

MDC HEARING EXAMINER

February 26, 2026

Case Number:	2025-ZON-134
Property Address:	1759 West Morris Street (<i>approximate address</i>)
Location:	Center Township, Council District #18
Petitioner:	Lyles Construction Group by Matthew Lyles
Current Zoning:	C-4
Request:	Rezoning of 0.129 acres from the C-4 district to the D-8 classification to provide for residential uses
Current Land Use:	Developed, Single-Family Residence
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

- 1759 West Morris Street is a corner parcel on the southeastern corner of west Morris Street and Lee Street. The property appears to have first been developed as a single-family residence before being converted into a chiropractic office (see Photo 1 of Exhibits). Between 2019 and 2024, this property appears to have reverted to a use as a single-family residence. Adjacent land uses, while seemingly residential in nature are zoned C-4. To the south of this property, separated by an alley is a residential neighborhood zoned D-5. This property has access to an improved alley in the south.
- The proposed rezoning is corrective in nature and intended to bring an existing single-family residential structure into zoning conformity with its long-standing use.
- This site is currently zoned C-4 (Community-Regional District). Per the ordinance “the C-4 district is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area.” The current C-4 use, then, is incompatible with the plans for this property.



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

- 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, or for infill situations in established urban areas, including medium and high-density residential. Similarly, the West Indianapolis Neighborhood Land Use Plan, classifies this property as being suitable for residential development greater than 5.00 and equal to or less than 8.00 units per acre. The proposed zoning and land use would be consistent with the Comprehensive Plan recommendation.
- The provided site plan shows that the west side of the property would have a setback of 5 feet. A detached house on a small corner lot (between 5,000 and 7,200 square feet) in the D-8 district requires a corner side setback of 8 feet. In its current state, the house would be considered a legally established nonconforming property. However, as part of the existing foundation is set to be removed and replaced and the house is set to have an addition, the degree of nonconformity will be increased. Petitioner has been advised that, before any development work is started, they will need to apply for a variance of development standards.
- The proposed D-8 zoning district would be consistent with the recommendation of the Comprehensive Plan and would complement existing residential zoning for similar parcels in the area, staff recommends approval of the rezoning request.
- While not a factor for consideration of this request, staff will note concerns about the current condition of the sidewalk on Lee Street and the possibility of further degradation by construction vehicles used during this project. Analysis of future petitions should account for the condition of the sidewalk fronting Lee Street.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Developed; Residential	
Comprehensive Plan	Dwellings 5.0 – 8.0 Units per Acre	
Surrounding Context	Zoning	Surrounding Context
North:	C-4	North: Residential
South:	D-5	South: Residential
East:	C-4	East: Residential
West:	C-4	West: Residential
Thoroughfare Plan		
Morris Street	Primary Arterial	48-foot existing right-of-way and 48-foot proposed right-of-way
Lee Street	Local Street	48-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	1/30/2026
Site Plan (Amended)	N/A
Elevations	1/30/2026
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 Land Use Plan recommends this property for residential with a density of 5.00 to 8.00 units per acre.

