



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 27, 2026

Case Number: 2026-ZON-045
Address: 2003 North College Avenue (*Approximate Address*)
Location: Center Township, Council District #13
Petitioner: Maigida Investment LLC, by David Gilman
Request: Rezoning of 0.11-acre from the D-8 district to the MU-2 district to provide for a small mixed-use development.
Current Land Use: Undeveloped
Staff Recommendations: Staff recommends **approval** of the Rezoning request.
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

A Registered Neighborhood Organization automatically continued this petition from the June 25, 2026, hearing to the July 23, 2026, hearing. Since the July 23, 2026, hearing was canceled, this petition was continued to the next hearing on August 13, 2026.

The petitioner requested a continuance for cause from the August 13, 2026 hearing, to the August 27, 2026 hearing to continue discussions with a neighborhood organization.

STAFF RECOMMENDATION

Staff recommends **approval** of the Rezoning request.

PETITION OVERVIEW

LAND USE

The 0.11-acre site is an undeveloped parcel. The site is adjacent to commercial uses to the south that are zoned C-3, and single-family dwellings to the west, north and east, that are zoned PK-2 and D-8.

REZONING

The request would rezone the property to the MU-2 district to allow for the redevelopment of a combined mix of small-scale retailing and residential uses that are not permitted in the existing D-8 district.

The 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 a 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 MU-2 District is intended to meet the daily needs for surrounding neighborhoods and include small social spaces that serve as neighborhood gathering places. The district includes primarily neighborhood-serving businesses and institutions, including a wide range of small-scale retail and service uses that typically do not draw customers from beyond the adjacent neighborhoods, and employment, institutional and residential uses that complement the compact, walkable development pattern. The MU-2 District is implemented as a small node or on busy corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use Typology. The typical size of a district is from 2 to 20 acres (1 to 4 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts.

STAFF ANALYSIS

The request would rezone the property to the MU-2 district to allow for the redevelopment of a combined mix of small-scale commercial and residential uses.

Staff is supportive of the rezoning because it would extend the commercial node and provide for residential opportunities. The proposed use is compatible with the existing commercial uses and would allow for the redevelopment of an undeveloped lot that is compatible with the surrounding area and would align with the Traditional Neighborhood recommendation of the Comprehensive Plan.

GENERAL INFORMATION

Existing Zoning	D-8		
Existing Land Use	Undeveloped		
Comprehensive Plan	Traditional Neighborhood		
Overlay	N/A		
Surrounding Context		<u>Zoning</u>	Surrounding Context
	North:	D-8	Single-family dwelling
	South:	C-3	Commercial retail
	East:	D-8	Single-family dwelling
	West:	PK-2	Single-family dwellings
Thoroughfare Plan			
	College Avenue	Primary Arterial	70-foot existing right-of-way and 78-foot proposed right-of-way.
	East 20 th Street	Local Street	70-foot existing and proposed right-of-way
Context Area	Compact		
Floodway / Floodway Fringe	N/A		
Wellfield Protection Area	N/A		
Site Plan	April 30, 2026		
Elevations	April 30, 2026		
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 Marion County Land Use Plan Pattern Book recommends 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.

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 developments 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

Not Applicable to the Site.

Indy Moves

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

Not Applicable to the Site.

ZONING HISTORY

2022-DV1-045; 2003 North College (subject site), requested a Variance of Development Standards to provide for the construction of a three-story single-family dwelling located within the clear sight triangle of the intersection at East 20th and College Avenue, with a main floor area of 414 square feet, and a front-loaded garage off of East 20th Street, **withdrawn**.

2019-DV2-029; 714 East 20th Street (east of site), requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and attached garage with a six-foot front setback, three-foot rear setback, and the main floor with less than 660 square feet, **granted**.

2018-DV2-028; 2029 N College Avenue (north of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a multi-family building with a four-foot front setback from the proposed right-of-way, with a one-foot north side setback and 17 feet between multi-family buildings and to provide for a multi-family building with a five-foot front setback from the proposed right-of-way and a 20-foot south side setback, and to permit a 1.001 floor area ratio for the project, **granted**.

2017-DV2-039; 2001 Carrollton Avenue (east of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an eight-foot tall fence, **denied**.

2015-DV1-063; 2101 North College Avenue (north of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 48-unit multi-family development with an existing building height of 57 feet, and an eight-foot north side yard, **granted**.

