Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

November 12, 2026

Case Number:	2026-ZON-093
Property Address:	262 West Ray Street (*Approximate Address*)
Location:	Center Township, Council District #18
Petitioner:	Crossroads Venutres LLC, by Paul J. Lambie
Current Zoning:	I-3 (RC) / PK-1 (RC)
Request:	Rezoning of 0.11-acre from the I-3 (RC) and PK-1 (RC) districts to the D-8 (RC) district to legally establish a residential dwelling.
Current Land Use:	Residential
Staff Recommendation:	Staff recommends **approval** of the request.
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

10/29/26: A continuance request made by the Stadium Village Business Association was granted.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

262 West Ray Street is a parcel with a size of 0.11 acres that is currently improved with a single-family residence that was originally constructed in 1919 and was remodeled in 2016 (without changes to the footprint size). Adjacent land uses include a park to the north, undeveloped land to the east, parking areas to the west across Ray Street, and Interstate 70 to the south. The area directly to the west of the subject property is public right-of-way under Indianapolis jurisdiction. The property is located near Lucas Oil Stadium (approximately 0.3 miles to the north), and many nearby parcels are used as parking areas.

This property is predominantly within the I-3 zoning district, although a small portion of the site near the eastern property line falls within the PK-1 zoning district. Additionally, the property is within the Regional Center secondary zoning overlay.

REZONING

Approval of this petition would rezone the property from I-3 (RC) and PK-1 (RC) to D-8 (RC) to legally establish the residential dwelling currently on the property.

Per Ordinance, the I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large and enclosure of activities and storage is required.

Per Ordinance, the PK-1 district (Park District One) permits a variety of sizes and ranges of parkland and facilities. It is a Development Plan District that requires Metropolitan Development Commission approval of all uses, sites, and development plans.

Per Ordinance, 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.

Per Ordinance, the Regional Center District is a secondary zoning district that overlays primary zoning districts located in the downtown area. It requires design review of all external changes or modifications (including signs) per the Regional Center Design Guidelines.

STAFF ANALYSIS

The proposed D-8 zoning district would match the existing land use at the site, since a single-family residence would be permitted by-right within D-8 (regardless of if the property is owner-occupied or utilized as a rental property). Additionally, several nearby dwellings that are also mis-zoned for industrial use have received variances of use to legally establish the residential uses (see Zoning History within the Exhibits below).

Rear-yard parking facilities are currently accessed by an alley from the rear of the site, and no indication has been provided by the petitioner that changes would be proposed to the building or parking layout. However, staff also notes that a small shelter/gazebo area that appears to be related to this residence has been placed within the public ROW to the west of the property. This improvement may constitute a zoning violation if not removed or relocated.

The Comprehensive Plan Pattern Book recommends this site to the City Neighborhood typology (additional information within Comprehensive Plan Analysis below). This typology often envisions larger apartments or attached single-family development with 15 or more dwelling units per acre. However, staff would note that **(a)** the size of this individual lot would limit options for placement of larger residential development and **(b)** the D-8 zoning district would allow for small apartment or rowhouse development in the future and is cited as a zoning district compatible with the City Neighborhood typology within the Ordinance. For these reasons, staff recommends **approval** of the requested rezoning petition.

GENERAL INFORMATION

Existing Zoning	I-3 (RC) / PK-1 (RC)	
Existing Land Use	Residential	
Comprehensive Plan	City Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	PK-1	North: Park
South:	I-3	South: Interstate
East:	PK-1	East: Undeveloped
West:	I-3	West: Parking Lot
Thoroughfare Plan		
Ray Street	Local Street	40-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	09/13/2026	
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	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The City Neighborhood typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Request.

Infill Housing Guidelines

- Not Applicable to the Request.