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

Not applicable

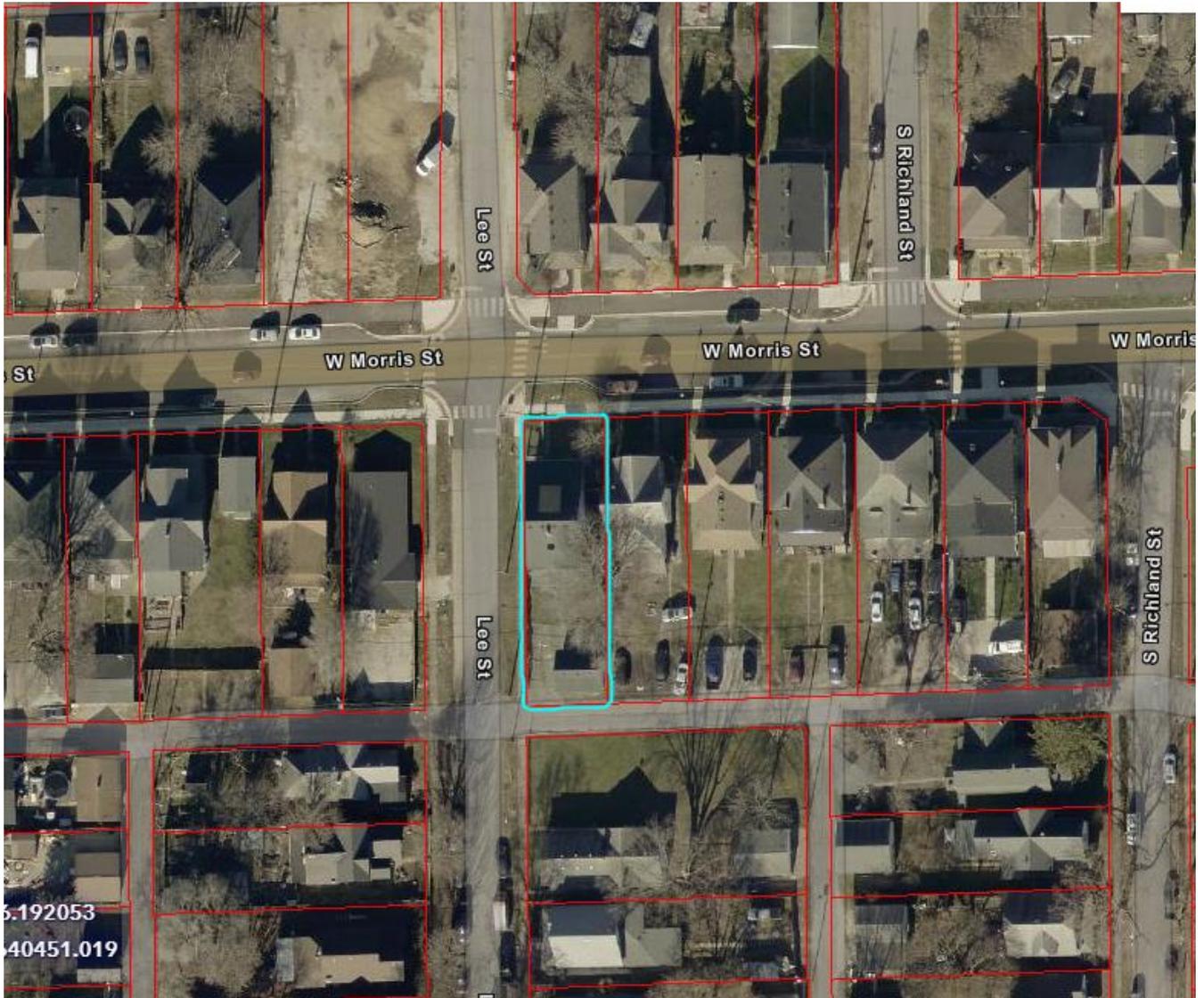
ZONING HISTORY – VICINITY

97-Z-139; 1727 West Morris Street (one block east of site), Rezoning of 1701 through 1731 of West Morris Street to D-5, **approved**.

2024ZON033; 1802 and 1808 West Morris Street (northwest of site), Rezoning of 0.31 acres from the C-4 district to the D-5 to allow for the construction of two single-family homes, **approved**.

EXHIBITS

2025ZON134; Aerial Map



2025ZON134; Photographs



Photo 1: Subject Parcel from Morris Street

2025ZON134; Photographs (continued)



Photo 2: Google Image of subject parcel (from Morris Street) in 2019 as chiropractic clinic

2025ZON134; Photographs (continued)



Photo 3: 2024 Google Image of subject parcel highlighting narrow side setback off Lee Street

2025ZON134; Photographs (continued)



Photo 4: Surrounding Properties to the west on Morris Street

2025ZON134; Photographs (continued)



Photo 5: Surrounding properties to the east on Morris Street

2025ZON134; Photographs (continued)



Photo 6: Subject property from rear alley looking north

2025ZON134; Photographs (continued)



Photo 7: Rear alley and garage looking west