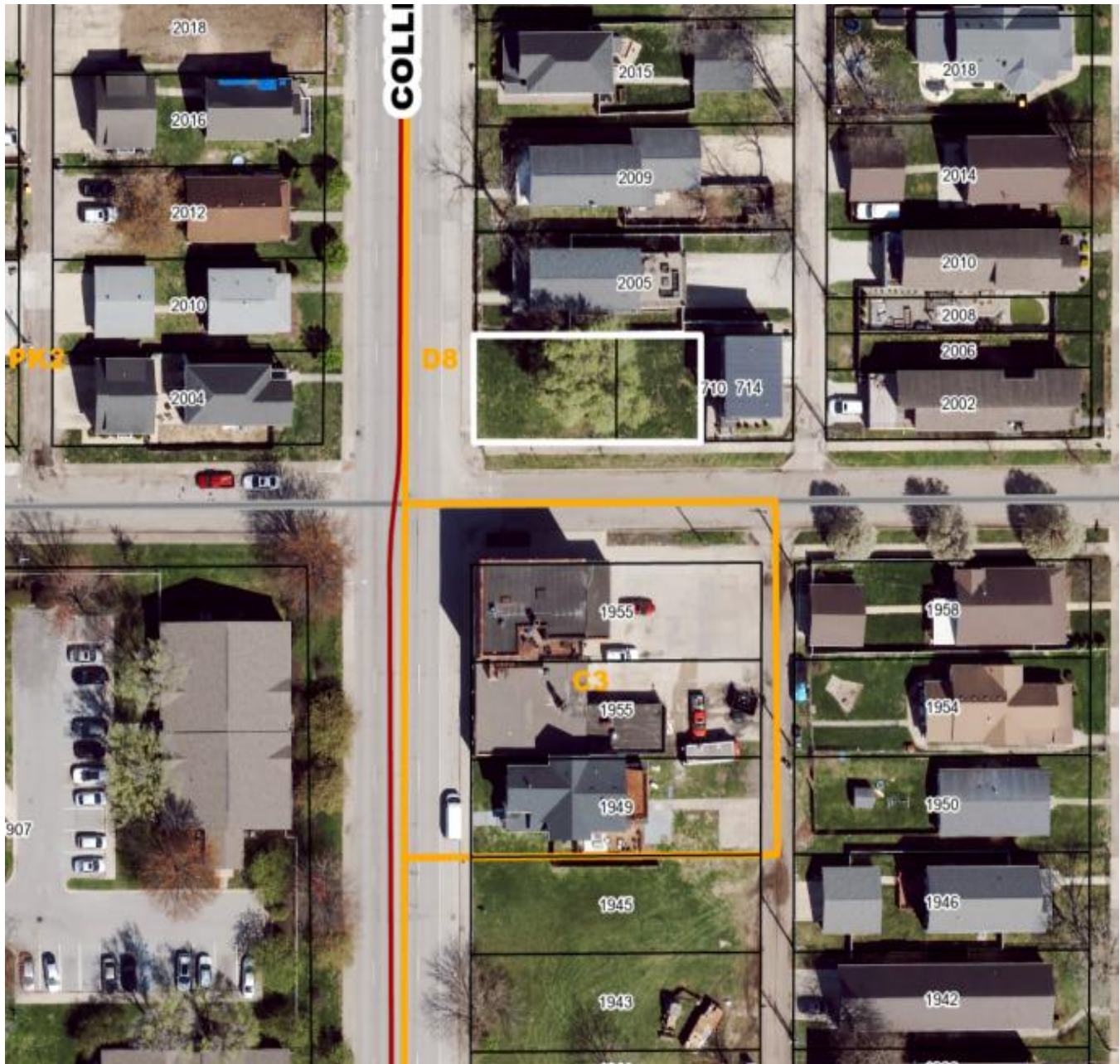
2015-DV1-020; 2101 North College Avenue (north of site), Variance of Developments Standards of the Dwelling Districts Zoning Ordinance to provide for a 48-unit multi-family development, with a floor area ratio of 5.19, with a parking ratio of 0.00, with an open space ratio of 0.121, with a livability space ratio of 0.101, with a major livability space ratio of 0.00, with a 10-foot north side yard, and with 12 off-site parking spaces and maneuvering within the right-of-way of 21st Street, and with five on-site parking spaces with maneuvering within the right-of-way, **granted**.

