

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-142
Property Address: 2063 Yandes Street
Location: Center Township, Council District #13
Petitioner: RD Construction & Holding LLC, by John Cross
Current Zoning: I-3
Request: Rezoning of 0.19-acre from the I-3 district to the D-8 district to provide for residential uses.
Current Land Use: Vacant
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 0.19-acre site, zoned I-3, is vacant and surrounded by vacant land to the north, zoned I-3; a single-family dwelling to the south, zoned D-8; industrial uses to the east, zoned I-3 and vacant land to the west, across Yandes Street, zoned D-P.

REZONING

The request would rezone the site to the D-8 district to provide for residential uses.

“The D-8 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 recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.”

“To advance the Livability Principles of this Code, the D-5, D-5II, **D-8**, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application.

The Comprehensive Plan recommends traditional neighborhood typology for the site.

Recommended land uses in this typology include detached / attached / small-scale multi-family / large-scale multi-family housing; assisted living facilities / nursing homes; group homes; bed and breakfast; small-scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; small-scale parks; and community farms / gardens.

This request would align with the Plan recommendation of traditional neighborhood and the historical residential use.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Vacant land	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-3	Vacant land
South:	D-8	Single-family dwelling
East:	I-3	Industrial uses
West:	D-P	Vacant land
Thoroughfare Plan		
Yandes Street	Local Street	Existing 60-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	

Site Plan	N/A
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

The Comprehensive Plan recommends Traditional Neighborhood typology. The Traditional Neighborhood 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.

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.

Conditions for All Housing

- A mix of housing types is encouraged.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Primary structures should be no more than one and a half times the height of other adjacent primary structures.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Detached Housing

- The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
- Secondary units are encouraged.
- Lots should be no larger than one and a half times the adjacent lots.

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

The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”

These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:

Site Configuration

- Front Setbacks
- Building Orientation
- Building Spacing
- Open Space
- Trees, Landscaping, and the Outdoors

Aesthetic Considerations

- Building Massing
- Building Height
- Building Elevations and Architectural Elements

Additional Topics

- Secondary Dwelling Units, Garages, and Accessory Structures
- Adapting to the Future

“As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”

Indy Moves

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

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

VICINITY

2021-ZON-063; 2057 Yandes Street (south of site), requested rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2020-CZN-835 / 2020-CVR-835: 2005 and 2011 Columbia Avenue and 1314 East 20th Street (east of site), requested rezoning of 0.29 acre from the I-3 district to the D-8 classification and a variance of development standards to provide for the construction within the clear sight triangle of the abutting streets, deficient front setbacks, deficient side setbacks, deficient space between dwellings and deficient open space, **approved**

2020-ZON-076; 2019 and 2023 Yandes Street (south of site), requested rezoning of 0.26 acre from the I-3 district to the D-8 district, **approved**.

2020-ZON-055; 2038 Yandes Street (south of site), requested rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2020-ZON-038; 2028 Columbia Avenue (east of site), requested the rezoning of 0.1 acre from the I-3 district to the D-8 classification, **approved**.

2019-ZON-029; 2010 Yandes Street, requested the rezoning of 0.13 acre from the I-3 district to the D-8 classification, **approved**.

2019-ZON-028; 2032, 2038, and 2042 Columbia Avenue (east of site), requested the rezoning of 0.39 acre from the I-3 district to the D-8 classification, **approved**.

2018-UV1-030; 2018 Yandes Street (south of site), requested variances of use and development standards to provide for a single-family dwelling and garage with deficient front and rear transitional yards and deficient north setback, **approved**.

2017-ZON-030; 2001 to 2044 Alvord Street (west of site), requested the rezoning of 2.57 acres from the I-3 district to the D-8 classification, **approved**.

2007-ZON-866 / 2007-VAR-866; 1145 East 22nd Street & 2108 Columbia Avenue (east of site), requested rezoning of 6.2 acres, from the I-3-U District, to the C-S classification to provide for two development areas: Parcel "A" permits: mixed-use or stand-alone buildings including dwelling units, offices, C-3 uses, I-1, I-2 and specified I-3 uses and schools; Parcel "B" permits: C-3C uses and two-family and multifamily residential uses and a variance of development standards of the Commercial Zoning Ordinance to provide for a zero-foot front setback and yard along Yandes Street), provide for a zero-foot front setback and yard along 22nd Street, provide for zero-foot side and rear yards, without a setback increase for buildings taller than 35 feet in height, **approved and granted**.



