

## MDC HEARING EXAMINER

June 11, 2026

<b>Case Number:</b>	2026-ZON-040
<b>Property Address:</b>	2422 & 2430 Prospect Street ( <i>approximate address</i> )
<b>Location:</b>	Center Township, Council District #18
<b>Petitioner:</b>	Terra Resources, LLC, by Antonio Amaryllis aka Jonathan Padilla
<b>Request:</b>	Rezoning of 0.23-acre (total across two noncontiguous lots) from the I-3 to the D-5 district to provide for residential uses.
<b>Current Land Use:</b>	Residential
<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

- 2422 and 2430 Prospect Street are two noncontiguous lots that total roughly 0.23-acre. Both lots are currently developed with single-family homes. Property record cards indicate the home at 2422 Prospect Street was built in 1910 while the home at 2430 Prospect Street was built in 1915. Despite the longstanding historic residential nature of this block, this block is zoned I-3. Properties to the north are also zoned I-3, while the property south across Prospect Street is zoned SU-1. Properties to the southeast are zoned D-5.
- While the Ordinance does allow for the restoration of nonconformities and a one-time 50% expansion of an existing nonconformity along established lot lines, any new development would be required to meet current I-3 development and use standards. Residential uses are not permitted within the I-3 district.
- The Ordinance defines the I-3 district as a “Medium Industrial District” and describes its purpose as “an intermediate district for industries that present moderate risks to the 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.”

- The Ordinance indicates the D-5 district is “intended for medium and large-lot housing formats, primarily detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.”
- The Comprehensive Plan contemplates the Traditional Neighborhood typology for these parcels. This 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.”
- Whereas the current I-3 district does not fit with the residential character of the existing single-family residences on these properties, does not fit residential context of the neighborhood, and does not fit with the Comprehensive Plan, the Ordinance specifically identifies the D-5 district as a fit for the Traditional Neighborhood typology. Rezoning to a D-5 would represent a corrective zoning allow for development that is appropriate to the surrounding context. As such, staff recommends approval of this petition.
- Staff will note that, while the lot for 2422 Prospect Street meets the D-5 40-foot lot width requirement for a single-family home, 2430 Prospect Street does have a deficient lot width. Any development beyond the existing footprint would require a variance for deficient lot width. Additionally, staff will note that all other development standards must be met.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	I-3	
<b>Existing Land Use</b>	Single-Family Homes	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	I-3	North: Car Lot / Scrapyard
South:	SU-1	South: Religious
East:	I-3	East: Residential
West:	I-3 / C-4	West: Residential / Commercial
<b>Thoroughfare Plan</b>		
Prospect Street	Primary Arterial	60-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>	4/13/2026
<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 Traditional Neighborhood typology for these parcels. This 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.”

