



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 26, 2026

Case Number: 2026-ZON-013
Address: 2910 McPherson Street (Approximate Address)
Location: Center Township, Council District #8
Petitioner: Arcadia 1 Development LLC, by Jynell Berkshire
Request: Rezoning of 0.13-acre from the D-5 district to the D-8 district to provide 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 0.12-acre site is comprised of an undeveloped parcel. The site is surrounded by single-family dwellings and an undeveloped parcel, all zoned D-5.

REZONING

This request would rezone the property from the D-5 district to the D-8 district for residential development of a single-family attached dwelling 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.

Additionally, the proposed dwelling district would also align with the Traditional Neighborhood recommendation of the Comprehensive Plan

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Overlay	N/A	
Surrounding Context	Zoning	Surrounding Context
	North: D-5	Undeveloped
	South: D-5	Single-family dwellings
	East: D-5	Single-family dwelling
	West: D-5	Undeveloped
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 recommends the Traditional Neighborhood typology which 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 buildings 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.

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 – Traditional Neighborhood Typology

- 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.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

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-ZON-020; 2942,2946,2950 and 2954 McPherson Street (north of 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 subject site, looking west from McPherson Street.



Photo of adjacent properties to the north, looking northwest.



Photo of adjacent properties to the south, looking west.



Photo of adjacent properties to the east.