Department of Metropolitan Development
Division of Planning
Current Planning

2004-UV2-003; 1002 East 21st Street and 1017 East 22nd Street (west of site), requested a variance of use of the Industrial Zoning Ordinance to provide for a second-hand retail store within an existing industrial warehouse, **granted**.

2003-ZON-106; 2202, 2247, 2224, 2239, 2243 North Columbia Avenue and 2225 Yandes Street (northeast of site), requested a rezoning of 0.86 acre from the D-5 and I-2-U to the SU-1 classification to provide for religious uses, **approved**.

93-UV3-106; 2108 North Columbia Avenue (east of site), requests a variance of use of the Industrial Zoning Ordinance to provide for motor vehicle repair facility, **granted**.

93-AP3-3; 2108 North Columbia Avenue (east of site), requested a waiver of the one-year filing requirement, **approved**.

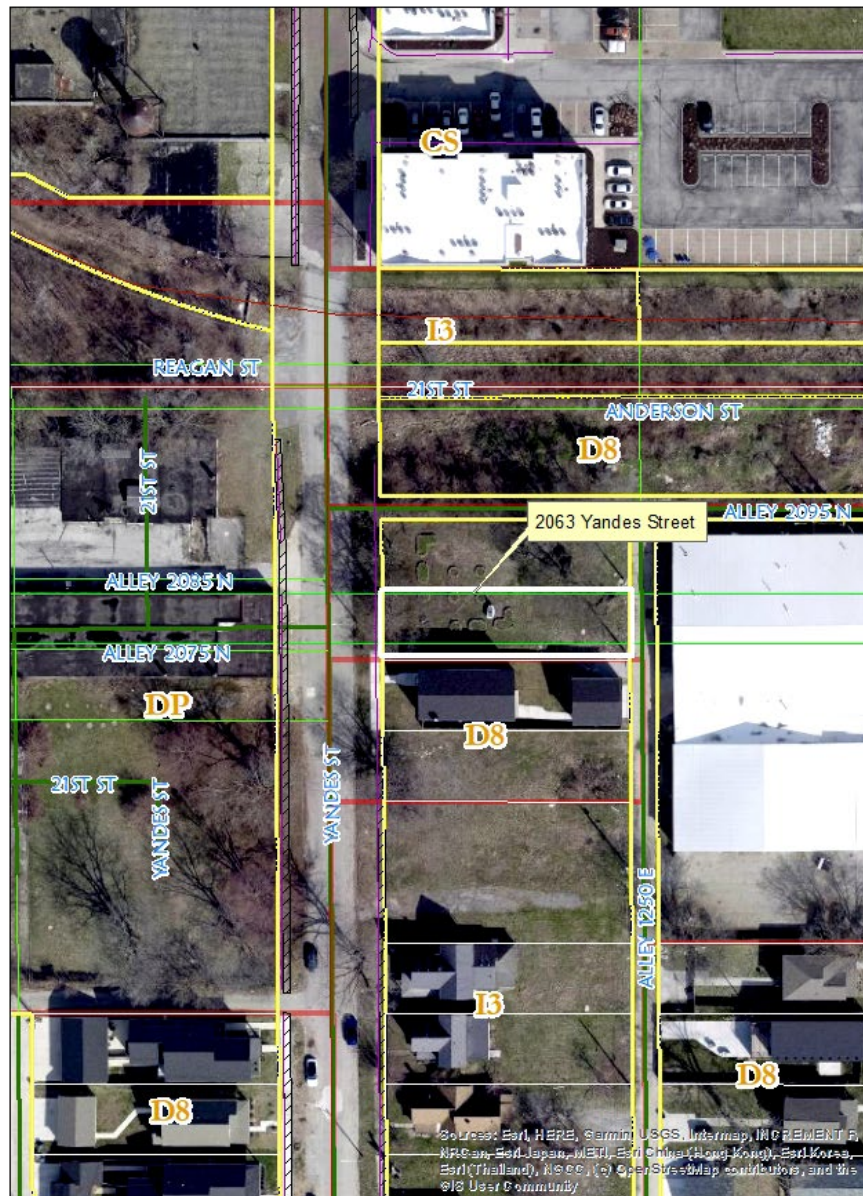
92-UV3-51; 2108 North Columbia Avenue (east of site), requested a variance of use of the Industrial Zoning Ordinance to permit an automobile repair facility, including body work and painting of automobiles, the salvage of automobile parts, and a dwelling, **denied**.

96-V3-46; 2225 Yandes Street (north of site), requested a variance of development standards of Industrial Zoning Ordinance to provide for a building addition with reduced setbacks, **granted**.

93-UV3-31; 2016 Columbia Avenue (east of site), requested a variance of use for a room addition to an existing single-family dwelling, **granted**.

