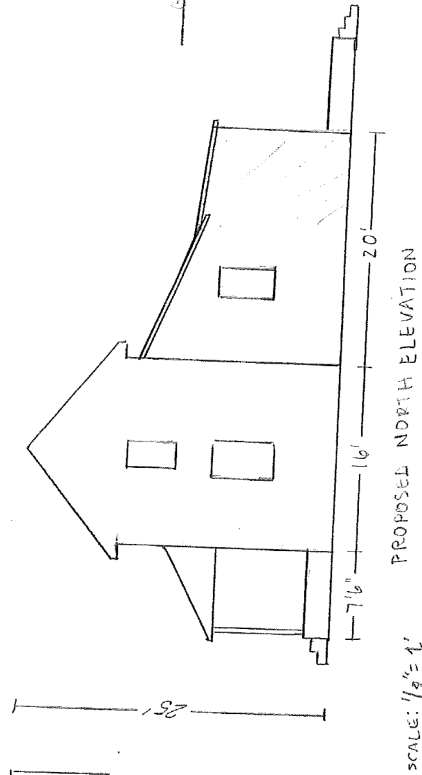
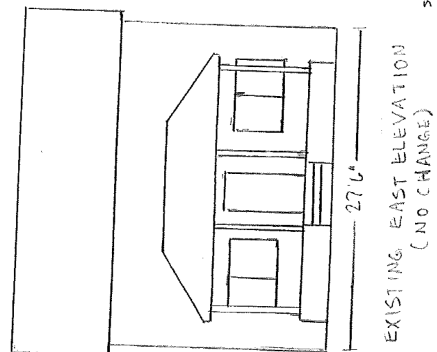
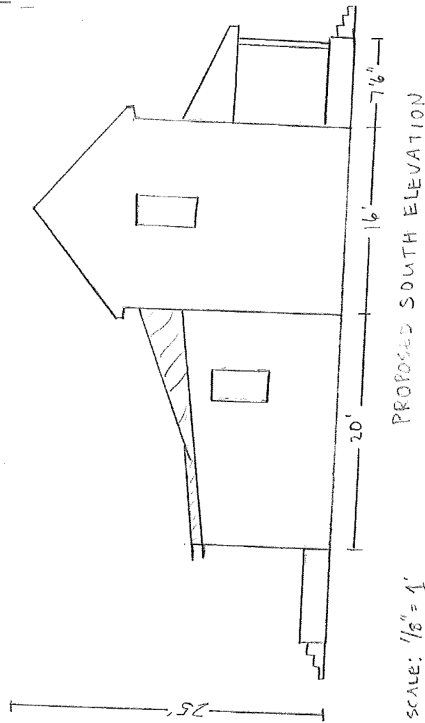
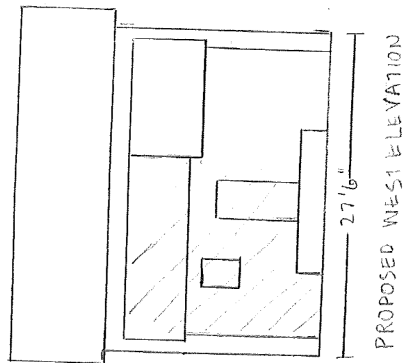
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 MARIA GARCIA



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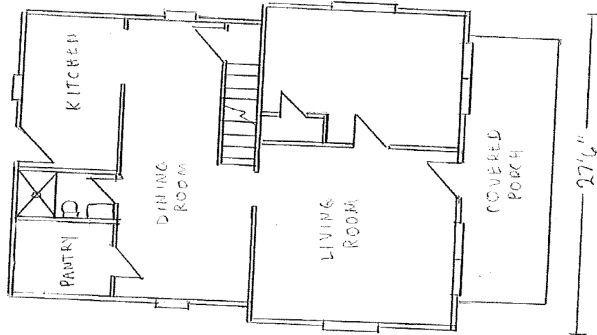
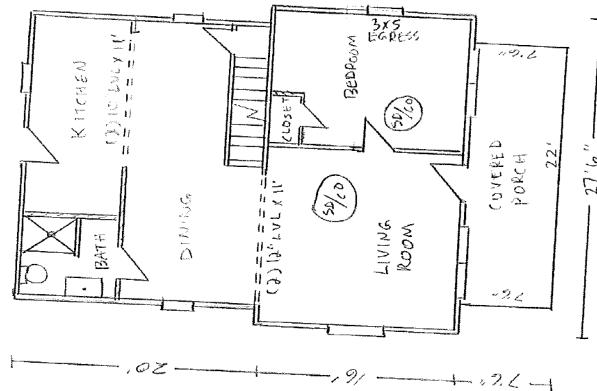
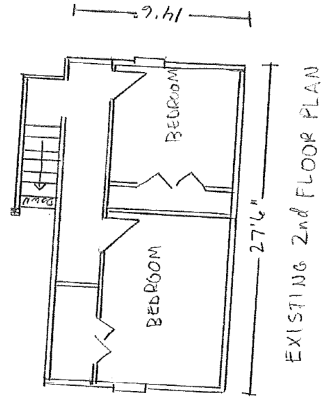
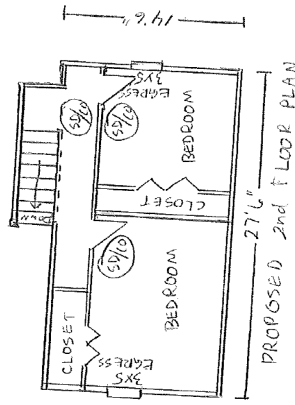


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View looking north across intersection of West Minnesota Street and Belmont Avenue



View looking south along South Belmont Avenue



View of site looking west across South Belmont Avenue



View of site looking east from north / south alley