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

2010UV2005 ; 943 Church Street (east of site), Variance of use and development standards of the Industrial Zoning Ordinance to legally establish a single-family dwelling, with a front setback of 8.5 feet (20-foot front setback from the proposed right-of-way required), and with two-foot and three-foot side setbacks (10-foot side setbacks required), **approved.**

2010UV2004 ; 937 Church Street (east of site), Variance of use and development standards of the Industrial Zoning Ordinance to legally establish a three-unit dwelling, with a front setback of eight feet (20-foot front setback from proposed right-of-way required), and with zero-foot and 4.8-foot side setbacks (10-foot side setbacks required), **approved.**

2006UV2010 ; 933 S Missouri Street (west of site), Variance of Use of the Industrial Zoning Ordinance to legally establish a single family dwelling and provide for the construction of a 16.67-foot tall, 816 square-foot detached garage (not permitted), **dismissed.**

2006UV2008 ; 910 Meikel Street (northwest of site), Variance of Use of the Industrial Zoning Ordinance to legally establish 15,200 square feet of outdoor storage of commercial vehicles, equipment and materials as a primary use (not permitted), and a Variance of Development Standards of the Industrial Zoning Ordinance to provide for a zero-foot front transitional yard setback (minimum 40-foot front transitional yard required), with a zero-foot rear yard (minimum 10-foot rear yard required), without the required screening for outdoor storage within 300 feet of a protected district (screening required), without landscaping in the required north and south side yards (landscaping required), **withdrawn.**

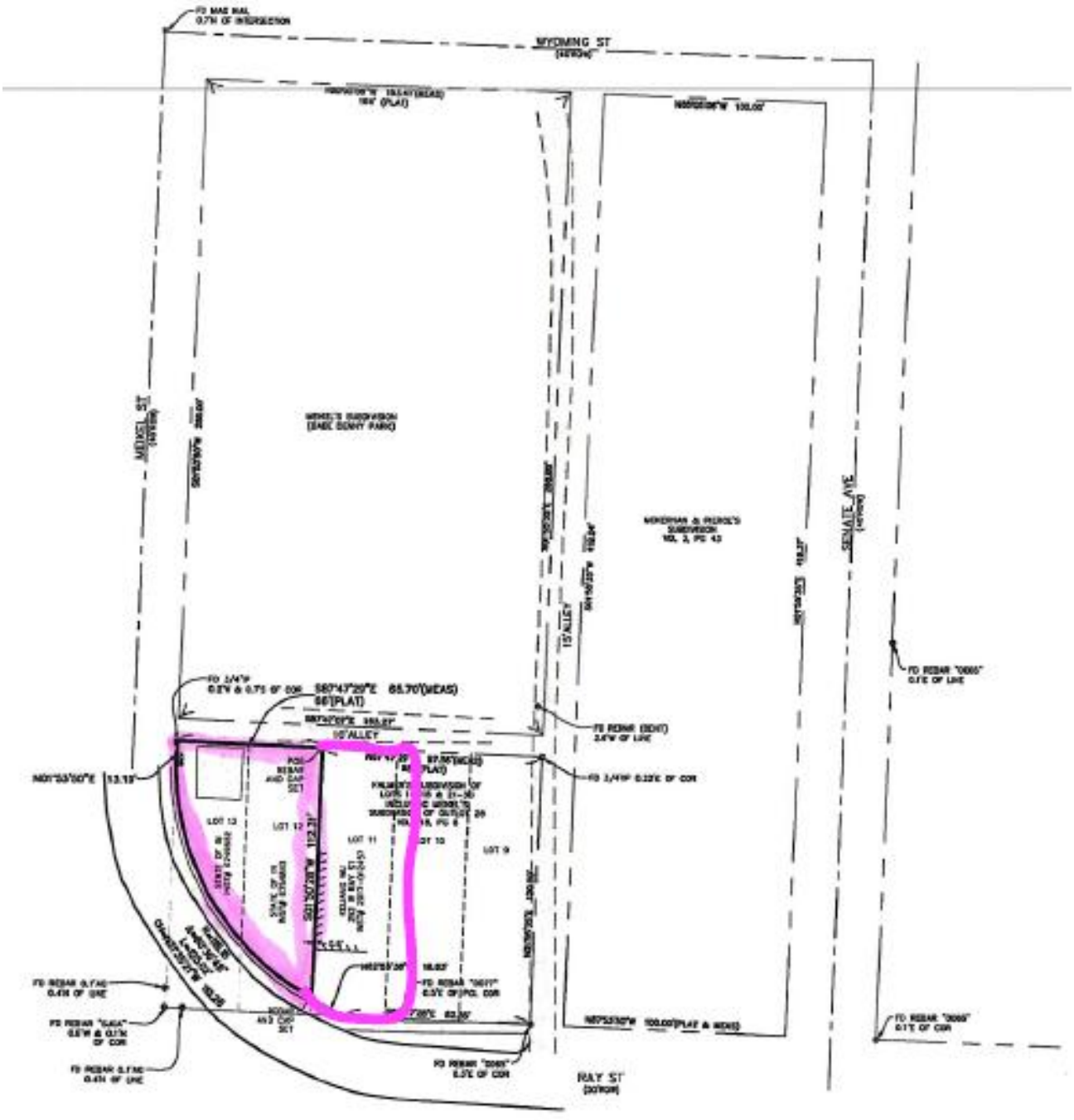
2005HOV028 ; 934 Meikel Street (west of site), Variance of Use of the Industrial Zoning Ordinance to legally establish an existing single-family dwelling, with a 400-square foot attached carport (residential uses and structures not permitted), **approved.**

