

MDC HEARING EXAMINER

April 9, 2026

Case Number:	2026-ZON-019
Property Address:	1714 West Minnesota Street (<i>approximate address</i>)
Location:	Center Township, Council District #18
Petitioner:	Habitat for Humanity of Greater Indianapolis Inc., by Chris Barnett
Current Zoning:	C-1
Request:	Rezoning of 0.104 acres from the C-1 district to the D-8 district to provide for residential uses
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

- 1714 West Minnesota Street is an undeveloped .105-acre lot on West Minnesota Street between Richland and Reisner Streets. This lot appears to have been vacant since at least 1979. The parcel is surrounded by residential properties on the rest of the block and further to the North, East, and West. Properties to the North are zoned D-5. Those on Minnesota to the East and West are also zoned C-1 despite the prevalence of residential structures. Properties to the south are zoned I-3 and I-4. However, Minnesota Street and Minnesota Way act as natural buffers to help screen provide some distance from the industrial uses. Minnesota Street dead ends by the subject parcel and a large curb strip helps to distance the property from the industrial uses (see Aerial Map).
- This site is currently zoned C-1. Per the ordinance, this district “is designed to perform two functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not disrupt.” While C-1 could help to further buffer the industrial districts from the residential uses north of Minnesota, staff’s analysis is that the extended right of way already creates a natural buffer and requiring a C-1 use in the middle

of this block would be incompatible with the surrounding residential uses. Additionally, the West Indianapolis Neighborhood Land Use Plan recommends that this property be zoned for 5-8 residential units per acre.

- The proposed D-8 zoning district is “intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, including medium and high-density residential recommendation of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.”
- While D-8 is one of the higher density residential districts, it does still allow for single-family homes, especially on smaller lots. With a lot width of 39’ feet and a lot area of roughly 4,500 square feet, this lot would be considered a deficient lot under D-5 standards and any rezoning to D-5 would also require a variance. Rezoning to a district that fits the lot dimensions without the use of variances is considered better planning practice.
- Given the existing historical use of the neighborhood and the constraints imposed by the lot size, staff recommends approval of this petition.

GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Undeveloped	
Comprehensive Plan	5-8 Residential Units per Acre	
Surrounding Context	Zoning	Surrounding Context
	North: D-5	North: Residential
	South: I-3	South: Industrial
	East: C-1	East: Residential
	West: C-1	West: Residential
Thoroughfare Plan		
Minnesota Street	Local Street	80-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	2/10/2026	
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

- West Indianapolis Neighborhood Land Use Plan (2011)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Neighborhood / Area Specific Plan (etc.) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The West Indianapolis Neighborhood Plan recommends the property for residential with a density of 5.00 to 8.00 units per acre.

Infill Housing Guidelines

- While C-1 is not a district that is contemplated for infill housing guidelines, D-8 is. Should this property be rezoned to D-8, petitioners may consider using infill housing guidelines to guide their development.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

Not applicable

ZONING HISTORY – VICINITY

94-UV1-106; 1555 South Reisner Street (east of site), Variance of Use and Development Standards of the Commercial Zoning Ordinance to legally establish an existing single-family resident with an above ground pool and a 6-foot fence with a zero-foot setback, **approved.**

97-HOV-20; 1534 South Reisner Street (north of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 24 by 24-foot detached garage for an existing single-family residence with 53% of the lot devoted to open space, **approved.**

EXHIBITS

2026ZON019; Aerial Maps



2026ZON019; Photographs



Photo 1: Subject parcel as seen from Minnesota Street

2026ZON019; Photographs (continued)



Photo 2: Surrounding residential properties on Minnesota Street looking east

2026ZON019; Photographs (continued)



Photo 3: Industrial uses across to the south across Minneosta Street and Minnesota Way

2026ZON019; Photographs (continued)



Photo 4: Surrounding residential properties on Minnesota Street

2026ZON019; Photographs (continued)



Photo 5: Alley behind subject property

2026ZON019; Photographs (continued)



Photo 6: Viewing property from rear alley looking onto Minnesota Street