

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 15, 2025

Case Number: 2025-ZON-034
Property Address: 2520 West Michigan Street (Approximate Address)
Location: Wayne Township, Council District #12
Petitioner: Steven Phan
Current Zoning: C-3
Request: Rezoning of 0.14-acre from the C-3 district to the MU-2 district to provide for a mixed-use development with two commercial retail spaces at ground level and three dwelling units on the second level.
Current Land Use: Commercial
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Staff is recommending **approval**

PETITION OVERVIEW

LAND USE

This 0.14-acre site, zoned C-3 is currently vacant building built in 1996 (STR93-10729). Located in the Near Westside Neighborhood. It is surrounded by varying zoning districts including to the north, zoned PK-1, containing Haughville Park, to the south, zoned I-3, a fleet terminal and call center/emergency operations center, To the east and west, zoned C-3, containing various commercial uses, including a theater and motorcycle repair/parts shop.

ZONING OVERVIEW

This request would rezone the site to the MU-2 (Mixed-Use District Two) district to provide for a retail on the lower levels and three (3) apartment units upstairs.

C-3 (Neighborhood Commercial District): Characterized extensive range of retail sales and personal, professional and business services required to meet the demands of the residential neighborhood in

proximity. C-3 generally does not allow those businesses that require the outdoor display, sale or storage of merchandise, or require outdoor operations.

MU-2 (Mixed-Use District Two): This district is intended to accommodate a mix of residential uses, offices, personal services, retail, and eating & drinking businesses that typically do not draw customers from beyond their neighborhood boundaries and do not generate substantial vehicle traffic. The corridor development pattern of the MU-2 district is neighborhood-focused, supportive of safe, vibrant pedestrian activity, and offers additional housing options.

STAFF ANALYSIS

Approval of this rezone request would align with the Comprehensive Plan's Village Mixed-Use typology and the Near West Neighborhood Land Use Plan's (2014) Criteria Area #6 which recommends the use of retail on the bottom floors and residential upstairs for this site. Staff is recommending approval of the rezone request.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Commercial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: PK-1	Haughville Park
	South: I-3	Fleet Terminal/ Call Center /Emergency Operations Center
	East: C-3	Basile Collaboration Center
	West: C-3	Motorcycle Repair Shop
Thoroughfare Plan		
West Michigan Street	Primary Arterial	78-foot Proposed right-of-way 80- foot Existing right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Airspace Secondary Zoning District	
Wellfield Protection Area	No	
Site Plan	March 24, 2025	
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
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C-S/D-P Statement	N/A
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COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan (2019)
- Near West Neighborhood Plan (2014)

Pattern Book / Land Use Plan

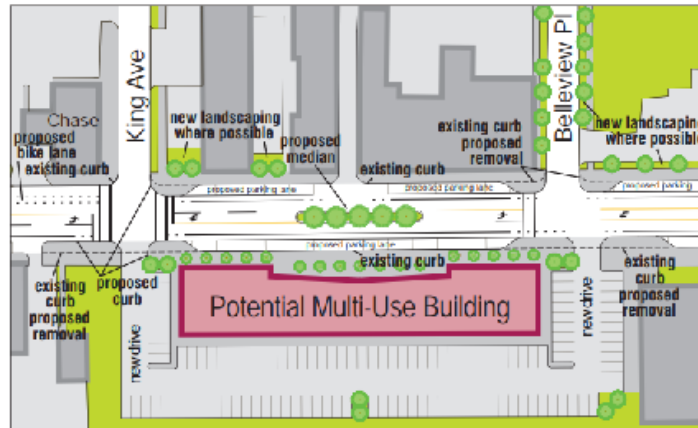
- The **Village Mixed-Use** typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.
- **Small-Scale Offices, Retailing, and Personal or Professional Services**
 - Mixed-Use structures are preferred.
 - Resilient 2.4: Orienting uses toward the streets and other public spaces creates safer pedestrian environments.
 - Competitive 2.2: Neighborhoods that promote foot traffic ultimately generates more business for retail than areas that are only accessible by vehicle

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Near West Neighborhood Land Use Plan (2014)



Michigan St. Potential Streetscape - Typical Recommendations

• **Critical Area #6 Recommendations:**

- Appropriate land uses in this area are a mix of small, neighborhood-serving retail, offices, public and semi-public uses, open space and small-scale light industrial development
- Multi-story buildings with retail and services on the ground floor and offices or apartments on the upper floors are appropriate.
- Historically significant structures should be preserved and adaptively reused

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

2022-ADM-185; 2520 W Michigan Street (subject site), review of elevations, **approved**

2022-CZN-833; 2425 West Michigan Street (south of site), Rezoning of 3.32 acres from the C-S, C-3 and I-3 districts to the I-3 district to provide for a fleet terminal and call center/emergency operations center.

2022-CVR-833; 2425 West Michigan Street (south of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a 20-foot front setback along Michigan Street (30 feet required), to provide for a dumpster enclosure in the front yard along Tremont Street (not permitted), and a ten-foot-tall perimeter fence (maximum six-foot tall fence permitted in the front yard).

2018-UV2-026; 2508 West Michigan Street (east of site), Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a theatre (not permitted), with five parking spaces with deficient maneuvering, within the north rear transitional yard (18.5 spaces with adequate maneuvering required, eight-foot transitional yard required).

2012-ZON-018; 2425 West Michigan Street (east of site), Rezoning of 2.33 acres, from the PK-1 (W-5) District to the C-S (W-5) classification to provide for medium industrial uses, **approved**

2007-UV2-015; 2530, 2534, & 2544 West Michigan Street (west of site), requested a variance of use to provide for motorcycle and parts sales and assembly and storage of a commercial trailer and a variance of development standards to provide for deficient setbacks, **approved**.

