

## MDC HEARING EXAMINER

June 11, 2026

<b>Case Number:</b>	2026-ZON-038
<b>Property Address:</b>	1830 Shelby Street ( <i>approximate address</i> )
<b>Location:</b>	Center Township, Council District #18
<b>Petitioner:</b>	Abiodun Babalola (Truworth Realty LLC), by Leyla Paz
<b>Request:</b>	Rezoning of 0.15 acres from the MU-1 (TOD) district to the D-5 (TOD) district to provide for the construction of a duplex.
<b>Current Land Use:</b>	Undeveloped
<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

- 1830 Shelby Street is an undeveloped lot roughly 0.15-acre in size. Currently zoned MU-1, this parcel sits midblock on Shelby between Iowa Street and Naomi Street. The block hosts a variety of land uses, including residences, a barber shop, a church, a plumbing company, and a butcher shop. The block is split between MU-1, MU-2, and SU-1 zoning districts.
- Historic aerial images show a single-family residence on this property until at least 2015. Property record cards show that two parcels were combined in 2016 or 2017 to create the lot as it exists today.
- The Ordinance indicates the purpose of the MU-1 district as being “intended for the development of high-rise office uses and apartments intermixed, grouped in varying combinations or provided in the same building. MU-1 is designed for use along arterials with both high-traffic counts and positive pedestrian experience or demand. Appropriate settings for the MU-1 district include the midtown and uptown areas of the city, very near rapid transit stops, or in the midst of high intensity regional commercial complexes.”
- The Comprehensive Plan contemplates the Village Mixed-Use typology for this parcel. This typology “creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town

centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.”

- The site is also roughly 265 feet from the Red Line Bus Rapid Transit (BRT) stop at Shelby Street and East Pleasant Run Parkway North Drive. The 2020 Red Line Strategic Plan conceptualized the typology as a walkable neighborhood. Characteristics of this walkable neighborhood include:
  1. A mix of uses at the station area and primarily residential beyond
  2. A maximum of 3 stories throughout
  3. No front or side setbacks at the core; 0-15-foot front setbacks and 0-20-foot side setbacks and the periphery
  4. A mix of multi-family and single-family housing
- Infill Housing Guidelines also guide staff’s analysis for this site. MU-1 calls for apartments and high rises. In the context of the surrounding homes, this would feel out of place. Such a building may feel more appropriate across the street by the butcher shop or directly near the BRT stop. Here, however, a duplex is more contextually appropriate with the existing homes on the block. As the Comprehensive Plan stated, village mixed-use does not have to be vertically mixed. The mixed-use can come in the context of the block. With the butcher shop, the small commercial space on the corner of Pleasant Run and Shelby, and further lots better suited to larger mixed-use development, a duplex would not conflict with the Comprehensive Plan. Furthermore, both the Comprehensive Plan and the Red Line strategic plan indicate that a variety of housing types should be considered. Duplexes help to provide additional density compared to the existing single-family homes to the north.
- Based on the analysis above, staff recommends approval of this petition. Staff will note that this petition is for a rezone only. A minimum lot width of 60 feet is required for a duplex in the D-5 district. The petitioner will need to seek a variance for deficient lot width should they wish to follow through on the plans for a duplex. Additionally, all other development standards must be met.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	MU-1	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Village Mixed Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	MU-1	North: Residential/Commercial
South:	MU-1	South: Residential/Vacant
East:	MU-2	East: Commercial/Parking
West:	D-5	West: Residential
<b>Thoroughfare Plan</b>		

Shelby Street	Primary Arterial	65-foot existing right-of-way and 56-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>	4/9/2026	
<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 ANALYSIS**

**Comprehensive Plan**

- Marion County Land Use Plan Pattern Book

**Pattern Book / Land Use Plan**

- The Comprehensive Plan contemplates the Village Mixed-Use typology for this parcel. This typology “creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.”

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

- The site is within a quarter-mile of the Red Line Bus Rapid Transit (BRT) stop at Shelby Street and East Pleasant Run Parkway North Drive. The 2020 Red Line Strategic Plan conceptualized the typology as a walkable neighborhood. Characteristics of this walkable neighborhood include:

- A mix of uses at the station area and primarily residential beyond
- A maximum of 3 stories throughout
- No front or side setbacks at the core; 0-15-foot front setbacks and 0-20-foot side setbacks and the periphery
- A mix of multi-family and single-family housing
- Structured parking at the core and attractive surface parking at the periphery

### Neighborhood / Area Specific Plan

- Not Applicable to the Site.

### Infill Housing Guidelines

- Building Massing & Elevations

### Indy Moves

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

- Not Applicable to the Site.

