

MDC HEARING EXAMINER

April 23, 2026

Case Number:	2026-ZON-021
Property Address:	2065 Yandes Street (<i>approximate address</i>)
Location:	Center Township, Council District #13
Petitioner:	RD Construction & Holding LLC, by John Cross
Current Zoning:	I-3
Request:	Rezoning of 0.129 acres from the I-3 district to the D-8 district to provide for residential development.
Current Land Use:	Undeveloped
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	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

- 2065 Yandes is an undeveloped parcel of approximately .129-acres. This parcel is part of a larger area that has historically been zoned I-3. Over the past several years, many of the adjacent and proximate properties have been rezoned from the I-3 district to the D-8 district. In fact, this parcel is between D-8 zoned lots to the north and south.
- This trend of rezoning much of the block to D-8 reflects the growing movement towards residential use of this area and reflects that Comprehensive Plan which envisions this area as “Traditional Neighborhood”.
- While this lot is zoned I-3, it is not a buildable lot in this district as it cannot meet the development standards required. Conversely, in its current zoning district, housing is not allowed by right despite the surrounding area clearly being residential. This leaves the property in limbo.
- The proposed 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 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.”
- The proposed D-8 district would match the zoning of the properties to the north and south and is a compatible zoning district for the Traditional Neighborhood overlay. Furthermore, rezoning the

property to D-8 would allow for development to occur as the lot can meet D-8 standards. Staff recommends **approval** of this petition.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-8	North: Undeveloped
South:	D-8	South: Residential
East:	I-3	East: Industrial
West:	D-P	West: Undeveloped
Thoroughfare Plan		
Yandes Street	Local Street	60-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	2/16/2026	
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

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book assigns this property the “Traditional Neighborhood” living typology. 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

Not applicable

ZONING HISTORY – VICINITY

2021-DV2-034; 2038 Yandes Street (southwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling with a 10.5-foot front setback and a detached garage with two-foot side setbacks and 50% open space (18-foot front setback or average, four-foot side setbacks, and 55% open space required) **approved**.

2020-CVR-809; 2030 Yandes Street (southwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling and detached garage with six feet between dwellings and 50% open space (10 feet between dwellings and 55% open space required) **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

2023-CZN-848; 2069 Yandes Street (north of site), Rezoning of .42 acre from the I-3 district to the D-8 district; Approval of a Subdivision Plat to be known as Starks Minor Subdivision, dividing .042 acre into four lots, **approved**.

2021-ZON-063; 2057 Yandes Street (south of site), Rezoning of .13 acre from the I-3 district to the D-8 district, **approved**.

2024-ZON-015; 2053 Yandes Street (south of site), Rezoning of .13 acres from the I-3 district to the D-8 district, **approved**.

EXHIBITS
2026ZON021; Aerial Map



2026ZON021; Site Plan

SM - 1 SITE MAP

SITE MAP NOTES

All exterior dimensions are to 7/8" O/S (shifting to Property Line /Setback Line)
All interior dimensions are to wall framing.
All opening dimensions are to rough opening or center line.
All exterior walls are framed using 2x6 dimensional lumber at 16" OC unless otherwise noted.

Dimensions and locations derived from GIS resources and onsite property/survey monuments.
THESE DRAWINGS ARE INTENDED TO OUTLINE THE GENERAL SCOPE OF THE WORK.
CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK.
CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND GENERALLY ACCEPTED TRADE PRACTICES.
ALL SITE UTILITIES ARE PRESUMED TO BE EXISTING UNLESS NOTED OTHERWISE.
COORDINATE SITE UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS, AS WELL AS LOCAL UTILITIES COMPANIES AS REQUIRED TO PROVIDE SERVICES.
INCLUSIONS BUT NOT LIMITED TO WATER SUPPLY, SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS.

