

## MDC HEARING EXAMINER

March 26, 2026

<b>Case Number:</b>	2026-ZON-017
<b>Property Address:</b>	1622 Harlan Street ( <i>approximate address</i> )
<b>Location:</b>	Center Township, Council District #19
<b>Petitioner:</b>	Brittney Lewis by David Dearing
<b>Current Zoning:</b>	C-5
<b>Request:</b>	Rezoning of 0.14 acres from the C-5 district to the D-5 district to provide for residential uses
<b>Current Land Use:</b>	Partially Developed; Carport
<b>Staff Recommendations:</b>	Staff recommends <b>approval</b> of this petition.
<b>Staff Reviewer:</b>	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

- 1622 Harlan Street consists of two (2) combined parcels near the intersection of Harlan and Minnesota Streets. The southern of the two (2) parcels abuts an East-West alley that provides cut-through access to Villa Avenue and acts as a buffer between the commercial buildings fronting Minnesota Street and the residential buildings fronting Harlan Street and Villa Avenue (see Aerial Map). A Google Street View image from 2007 (Photo 1) shows the two (2) parcels being used to store trailers, work trucks, and other equipment. A Google Street View image from 2011 shows the parcels being used for storage of firewood, tree stumps, lawnmowers, and other equipment (Photo 2). Between 2019 and 2024, the property appears to have been cleared of the aforementioned commercial vehicles and miscellaneous tree equipment and now has a carport and a pool for use by the neighboring property at 1620 Harlan Street (Photo 3).
- This site is currently zoned C-5 (General Commercial District). Per the ordinance the "C-5 district is designed to provide areas for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed. The types of uses found in this district tend to be outdoor functions, brightly lit, noisy, etc. Therefore, to provide a

location where such uses can operate in harmony with the vicinity, the C-5 district should be located on select heavy commercial thoroughfares and should avoid locating adjacent to protected districts.”

- The proposed D-5 zoning district is intended for “medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential [...]” This proposed rezoning is corrective in nature and brings the property into better alignment with the land use plan. Additionally, this helps to create a clear border between the commercial uses fronting Minnesota Street and the residential uses on Harlan Street, reversing commercial expansion into an otherwise residential area. Staff recommends approval of the rezoning request.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-5	
<b>Existing Land Use</b>	Developed; Residential	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	D-5	North: Residential
South:	C-5	South: Residential & Commercial
East:	D-5 & C-1	East: Residential
West:	D-5	West: Residential
<b>Thoroughfare Plan</b>		
Harlan Street	Local Street	50-foot existing right-of-way and 48-foot proposed right-of-way
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	2/13/2026	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book assigns this property the “Traditional Neighborhood” living typology. This typology “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, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