## ZONING HISTORY

### ZONING HISTORY – SITE

N/A

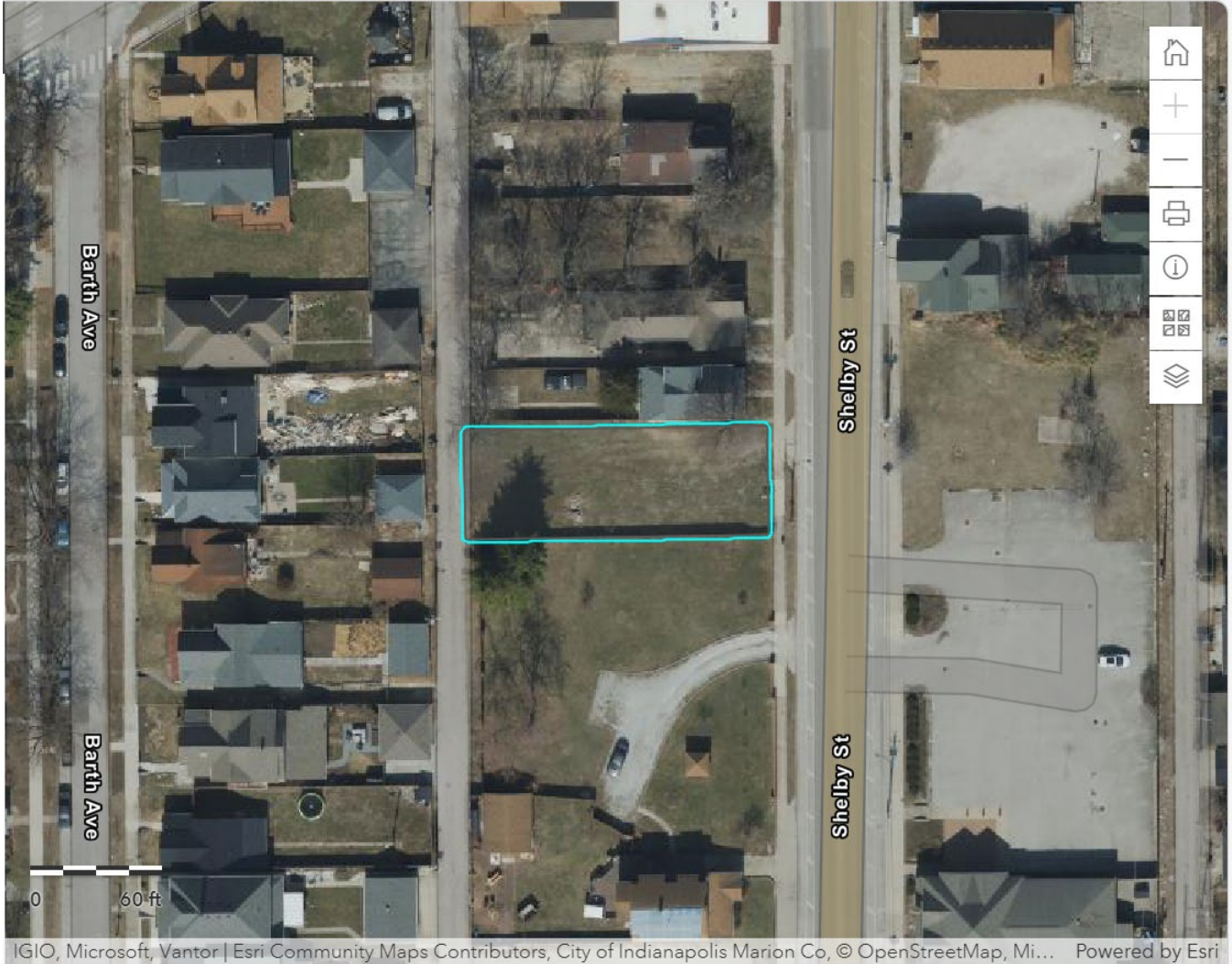
### ZONING HISTORY – VICINITY

**2005ZON828; 1821-1849 Shelby Street**, Rezoning of 0.88-acre from the C-2 district to the C-3C classification to provide for a meat market, neighborhood commercial and residential uses, **approved**.

**2007ZON124; 1737, 1743, 1745, and 1801 Shelby Street**, Rezoning of 0.4235-acre, being in the C-2 district, to the SU-1 classification to legally establish and provide for the expansion of religious uses.

**EXHIBITS**

**2026ZON038; Aerial Map**





**2026ZON038; Photographs**



Photo 1: Subject site as seen from Shelby Street

**2026ZON038; Photographs (cont'd)**



Photo 2: In front of subject site looking north

**2026ZON038; Photographs (cont'd)**



Photo 3: In front of subject site looking south

**2026ZON038; Photographs (cont'd)**



Photo 4: Red Line Bus Rapid Transit stop roughly 265 feet from the subject site

**2026ZON038; Photographs (cont'd)**



Photo 5: View of property from alley looking towards Shelby Street

**2026ZON038; Photographs (cont'd)**



Photo 6: Alley behind subject property looking south

**2026ZON038; Photographs (cont'd)**



Photo 7: Alley behind subject property looking north