

Recommendation for 311 E Elm St. From P&Z

The representative for the property owner needed to rezone the property from R1-R2M to allow for them to subdivide the property into 6 individual smaller plats of at least 2500sqft each and build 6 -800sqft single family homes on the property on. However since this was a rezone request only, we are not allowed to take what the owner wants to do into consideration and can only look at what the potential for the property could be based on the new zoning request. In this case it was to review whether a single family home vs the max potential of a Fiveplex based on lot sizes and setbacks.

The matter was not recommended by the P&Z commission for the rezone from R1 to R2M because of a number of reasons

- 1) R2-M allows for multifamily houses such as duplex to quadplex and that was not something the commission felt comfortable with, based on the potential of a fiveplex being build regardless of what the property owner representative saying what they wanted to do,
- 2) The opposition to this rezoning by the neighborhood past the property off Grand believed it would devalue their property and were in opposition. They also were concerned about traffic as that is the only two ways in and out of their properties and because of the bridge backups they felt that more cars added where detrimental.

In reviewing the opposition letters received – 5 properties within the 200ft radius responding in opposition – the property lost size make up 16% of the total sqft lots within the 200sqft radius so a regular majority of council is needed to decide how to move forward.

Discussion was held about the area leading up to the lot being business, and city property having a very different look that was past the lot on Grand Ave going into Rosewood and Heritage housing areas. The opposition feels this lot is the first impressions for what is to come. The property representative feels that the lot is a transition lot and providing homes for sale in the 200K range is something the city needs to support our workforce.

The commission voted 3/0 to not recommend this zoning change; however, one member stated had multi-family not been an option, they would have supported the zone change. The 4th member of the commission abstained due to a close working dialogues with the property representative and felt that it was a conflict to vote either way.

The property owners within and outside the 200ft radius also wanted it to be known that this was the second time since 2021 that the subject property has been brought before commission and council for a rezone and asked how many times it could be brought forth – the answer is simple as many times as the property owner or a representative want to bring it forward for a rezone.

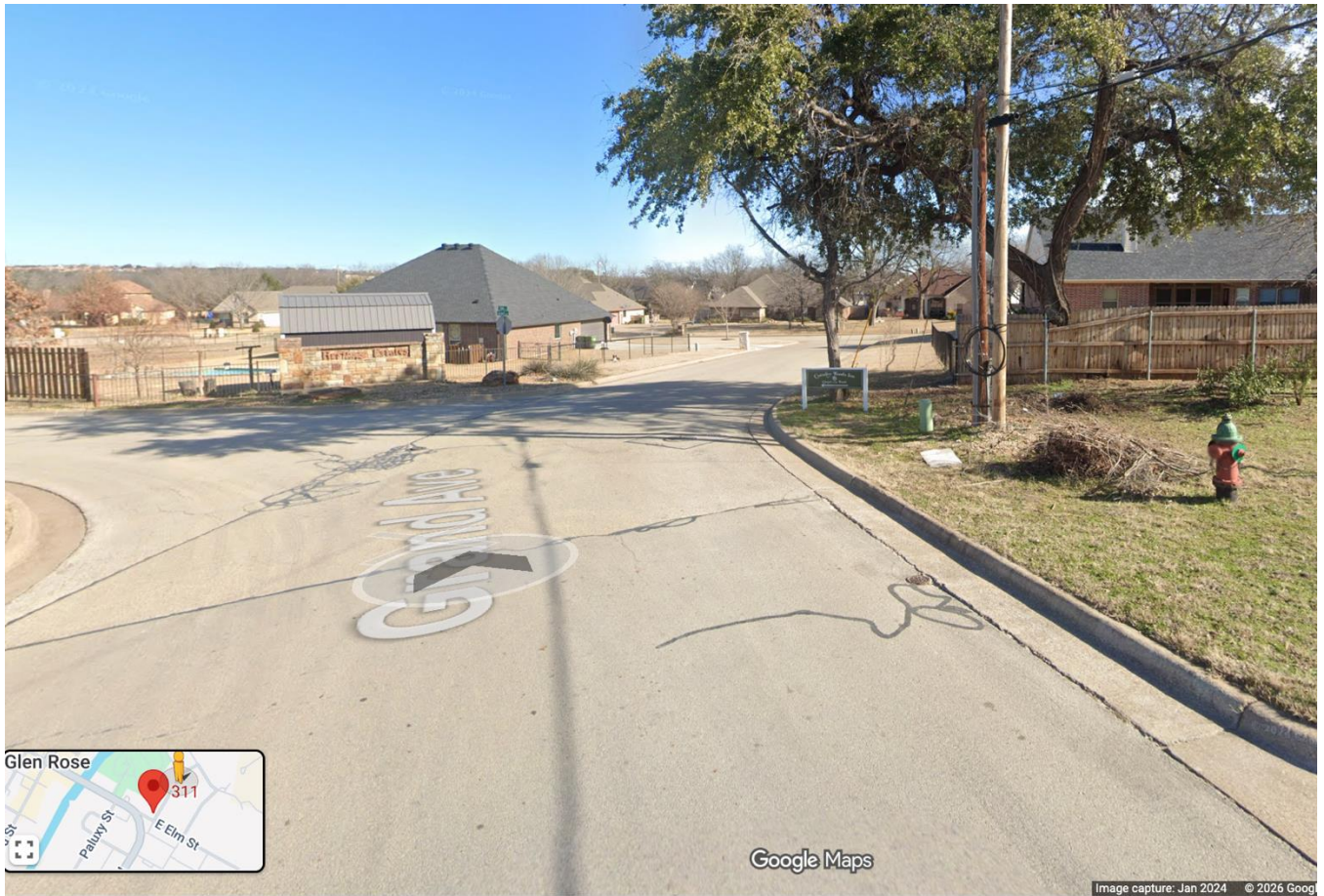


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