85-UV3-14; 2021 Columbia Avenue (east of site) requested a variance of use to provide for a single-family dwelling with 3.1-foot side yards in an industrial district, **approved**.

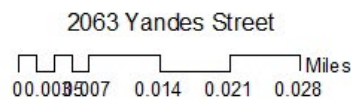
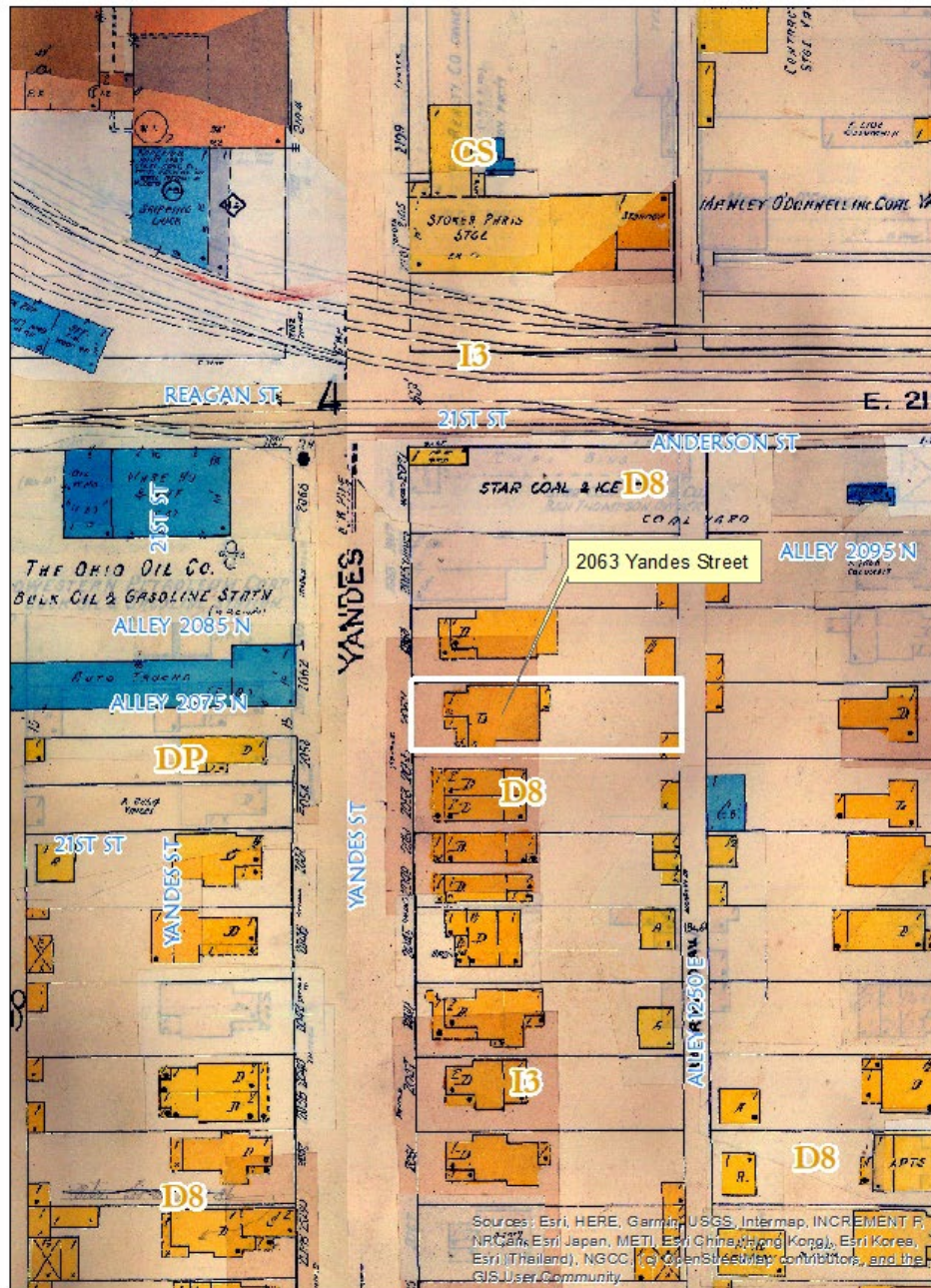
EXHIBITS



2063 Yandes Street

0.008 0.014 0.021 0.028 Miles

Sanborn Map - 1915





View looking south along Yandes Avenue



View looking north along Yandes Street



View of site looking east across Yandes Street



View of site looking west across Cornell Avenue