

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 27, 2026

Case Number: 2026-ZON-059
Address: 337 East Morris Street (Approximate Address)
Location: Center Township, Council District #18
Petitioner: Habitat for Humanity of Greater Indianapolis, Inc, by Chris Barnett
Request: Rezoning of 0.093-acre from the SU-1 district to the D-8 district to provide for residential uses.

Staff Recommendations: Approval
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the August 13, 2026, hearing, to the August 27, 2026, hearing at the request of the petitioner.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.093-acre site is comprised of an undeveloped parcel. The site is adjacent to a religious use to the west zoned SU-1, a park to the north zoned PK-1, and single-family dwellings to the east and south zoned D-5.

REZONING

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

SU-1 is Special Use One, for religious uses and all related buildings and structures devoted primarily to the purpose of divine worship, together with reasonably related accessory uses including but not limited to, educational, instructional, social, or residential activities.

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 align with the Traditional Neighborhood recommendation of the Comprehensive Plan. Staff is aware of the surrounding residential uses being zoned D-5. However, the subject site has a lot width of 30 feet, which is a standard for a Detached House on a Compact Lot. The Detached House on a Compact Lot is not permitted in the D-5 district; therefore, the need for the D-8 District rezoning.

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: PK-1	Park
	South: D-5	Single-family dwelling
	East: D-5	Single-family dwelling
	West: SU-1	Religious Use
Thoroughfare Plan		
	Morris Street	Local Street 35-foot existing right -of-way and 48-foot proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	N/A	
Wellfield Protection Area	N/A	
Site Plan	N/A	
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

99-Z-141; 335 East Morris Street (includes subject site), requested the rezoning of 0.3-acre from D-5 to SU-1 to provide for religious uses, **approved**.

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EXHIBITS

LOCATION MAP



PHOTOS



Photo of subject site, looking south from Morris Street.



Photo of adjacent religious use to the west, looking south.



Photo of adjacent park use to the north.



Photo of adjacent single family dwelling to the east, looking south.