2007-HOV-012; 801 East 20th Street (southeast of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a single-family dwelling with a fifteen-foot front setback from the existing right-of-way of Carrollton Avenue, and a six-foot front setback from the existing right-of-way of 20th Street, and to provide for the construction of a detached garage with a twelve-foot front setback from the existing right-of-way of 20th Street, and within the 25-foot clear sight triangle of the intersection of East 20th Street and Carrollton Avenue, **granted**.

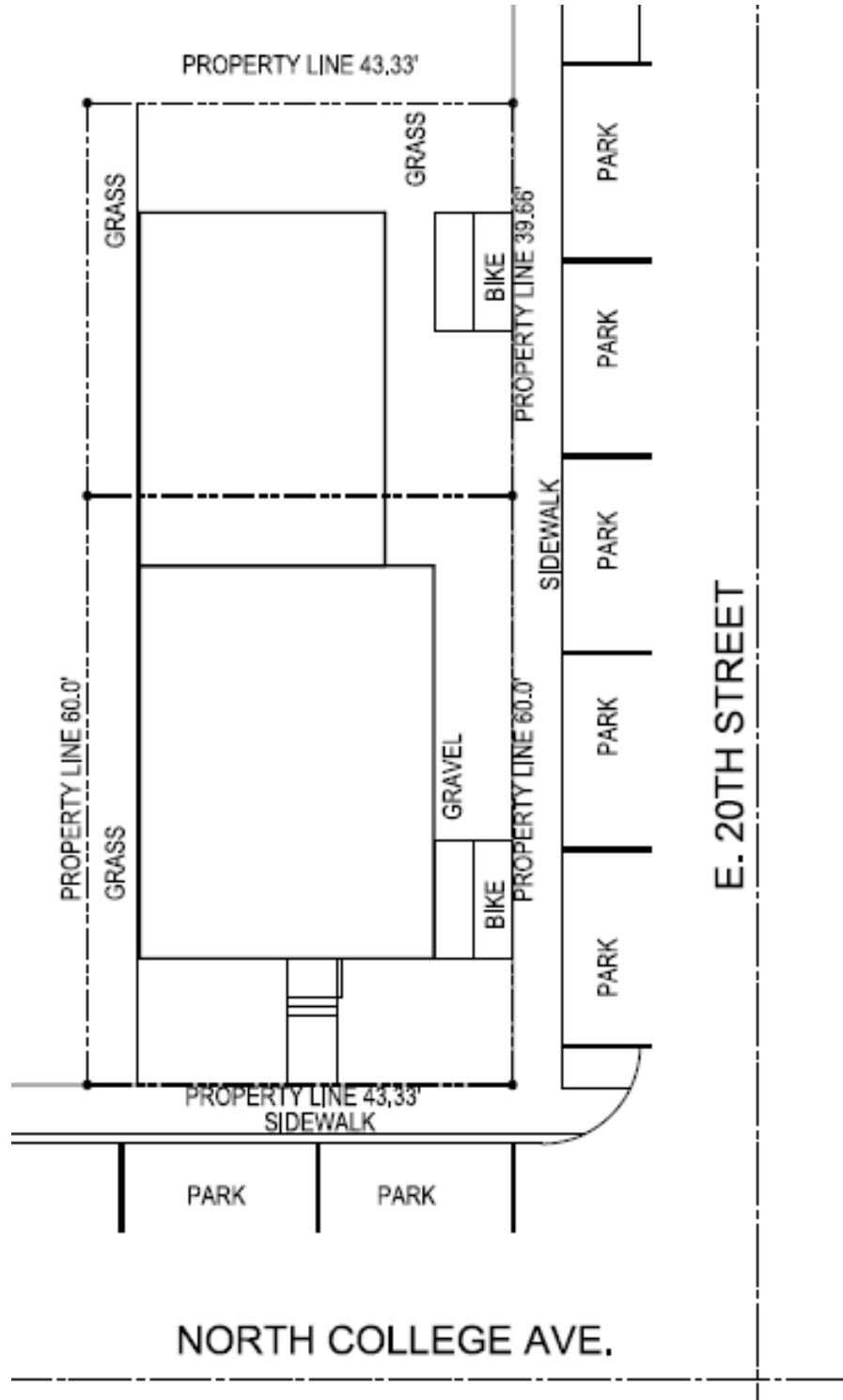
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EXHIBITS

LOCATION MAP



SITE PLAN



PHOTOS



Subject site, looking east from College Avenue.



Adjacent commercial use to the south of subject site, looking southeast.



Adjacent residential use to the east of the site, looking north.



Adjacent residential property on College Avenue to the north, looking northeast.