

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 27, 2026

Case Number: 2026-ZON-073
Address: 2355 North College Avenue and 717 East 24th Street (*Approximate Address*)
Location: Center Township, Council District #8
Petitioner: Jacob International Investment, by Andrew Wert
Request: Rezoning of 0.16-acre from the C-1 district to the D-8 district to provide for detached single-family residential use.
Staff Recommendations: Approval
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.16-acre site is comprised of two undeveloped parcels. The site is adjacent to a neighborhood commercial use to the north zoned C-3, an undeveloped lot to the west zoned D-8, and single-family dwellings to the east zoned D-8, and to the south zoned C-1.

REZONING

This request would rezone the property from the C-1 district to the D-8 district for residential development of a single-family dwelling that would not be permitted in the existing C-1 district.

C-1 is Office-Buffer Commercial, which is designed to provide specific areas where office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semi-public uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt this districts function as a buffer.

D-8 is Dwelling District Eight, which is a unique district that allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for development similar with the context of the surrounding area and would also be consistent with the Traditional Neighborhood recommendation of the Comprehensive Plan.

GENERAL INFORMATION

Existing Zoning	SU-1		
Existing Land Use	Undeveloped		
Comprehensive Plan	Traditional Neighborhood		
Overlay	N/A		
Surrounding Context		<u>Zoning</u>	Surrounding Context
	North:	C-3	Neighborhood Commercial
	South:	C-1	Single-family dwelling
	East:	D-8	Single-family dwelling
	West:	D-8	Undeveloped
Thoroughfare Plan			
	College Avenue	Primary Arterial	78-foot existing and proposed right-of-way.
	24 th Street	Local Street	48-foot existing and proposed right-of-way.
Context Area	Compact		
Floodway / Floodway Fringe	N/A		
Wellfield Protection Area	N/A		
Site Plan	July 16, 2026		
Elevations	N/A		
Landscape Plan	N/A		
Commitments	N/A		
Findings of Fact	N/A		
C-S / D-P Statement	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends the Traditional Neighborhood typology which 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.

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Conditions for All Land Use Types – Traditional Neighborhood Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

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

The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”

These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:

Site Configuration

- Front Setbacks
- Building Orientation
- Building Spacing
- Open Space
- Trees, Landscaping, and the Outdoors

Aesthetic Considerations

- Building Massing
- Building Height
- Building Elevations and Architectural Elements

Additional Topics

- Secondary Dwelling Units, Garages, and Accessory Structures
- Adapting to the Future

As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”

Indy Moves

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

Not Applicable to the Site.

ZONING HISTORY

2015-DV3-020; 2401 North College Avenue (north of site), requested a Variance of Development Standards to legally establish a tavern, within approximately 38 feet of the nearest protected district, parking with deficient maneuvering, and a four-foot north side transitional setback, and to legally establish the existing building with zero-foot front setbacks along College Avenue and 24th Street and zero-foot east side transitional setbacks, **granted**.

