



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 26, 2026

Case Number: 2026-ZON-012
Address: 2946, 2950, 2954 McPherson Street (Approximate Address)
Location: Center Township, Council District #8
Petitioner: Arcadia 1 Development LLC, by Jynell Berkshire
Request: Rezoning of .37-acre from the D-5 district to the D-8 district for residential development.
Staff Recommendations: Approval
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.37-acre site is comprised of three undeveloped parcels. The site is adjacent to single-family attached dwellings and several undeveloped parcels on three sides, all zoned D-5. To the north is a commercial barber shop zoned C-4.

REZONING

This request would rezone the three parcels from the D-5 district to the D-8 district for residential development of single-family attached dwellings that would not be permitted in the exiting D-5 district.



D-5 is Dwelling District Five, for medium intensity residential development at a typical density of 4.5 units per acre and is not intended for suburban use. Designed for urban, built-up areas of the Community using a rectilinear development pattern to achieve the fine grain of accessibility requisite for all modes of travel. Complete urban public and community facilities are required.

D-8 is Dwelling District Eight, which is a unique district that allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for development in line with the context of the surrounding area.

The proposed Comprehensive Plan recommendation is for Community Commercial uses. The recommendation of the dwelling district would not align with the Comprehensive Plan but would be in alignment with the surrounding properties as three sides of the site are zoned with dwelling districts as well. In addition, it is believed the current Comprehensive Plan recommendation is a legacy recommendation from a previously proposed project that never materialized.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Overlay	N/A	
Surrounding Context	Zoning	Surrounding Context
	North: C-4	Commercial Barber Shop
	South: D-5	Single-family attached dwellings
	East: D-5	Single-family attached dwellings and Undeveloped parcels
West: D-5	Single-family attached dwellings	
Thoroughfare Plan		
McPherson Street	Local Street	48-foot existing and proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	N/A	
Wellfield Protection Area	N/A	
Site Plan	N/A	
Elevations	N/A	
Landscape Plan	N/A	
Commitments	N/A	
Findings of Fact	N/A	
C-S / D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan typology provides for low intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Conditions for All Land Use Types – Community Commercial

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

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

2025-CZN-821 / 2025-CPL-821; 2833 McPherson Street (south of site), Rezoning of 0.11-acre from the D-5 district to the D-8 district to provide for a single-family attached dwelling structure, **approved**.

2024-ZON-044; 2712 Winthrop Avenue (south of site), Rezoning of 2.96 acres from the D-5 district to the D-8 district for residential development, **approved**.

2019-UV3-008; 2942, 2946, 2950 and 2954 McPherson Street (includes subject site), Variance of Use and Development Standards to provide for four, two-family dwellings, with six feet between dwellings, each with a detached garage on 40-foot wide, 5,440-square foot lots, **granted**.

2019-ZON-020; 2942,2946,2950 and 2954 McPherson Street (includes a portion of the site), Rezoning of 0.5 acres from the D-5 district to the C-3 Classification, **withdrawn**.

2007-ZON-093;1150 East 28th Street (southeast of site), Rezoning of 1.58 acres, being in the I-2-U District, to the D-8 classification to provide for residential development, **approved**.

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EXHIBITS

LOCATION MAP



PHOTOS



Photo of 2954 McPherson Street, looking west from McPherson Street.



Photo of 2950 McPherson Street, looking west from McPherson Street.



Photo of 2946 McPherson Street, looking west from McPherson Street.



Photo of adjacent properties to the south, looking southwest.



Photo of adjacent property to the east.



Photo of adjacent commercial property to the north, looking southwest.