EXHIBITS

2026-ZON-093 ; Aerial Map



2026-ZON-093 ; Site Survey



Note: rezoning request would be limited to the rectangular area outlined in blue on the previous page, and would not be inclusive of the pie-shaped portion of public right-of-way to the west of the subject site

2026-ZON-093 ; Photographs



Photo 1: Subject Site Viewed from South



Photo 2: Subject Site Viewed from West

2026-ZON-093 ; Photographs (continued)



Photo 3: Subject Site Viewed from North



Photo 4: Subject Site Viewed from East

2026-ZON-093 ; Photographs (continued)



Photo 5: Adjacent Property to South



Photo 6: Adjacent Property to West

2026-ZON-093 ; Photographs (continued)



Photo 7: Adjacent Property to North



Photo 8: Adjacent Property to East

2026-ZON-093 ; Photographs (continued)

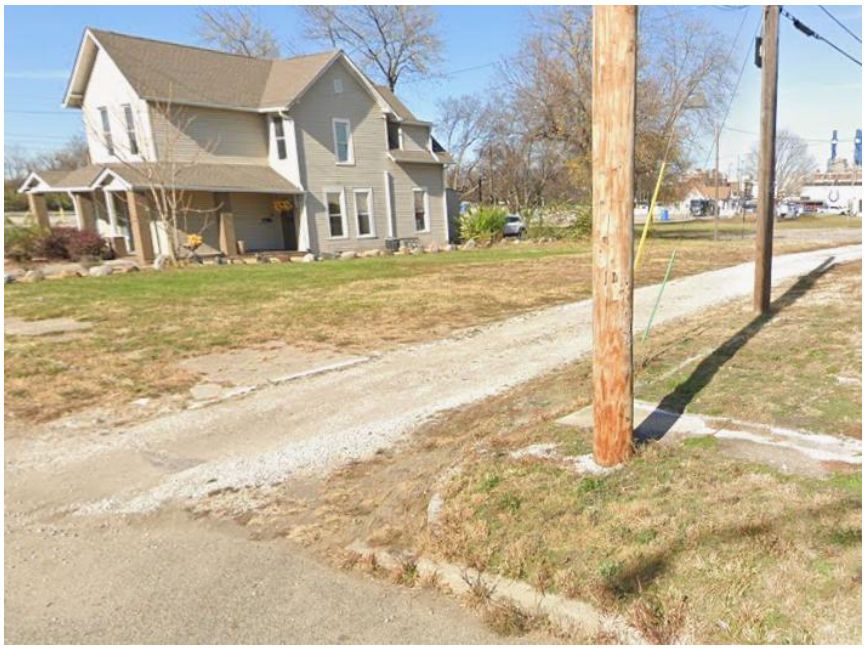


Photo 9: Alley Access to Rear Parking Area (November 2022)



Photo 10: Existing Improvements within Public Right-of-Way