GIS REFERENCE
Scale N/A



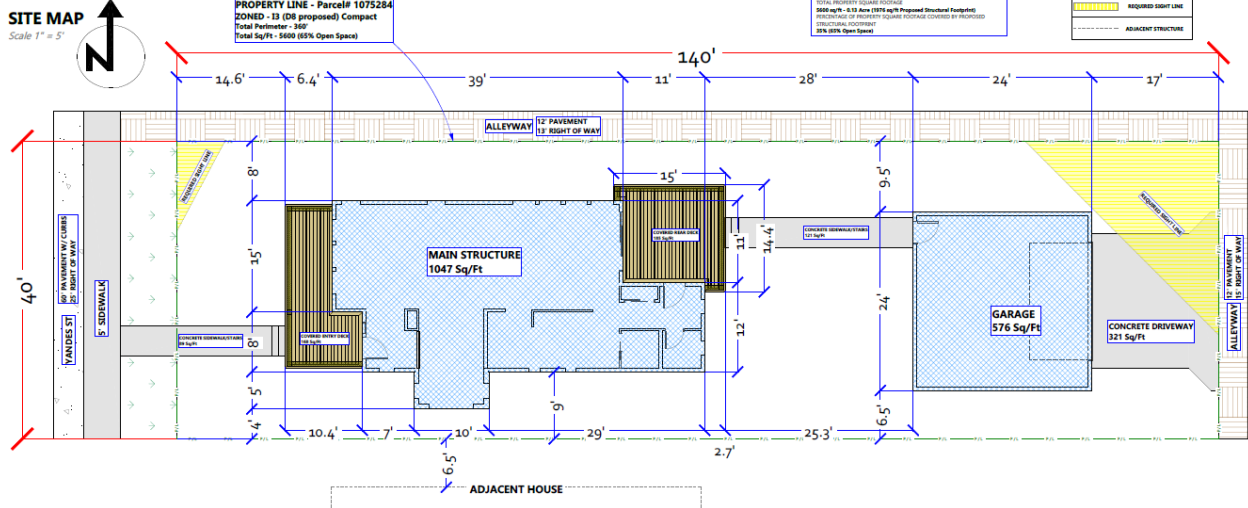
SQUARE FOOTAGE TABLE

STRUCTURAL FOOTPRINT	
TOTAL PROPOSED STRUCTURAL FOOTPRINT (Main Structure + Entry Deck + Deck + Deck + Garage)	1818 sq/ft
TOTAL PROPOSED MAIN STRUCTURE FOOTPRINT	1047 sq/ft
TOTAL PROPOSED DECKED GARAGE FOOTPRINT	274 sq/ft
TOTAL PROPOSED ENTRY DECK FOOTPRINT	184 sq/ft
TOTAL PROPOSED REAR DECK FOOTPRINT	183 sq/ft
TOTAL PROPOSED CONCRETE PLATFORM FOOTPRINT (Sidewalks + Stairs)	24 sq/ft
TOTAL PROPOSED CONCRETE SIDEWALK FOOTPRINT	224 sq/ft
TOTAL PROPOSED IMPERMEABLE FOOTPRINT (Main Structure + Deck + Garage + Deck Area + Driveway)	2418 sq/ft
FINISHED LIVING SPACE	
TOTAL FINISHED SQUARE FOOTAGE (S.F.) (S.F. + S.F. + S.F.)	2141 sq/ft
TOTAL FINISHED SQUARE FOOTAGE (S.F.)	1047 sq/ft (104 sq/ft Finished Storage / MSF)
TOTAL FINISHED SQUARE FOOTAGE (S.F.)	84 sq/ft
TOTAL FINISHED SQUARE FOOTAGE (S.F.)	1047 sq/ft
TOTAL SITE SQUARE FOOTAGE	
TOTAL FINISHED SQUARE FOOTAGE	2668 sq/ft - 8.13 Acre (1874 sq/ft Proposed Structural Footprint)
PERCENTAGE OF FINISHED SQUARE FOOTAGE COVERED BY PROPOSED STRUCTURAL FOOTPRINT	38% (874 Open Space)

SITE MAP / DRAINAGE LEGEND

	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	SIDEWALK AREA
	GUTTER DOWNSPOUT
	DRAINAGE FLOW
	SETBACK LINE
	PROPERTY LINE
	SITE FENCING
	CONTOUR LINE
	4\"/>
	REQUIRED SIGHT LINE
	ADJACENT STRUCTURE

SITE MAP
Scale 1" = 5'



DATE: _____
 PREPARED BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
SM - 1

2026ZON021; Photographs



Photo 1: Subject parcel

2026ZON021; Photographs (continued)



Photo 2: Looking north from subject parcel at nearby apartment complex

2026ZON021; Photographs (continued)



Photo 3: Looking south from subject parcel

2026ZON021; Photographs (continued)



Photo 4: Looking across the street from subject parcel