2000-ZON-863 / 2000-VAR-863; 2314-2330 West Michigan Street (east of site), requested the rezoning of 0.7 acre from the C-3 district to the C-2 district, and a variance of development standards to provide for deficient setbacks, livability space ratio and major livability space ratio, **approved**.

98-Z-234; 502 North Tremont Street (east of site), requested the rezoning of 1.14 acre from the D-5, C-3 and PK-1 districts to the SU-38 district, **approved**.

87-UV1-129; 2530 West Michigan Street (west of site), variance of use and development standards to provide for the use of existing buildings and the construction of an additional sign contractor, with a deficient transitional yard in C-3, **granted**.

82-Z-78; 2502 West Michigan Street (west of site), request rezoning of 0.2 acres, being in C-S district, to SU-7 classification to provide for charitable rescue mission.

81-UV1-46; 2502 West Michigan Street (west of site), variance of use to permit remodeling of existing building inside, for use as a charitable mission, furnishing a church, food, lodging, employment assistance and recreation for a small number of people, **granted**

74-Z-88; 2530 West Michigan Street (west of site), request rezoning of 0.06 acres, being in I-3-U district to C-3 classification to provide for accessory parking, **approved**.

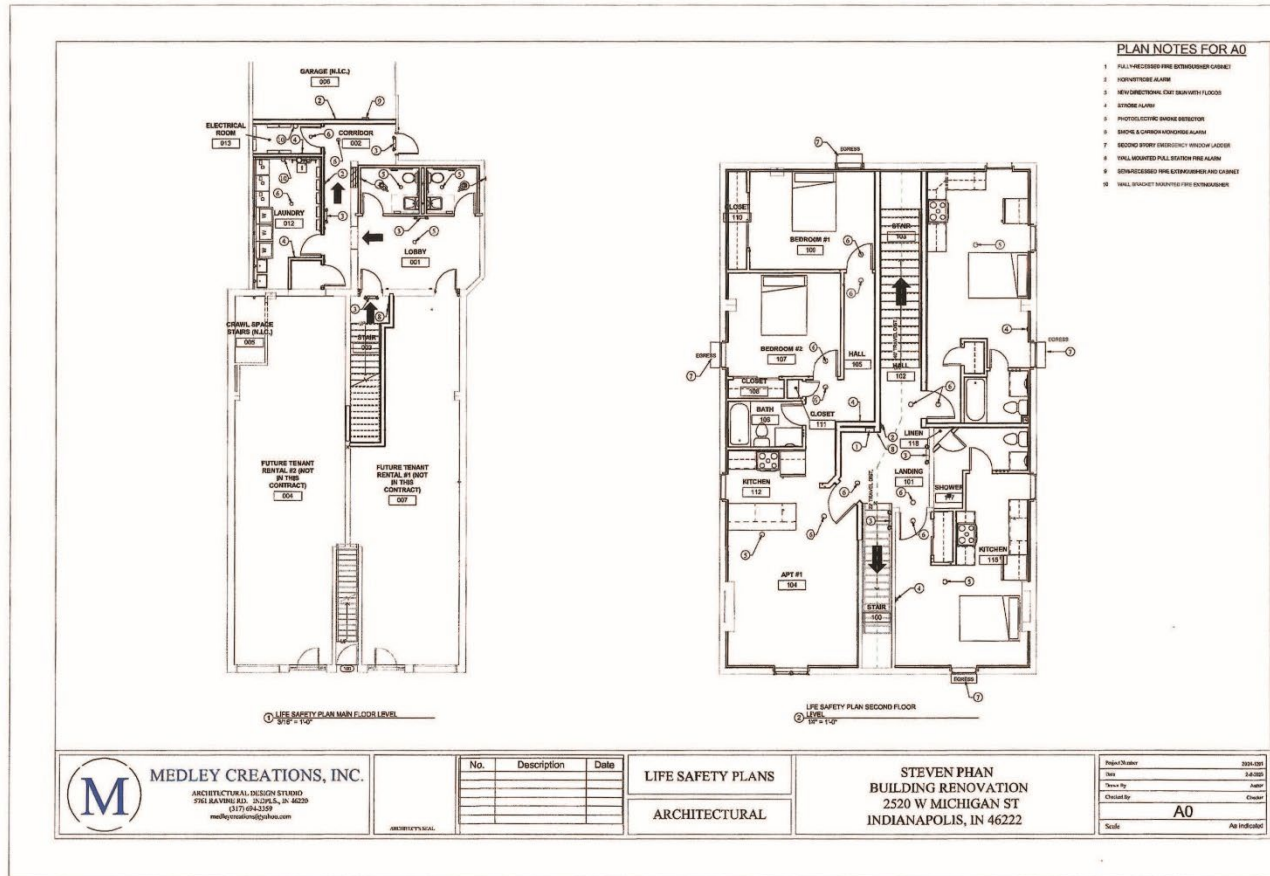


**Department of Metropolitan Development
Division of Planning
Current Planning**

71-AP-12; 2423 West Michigan Street (east of site), Request PK-1 approval to provide for a warehouse, **approved.**

[illegible]

Figure 1 Area Map



2 Proposed Site Plan

SITE PHOTOS



Photo: 1 Looking west on Michigan Street



Photo: 2 Looking across Michigan Street



Photo: 3 Looking at the subject parcel



Photo: 4 Alley In-between Subject Property and Western Neighbor



Photo: 5 Looking Across the Street at the Subject Property