### 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

### ZONING HISTORY – SITE

Not applicable

### ZONING HISTORY – VICINITY



Department of Metropolitan Development  
Division of Planning  
Current Planning

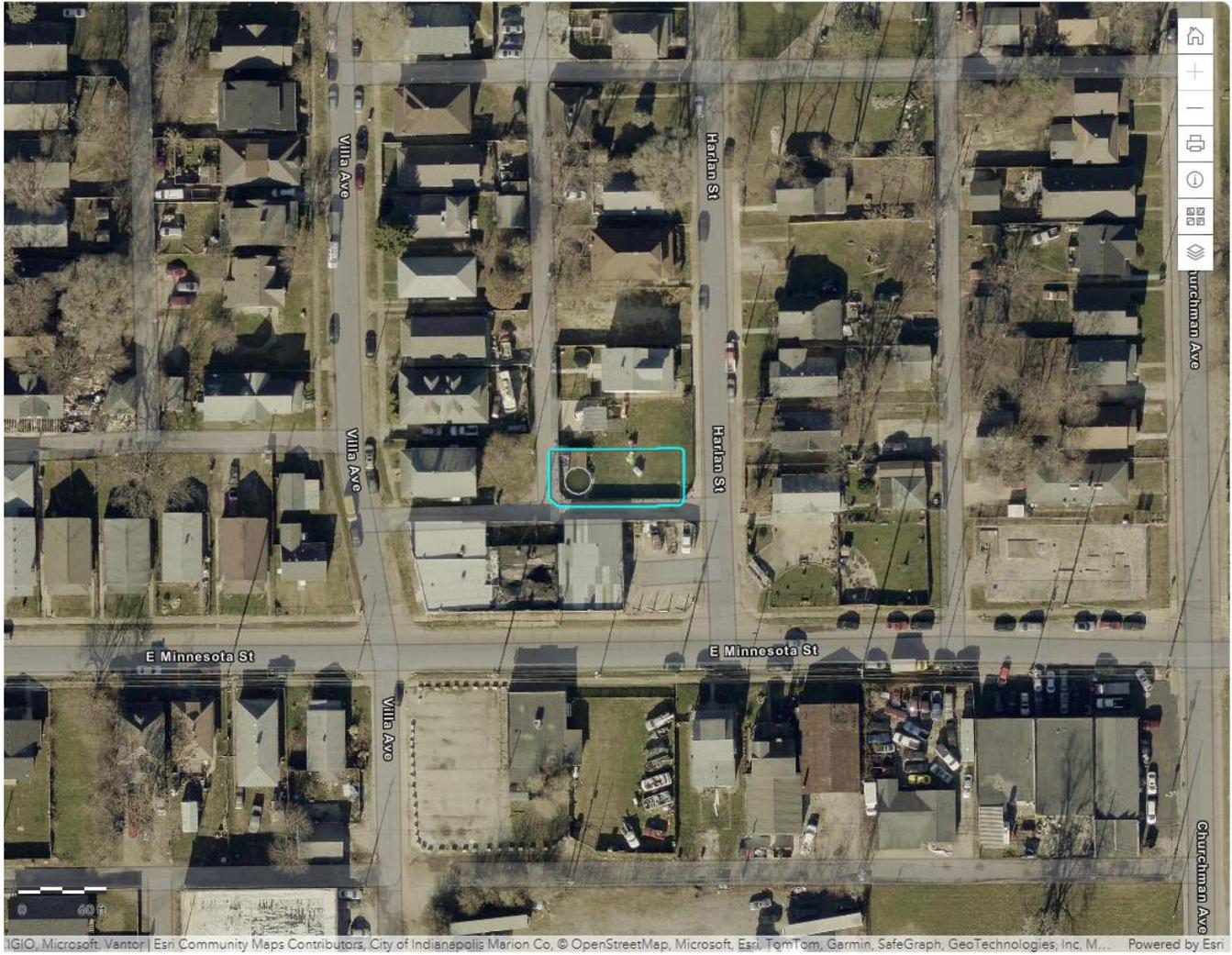
**90-UV2-18; 2027 East Minnesota Street (southeast of site)**, Variance of Use of the Commercial Zoning Ordinance to permit the re-use of the existing building for a small steel heat treating business, **approved**.

**91-AP2-6; 2027 East Minnesota Street (southeast of site)**, Request for extension of time to obtain an Improvement Location Permit pursuant to 90-UV2-18, **withdrawn**.

**2025DV3003; 1553 Harlan Street (northeast of site)**, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached covered porch with a zero-foot north side yard setback, **denied**.

**EXHIBITS**

**2026ZON017; Aerial Maps**



**2026ZON017; Aerial Maps (continued)**





**2026ZON017; Photographs**



Photo 1: Subject parcels in 2007

**2026ZON017; Photographs (continued)**



Photo 2: Subject parcels in 2011

**2026ZON017; Photographs (continued)**



Photo 3: Subject parcels in September 2024

**2026ZON017; Photographs (continued)**



Photo 4: Subject parcel looking west

**2026ZON017; Photographs (continued)**



Photo 5: Surrounding properties looking south

**2026ZON017; Photographs (continued)**



Photo 6: Surrounding properties looking east

**2026ZON017; Photographs (continued)**



Photo 7: Surrounding properties looking north

**2026ZON017; Photographs (continued)**



Photo 8: Alley buffering property (right) from commercial uses fronting Minnesota St (left)

**2026ZON017; Photographs (continued)**



Photo 9: Commercial trucks on Minnesota Street