

## MDC HEARING EXAMINER

June 25, 2026

<b>Case Number:</b>	2026-ZON-046
<b>Property Address:</b>	3216 East 25 <sup>th</sup> Street ( <i>approximate address</i> )
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	Felipe M. Mata, by RG Development (Josh Smith)
<b>Request:</b>	Rezoning of 0.379-acre from the C-3 to the D-5 district to allow for residential uses.
<b>Current Land Use:</b>	Vacant / outdoor storage
<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

- 3216 East 25<sup>th</sup> Street is a lot totaling roughly 0.379-acre. Currently zoned C-3, it sits midblock on East 25<sup>th</sup> Street between Dearborn and LaSalle Streets. The parcel is currently vacant, except for the storage of a few items behind a tall privacy fence. The parcel is sandwiched between a variety store on the west and a commercial building on the east. South across 25<sup>th</sup> Street (zoned D-5), there appears to be a church and another commercial building. North of this site, across an alley, are single-family homes in the D-5 classification. Aerial images show what appears to have been a small commercial building on this site until between fall of 2021 and sometime in 2022. Before the commercial building was torn down, historical images suggest that it sat vacant for at least 15 years.
- The Ordinance indicates that the purpose of the C-3 district is “for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters”

- The Ordinance describes how the D-5 district “is intended for medium and large-lot housing formats, primarily for 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.”
- Despite the seemingly commercial history of this parcel, the Comprehensive Plan contemplates this as part of the “Traditional Neighborhood” typology. This reflects a change in the overall landscape in the neighborhood and suggests that residential is a better fit in the current context. The Traditional Neighborhood 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.”
- While the C-3 district is critical in allowing for commercial nodes and the neighborhood-serving business called out in the Traditional Neighborhood typology, staff will note that this parcel will still be bordered by C-3 parcels on either side and there are C-3 nodes within a quarter-mile both east and west of the subject site. Another difference between this site and other C-3 nodes in the vicinity, is that this site has access via a rear alley. The D-5 district calls for parking access off of rear alleys whenever possible. Future residential development would be required to enter via the alley. With planned frequency improvements from IndyGo, the opportunity to keep access to community-serving commercial on corners and reducing the number of mid-block curb cuts, would reduce the potential for traffic conflicts.
- Based on the land use typology contemplated in the Comprehensive Plan, the residential context of the surrounding area, and the existing commercial nodes within a quarter-mile of the site, staff recommends approval of this petition. Staff will note that the D-5 district does not allow for outdoor storage. If this petition is approved, the petitioner will need to take the necessary steps to remove any commercial vehicles or trailers that may currently be kept on site.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-3
<b>Existing Land Use</b>	Vacant / Outdoor storage
<b>Comprehensive Plan</b>	Traditional Neighborhood

<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	D-3	North: Residential
South:	D-5	South: Religious Use / Commercial
East:	D-5	East: Residential
West:	D-5 / D-8	West: Residential
<b>Thoroughfare Plan</b>		
East 25 <sup>th</sup> Street	Secondary Arterial	53-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>	4/17/2026	
<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

**2004-UV3-047; 3212-3222 East 25<sup>th</sup> Street**, Variance of Use of the Commercial Zoning Ordinance to provide for a child day care center, **approved subject to conditions.**

### ZONING HISTORY – VICINITY

**86-UV1-38; 3214 East 25<sup>th</sup> Street**, Variance of Use of the Commercial Zoning Ordinance to provide for the use of an existing building as a church, **withdrawn.**

**86-UV1-101; 2502 North Dearborn Street**, Variance of Use of the Commercial Zoning Ordinance to provide for the continued use of an existing building as a church, **approved subject to conditions.**

