Department of Metropolitan Development
Division of Planning
Current Planning

MDC HEARING EXAMINER — November 19th, 2026

Case Number:	2026-ZON-096
Property Address:	2029 & 2031 Columbia Avenue (approximate address)
Location:	Center Township, Council District #13
Petitioner:	Keyon Johnson, by Kierra Duncan
Current Zoning:	I-3
Request:	Rezoning of two lots, 0.175-acres, from the I-3 district to the D-8 district to provide for residential uses in TOD.
Current Land Use:	Vacant/undeveloped
Staff Recommendations:	Staff recommends **approval** of this petition
Staff Reviewer:	Adam Skrzeszewski, Senior Planner

PETITION HISTORY

Due to a lack of notice ahead of the November 12th Hearing Examiner hearing, this case has been continued to the November 19th hearing date.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- 2029 & 2031 Columbia Avenue are currently vacant and undeveloped lots, approximately 0.175-acres in size. The site is currently zoned I-3 to provide for heavy industrial, the petitioner is requesting to rezone 2029 & 2031 Columbia Avenue to D-8 to provide for residential uses.

- To the north and west of 2029 & 2031 Columbia Avenue, there are residential uses already constructed. The homes that front either side of Columbia Avenue to the north and west, have already been rezoned from I-3 to D-8 to provide for residential uses. The rezonings were accomplished under 2021-CZN-816, 2019-ZON-028, 2020-ZON-038, 2022-ZON-005, and 2021-ZON-059. The proposed rezoning from I-3 to D-8 for the subject property is following the same rezoning and development pattern along Columbia Avenue by providing the same rezoning, if this rezoning petition is approved.

- This site, and majority of the sites surrounding, have largely been vacant and undeveloped since at least 2019 and before per aerial photography. Since 2020 per aerial photography, the subject site and nearby parcels are following the same development trend of rezoning from I-3 to D-8 to

provide residential uses. This rezoning petition is intended to follow that same pattern to result in further development of residential uses along Columbia Avenue.

- The Comprehensive Plan recommends these parcels to be the Traditional Neighborhood Typology. Per the Pattern Book, this typology is meant to deliver a wide range of residential developments ranging from multi-family to single-family. Therefore, the proposed rezoning from I-3 to D-8 is consistent with the Comprehensive Plan recommendation. Furthermore, it is rezoning away from I-3, heavy industrial uses, which are not compatible with the surrounding area nor the Comprehensive Plan recommendation.

- The proposed rezoning matches the Comprehensive Plan recommendation, and it matches the context of the surrounding neighborhood and its recent development patterns; therefore, staff recommends **approval** of 2026-ZON-096.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Vacant/undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-8	Single-family home
South:	I-3	Vacant/undeveloped
East:	I-3	Vacant/undeveloped
West:	D-8	Single-family home
Thoroughfare Plan		
Columbia Avenue	Local Street	48-foot proposed and existing ROW
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 16th, 2026	
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 for the subject site. The proposed rezoning to D-8 aligns with the Comprehensive Plan recommendation of Traditional Neighborhood.

Pattern Book / Land Use Plan

- The Traditional Neighborhood Typology per the Pattern Book encompasses a wide range of housing from multi-family to single-family homes and middle housing in-between. The proposed rezoning from I-3 to D-8 for residential uses aligns with the Patter Book's description of Traditional Neighborhood for this site.

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

2021CZN816 ; 2033 Columbia Avenue (north of subject site), Rezoning of 0.468-acres from the I-3 district to the D-8 district to provide for four single-family homes, and a Variance of Development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four single-family dwellings with a five-foot front yard setback (18-feet required). **Approved**

2019ZON028 ; 2032 Columbia Avenue (west of subject site), Rezoning of 0.39-acres from the I-3 district to the D-8 classification. **Approved**