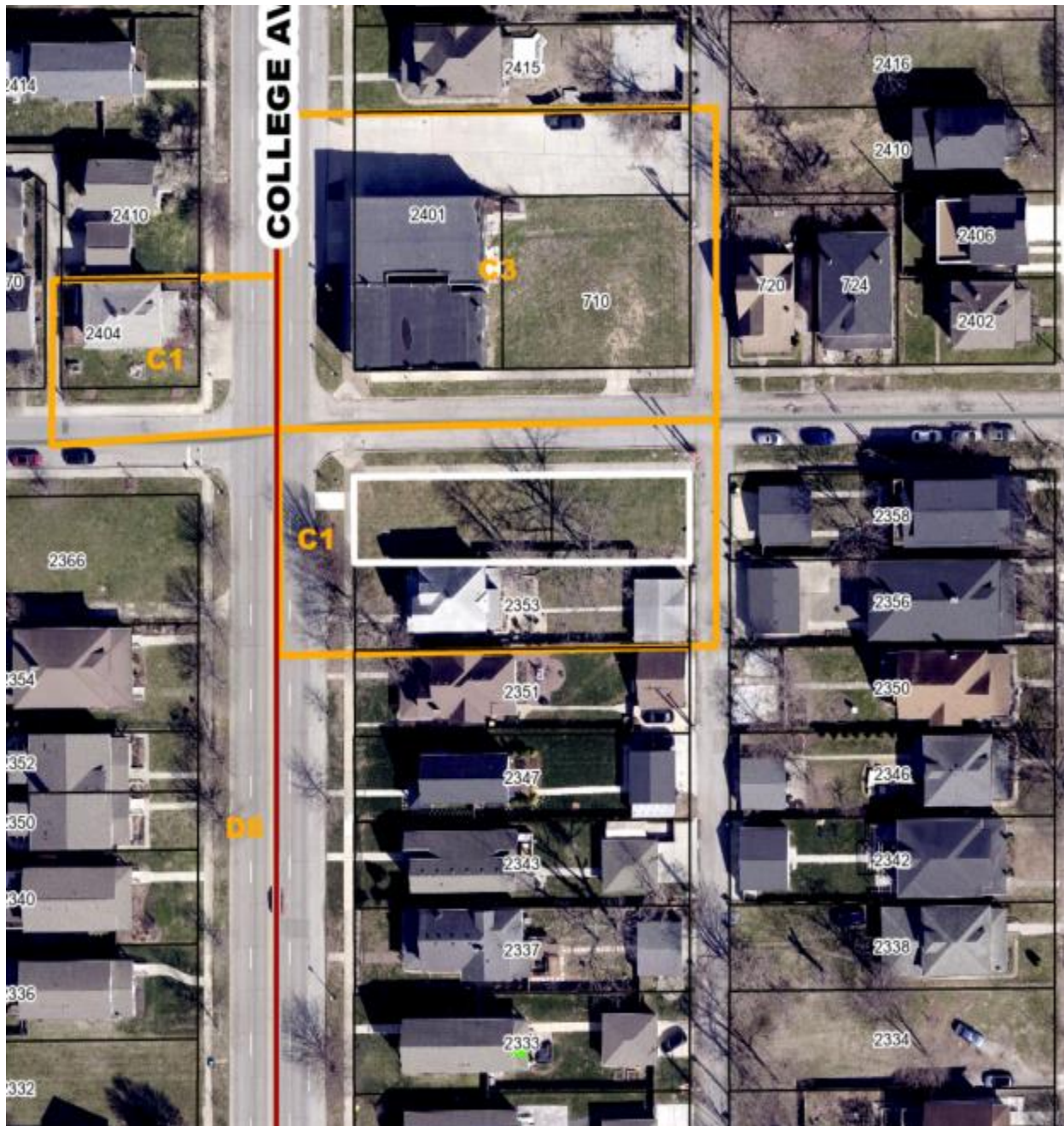
2007-ZON-025; 2351, 2354, 2408 and 2410 North College Avenue (south and west of site), requested a Variance of Development Standards to provide for the construction of one single-family dwelling at 2366 North College Avenue, with a minimum ten-foot front yard setback along College Avenue and a minimum five-foot front yard setback along 24th Street, and to provide for the construction of one, two-story single-family dwelling at 2408-2410 North College Avenue, with a minimum ten-foot front yard setback, with a main floor area of 627 square feet, and without direct vehicular access to an improved public street or alley, **granted**.

2006-ZON-859 / 2006-VAR-859; 670 East 24th Street (west of site), requested a rezoning of 0.08 acre from C-1 to D-8 and a variance of development standards to provide for the construction of a single-family dwelling with a five-foot front yard setback, **granted**.

