

MDC HEARING EXAMINER

May 28, 2026

Case Number:	2026-ZON-037
Property Address:	23 Woodland Drive (<i>approximate address</i>)
Location:	Center Township, Council District #18
Petitioner:	Keyon Johnson, by RG Development (Josh Smith)
Current Zoning:	C-7 (TOD)
Request:	Rezoning of 0.081 acres from the C-7 (TOD) district to the D-5 (TOD) district to allow for the construction of a single-family home.
Current Land Use:	Undeveloped
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 23 Woodland Drive is an undeveloped plot of land roughly 0.081-acre in size. Currently zoned C-7, it sits midblock on Woodland between Ohio and Washington Streets. The entirety of the block, along with the immediately adjacent east and west blocks are all zoned C-7, despite their residential character.
- Historic aerial images show a house on this property until some time between 2015 and 2016, when, according to the petitioner, the property was lost to a fire. According to property record cards, the house immediately to the south of the subject site was built in 1912. The closest house to the north appears to have been built around 1910. While it is unclear as to when the previous property was built, it appears that the property was legally established in 1998 via 98-HOV-14, further emphasizing its residential history.
- The Ordinance does allow for the restoration of nonconformities not in a flood control district to be restored to their original footprint. However, any deviation from the original footprint would require development to adhere to current Ordinance standards. As the property is currently zoned C-7, this would prohibit the construction of a single-family home. Staff has discussed with the petitioner that while rezone to the D-5 district will allow them to build a single-family home by right, all development standards of the D-5 district must be met. Staff is working with the petitioner to either amend their existing plans or to file for subsequent variances as needed.

- The current C-7 classification does not fit with the current context of the block, nor does it align with the Comprehensive Plan’s vision for this area as a “Traditional Neighborhood”. Furthermore, Infill Housing Guidelines stress the importance of considering the context of the block. This block is residential in nature. Rezoning to a D-5 would represent a corrective rezoning allowing for development that is appropriate to the surrounding context. As such, staff recommends approval of this petition.

GENERAL INFORMATION

Existing Zoning	C-7	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Surrounding Context
	North: C-7	North: Residential
	South: C-7	South: Residential
	East: C-7	East: Residential
	West: C-7	West: Residential
Thoroughfare Plan		
Woodand Drive	Local Street	30-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	4/1/2026	
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

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book assigns this property the “Traditional Neighborhood” living typology. This 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 businesses 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- This property is within a quarter mile of the proposed Blue Line stop at Washington and Sherman. The Blue Line Strategic Plan envisions the typology as a community center. Characteristics of this typology include:
 - A dense mixed-use neighborhood center
 - Minimum 2 stories at core
 - No front or side setbacks at core; 0-10-foot front setbacks and 0-10-foot side setbacks at the periphery
 - Multi-family housing with a minimum of 3 units
 - Structured parking at the core and attractive surface parking at the periphery

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

98-HOV-14; 23 Woodland Drive, Variance of Use of the Commercial Zoning Ordinance to provide for an existing single-family residence (not permitted).

ZONING HISTORY – VICINITY

2004-HOV-048; 28 North Ewing Street, Variance of Use of the Commercial Zoning Ordinance to legally establish a 780-square foot single-family dwelling (not permitted), **approved**.

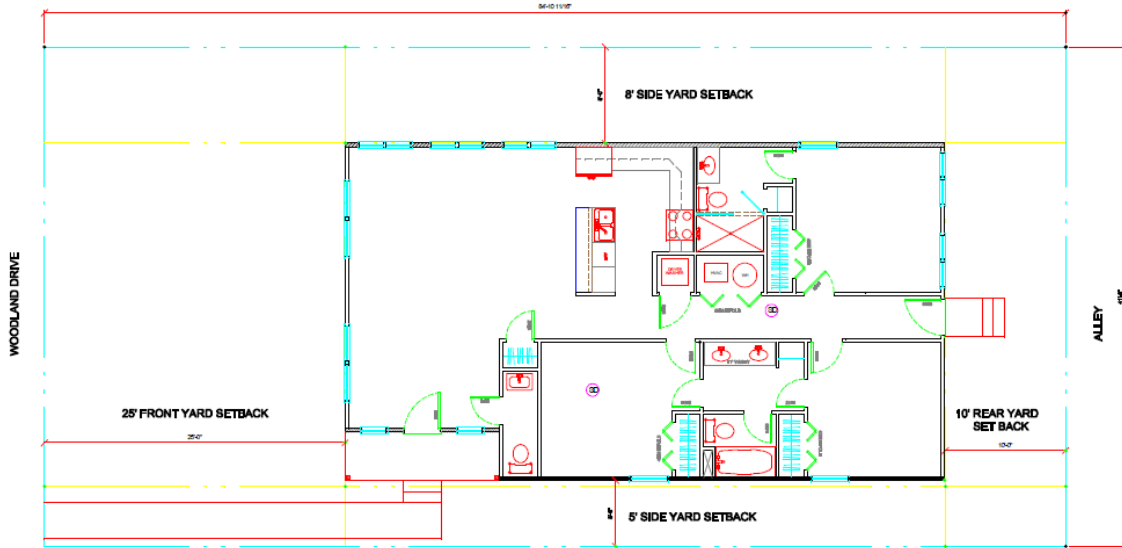
2012-ZON-065; 3525 and 3547 East Washington Street, Rezoning of 4.5 acres from the I-4U district to the D-8 district, **approved**.

EXHIBITS

2026ZON037; Aerial Map



2026ZON037; Site Plan



SITE PLAN
SCALE: 1/4" = 1'-0"

2026ZON037; Photographs



Photo 1: Looking towards subject site from Woodland Drive

2026ZON037; Photographs (continued)



Photo 2: Looking at subject from alley facing Woodland Drive

2026ZON037; Photographs (continued)



Photo 3: Looking north on Woodland Drive

2026ZON037; Photographs (continued)



Photo 4: Looking west across Woodland Drive

2026ZON037; Photographs (continued)



Photo 5: Looking south on Woodland Drive towards Washington Street