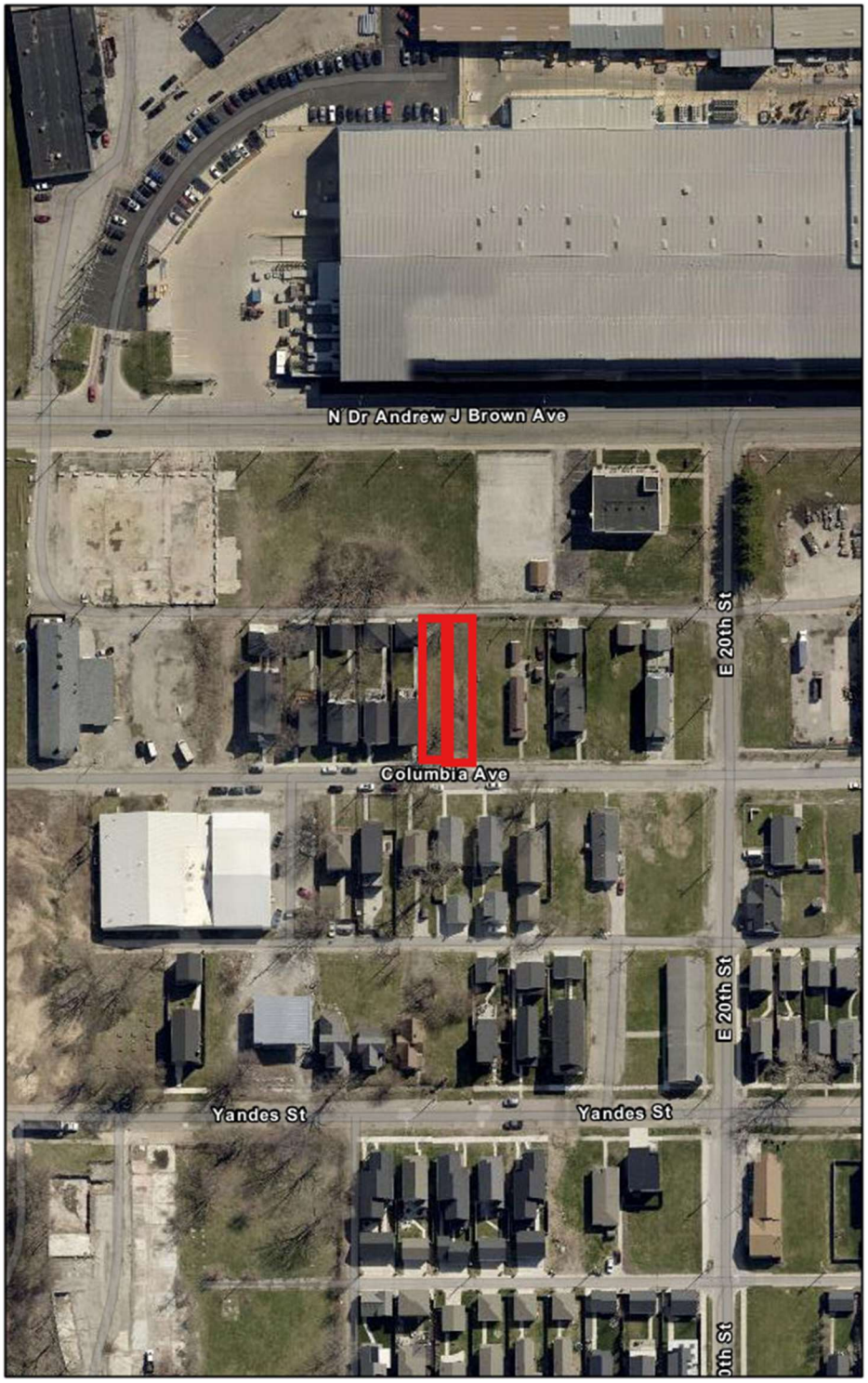
2020ZON038 ; 2028 Columbia Avenue (west of subject site), Rezoning of 0.13-acres from the I-3 district to the D-8 classification. **Approved**

2019ZON005 ; 2024 Columbia Avenue (west of subject site), Rezoning of 0.129-acres from the I-3 district to the D-8 district to allow for the construction of a single-family home. **Approved**

2021ZON059 ; 2020 Columbia Avenue (west of subject site), Rezoning of 0.13-acres from the I-3 district to the D-8 district. **Approved**

EXHIBITS

2029 & 2031 Columbia Ave current aerial



1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

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Site Visit October 16th, 2026





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