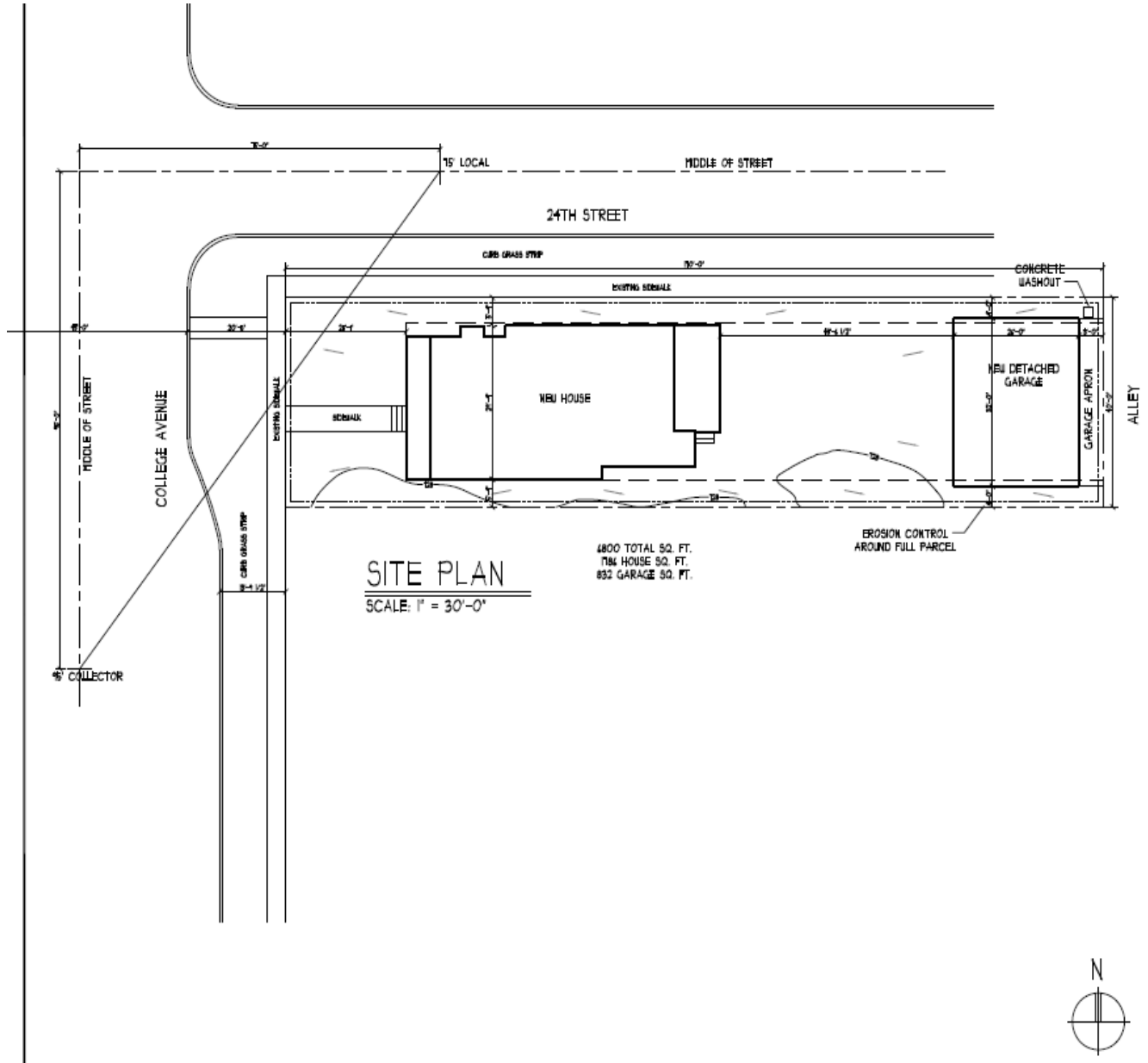
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EXHIBITS

LOCATION MAP



SITE PLAN



PHOTOS



Photo of subject site, looking east from College Avenue.



Photo of undeveloped residential parcel to the west.



Photo of adjacent neighborhood commercial use to the north.



Photo of adjacent single family dwellings to the south, looking southeast.