**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

### ZONING HISTORY – SITE

N/A

### ZONING HISTORY – VICINITY

**98-Z-198; 2401-2423 East Prospect Street**, Rezoning of 1 acre from C-4 and D-5 to SU-1, **approved**.

#### **2010-CZN-805 / 2010-CVR-805; 1037 South Keystone Avenue**

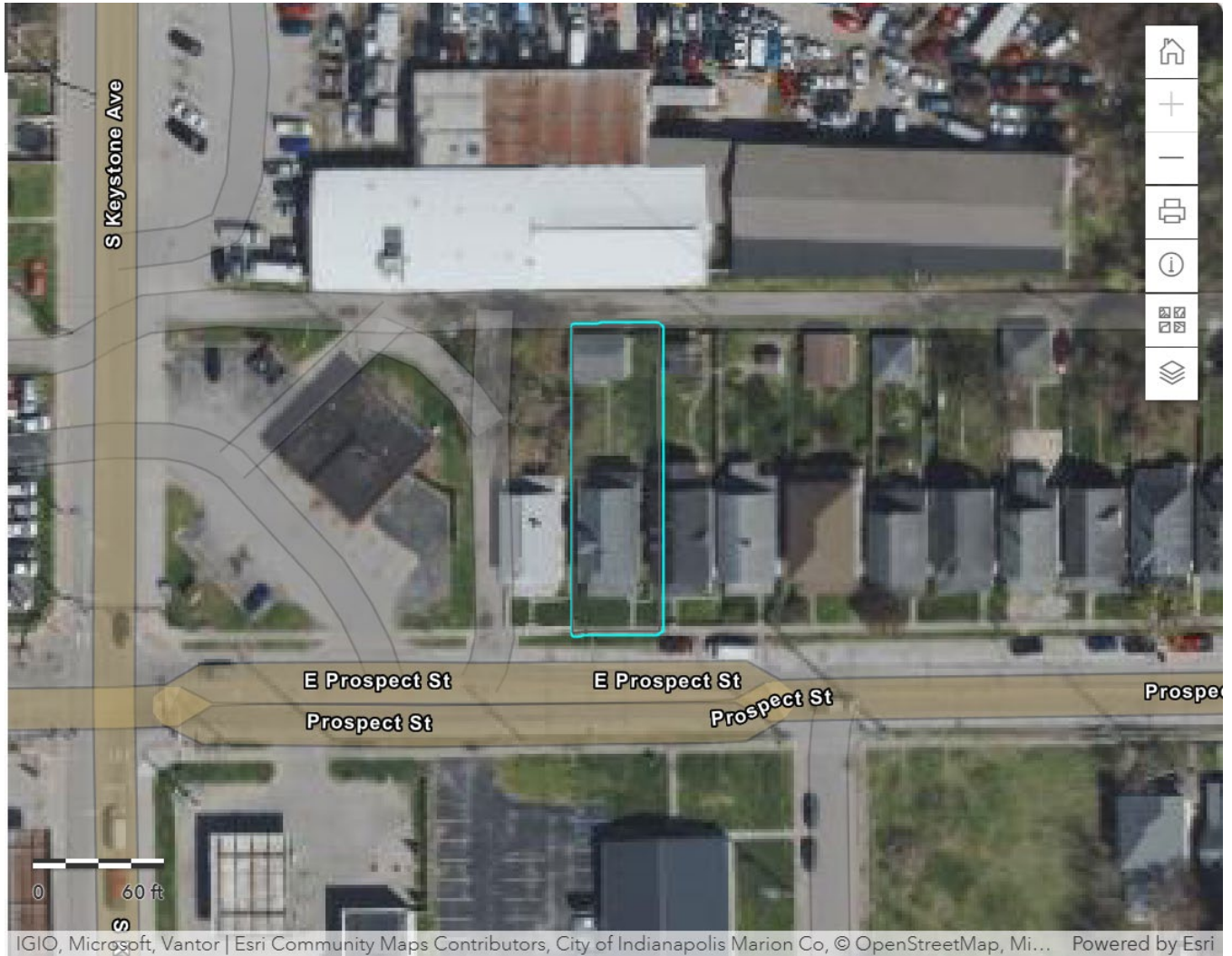
- Rezoning of 3.4 acres from I-3-U district to the I-4-U classification to provide for an automobile crushing business, **withdrawn**
- Special Exception and Variance of Development Standards of the Industrial Zoning Ordinance to provide for an automobile crushing business,
  - With a 10-foot tall wood privacy fence, a storage area for crushed automobiles and vehicle parking, with a one-foot setback, without landscaping, from Keystone Avenue (100-foot front setback from the centerline of Keystone Avenue, with landscaping, required), and **(withdrawn)**
  - With existing buildings with one and five-foot south side setbacks, without landscaping (20-foot side setback, with landscaping, required) **(approved)**