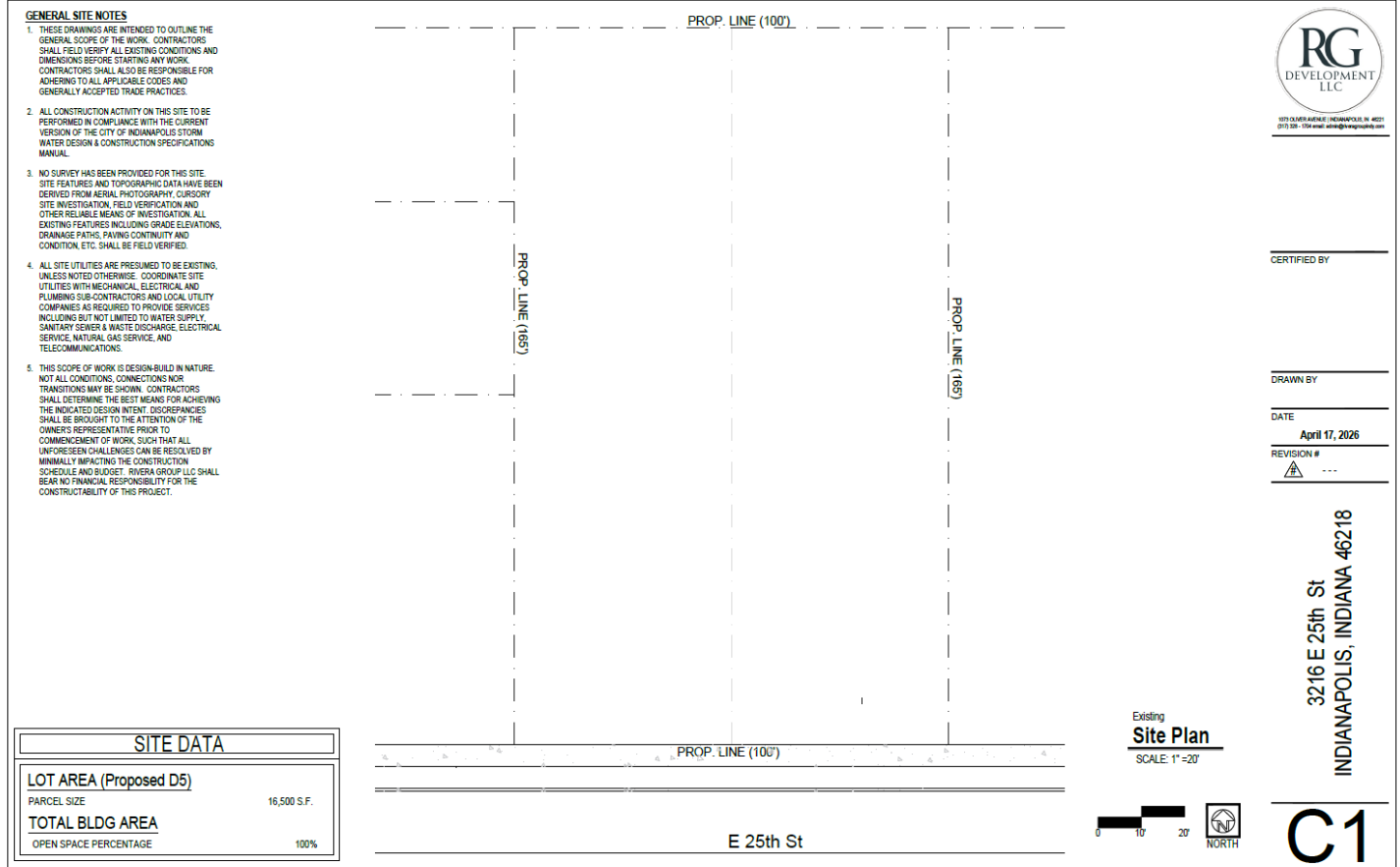
**86-UV2-82; 3225 East 25<sup>th</sup> Street**, Variance of Use of the Dwelling Districts Zoning Ordinance to provide for the use of an existing building as a church, **approved subject to conditions.**

**2024-DV1-035; 3301 East 25<sup>th</sup> Street**, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with an 11.7-foot rear yard setback (20-foot setback required), **approved.**

**EXHIBITS**  
**2026ZON046; Aerial Map**



**2026ZON046; Site Plan**



**2026ZON046; Photographs**



Photo 1: Looking at property from 25<sup>th</sup> Street

**2026ZON046; Photographs (cont'd)**



Photo 2: Looking east on 25<sup>th</sup> Street

**2026ZON046; Photographs (cont'd)**



Photo 3: View of church southeast of site across 25<sup>th</sup> Street

**2026ZON046; Photographs (cont'd)**



Photo 4: View of commercial building across 25<sup>th</sup> Street to the south.

**2026ZON046; Photographs (cont'd)**



Photo 5: Looking west on 25<sup>th</sup> Street

**2026ZON046; Photographs (cont'd)**



Photo 6: Looking southwest across 25<sup>th</sup> Street

**2026ZON046; Photographs (cont'd)**



Photo 7: The alley to the north (behind) the subject site

**2026ZON046; Photographs (cont'd)**



Photo 8: View of subject site as seen from alley