



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-ZON-078
Address: 1131 Pleasant Street (Approximate Address)
Location: Center Township, Council District #18
Petitioner: Loree Hildebrant Living Trust, by Stephanie Truchan
Request: Rezoning of 0.17-acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for residential development.
Staff Recommendations: Approval
Current Land Use: Small Apartment Building
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 0.17-acre site is comprised of a small apartment building. The site is adjacent to single-family dwellings in the D-5 district to the north, east and south. The site is adjacent to a community health facility office in the SU-38 district to the west.

REZONING

This request would rezone the property from the D-5 district to the D-8 district for residential development to legally establish the existing small apartment building, that would not be permitted in the existing 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 and would align with the Traditional Neighborhood recommendation of the Comprehensive Plan. For those reasons, Staff is recommending approval of the request.

GENERAL INFORMATION

Existing Zoning	D-5		
Existing Land Use	Small Apartment Building		
Comprehensive Plan	Traditional Neighborhood		
Overlay	Transit Oriented Development		
Surrounding Context	Zoning		Surrounding Context
	North:	D-5	Single -family dwelling
	South:	D-5	Single-family dwelling
	East:	D-5	Single-family dwellings
	West:	SU-38	Community health facility office
Thoroughfare Plan			
	Pleasant Street	Local Street	60-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

2001-ZON-827; 901 South Shelby Street and other addresses (west of site), requests the Rezoning of 1.8 acres being in the C-5 and D-5 Districts, to the SU-38 classification to provide for the expansion of a community center into a proposed three story, 30,000 square foot building, **approved**.

98-UV1-111; 1129, 1131 Pleasant Street (subject site), requested a Variance of use and development standards of the Dwelling Districts Zoning Ordinance to legally establish 4 dwelling units (not permitted) within a two-story residential structure, and provide for two exterior staircases located with a side yard setback of zero feet on both the east and west sides of the building, and provide for a total of 4 off-street parking spaces, **granted**.

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EXHIBITS

LOCATION MAP



PHOTOS



Photo of subject site, looking south from Pleasant Street.



Photo of rear of subject site, looking northwest.



Photo of adjacent property to the east, looking south.



Photo of adjacent property to the west, looking southwest.