#### **2011-CZN-815 / 2011-CVR-815; 2401 East Prospect Street**

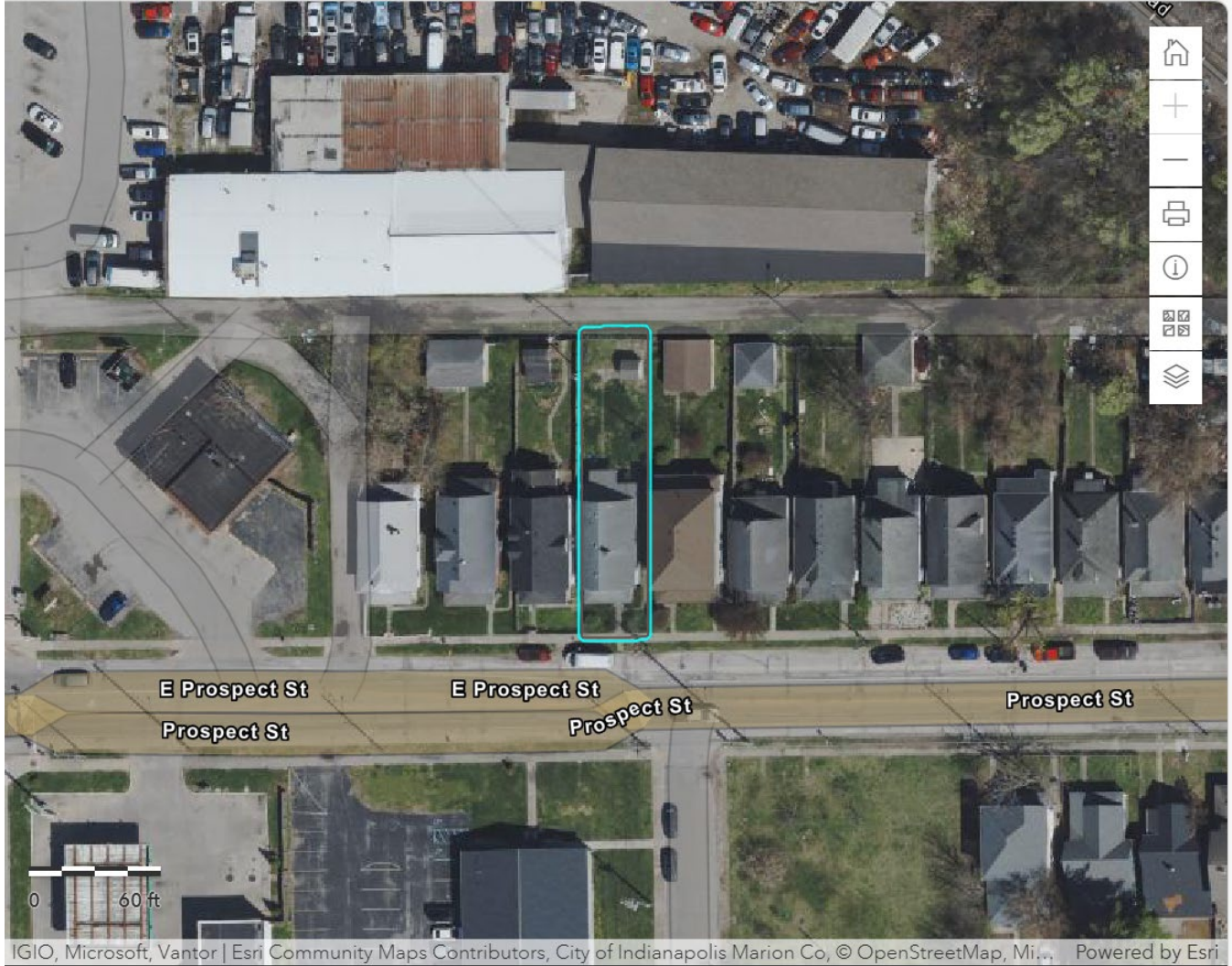
- Rezoning of 0.47-acre from the SU-1 district to the C-3 classification to provide for commercial uses, **approved**.
- Variance of Development Standards of the Commercial Zoning Ordinance and the Sign Regulations to provide for the construction of a 3,502-square-foot convenience store/gasoline station **(approved)**,
  - With a 10-foot east side transitional setback for the building and parking lot (20-foot transitional setback required),

- With a canopy having a 64-foot setback from the centerline of Prospect Street and a 55.5-foot setback from the centerline of Keystone Avenue (70-foot setback from the centerline required),
- With carryout food service within ten feet of a protected district (100-foot separation required),
- With two pylon signs within eight feet of a protected district to the east and south (50-foot side setback required for freestanding signs)

**EXHIBITS**  
**2026ZON040; Aerial Map for 2422 Prospect Street**



**2026ZON040; Aerial Map for 2430 Prospect Street**



**2026ZON040; Photographs**



Photo 1: 2422 Prospect Street

**2026ZON040; Photographs (cont'd)**



Photo 2: Looking east from 2422 Prospect Street

**2026ZON040; Photographs (cont'd)**



Photo 3: Looking west from 2422 Prospect Street

**2026ZON040; Photographs (cont'd)**



Photo 4: Church across the street from subject sites

**2026ZON040; Photographs (cont'd)**



Photo 5: Surrounding context to the southwest of the subject sites

**2026ZON040; Photographs (cont'd)**



Photo 6: 2430 Prospect Street

**2026ZON040; Photographs (cont'd)**



Photo 7: Looking east from 2430 Prospect Street

**2026ZON040; Photographs (cont'd)**



Photo 8: 2422 Prospect Street as seen from the alley

**2026ZON040; Photographs (cont'd)**



Photo 8: 2430 Prospect Street as seen from the alley

**2026ZON040; Photographs (cont'd)**



Photo 9: Alley behind subject sites looking east

**2026ZON040; Photographs (cont'd)**



Photo 10: Alley behind subject sites looking west