

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

September 10, 2026

**Case Number:** 2026-ZON-076  
**Address:** 2507 Columbia Avenue (Approximate Address)  
**Location:** Center Township, Council District #8  
**Petitioner:** Step It Up Realty LLC, by Cohen Property Group  
**Request:** Rezoning of 0.17-acre from the C-3 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 is the first hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the request.

**PETITION OVERVIEW**

**LAND USE**

The 0.17-acre subject site is an undeveloped parcel located in the Martindale-Brightwood Neighborhood. The site is adjacent to single-family and duplex dwellings to the south and west, zoned C-3, an undeveloped lot to the north, zoned D-5, and a social club to the west, zoned C-3.

**REZONING**

The request would rezone the property to the D-8 district to allow for residential uses that are not permitted in the existing C-3 district.

The C-3 district is for the development of a highly varied grouping of indoor retail and business functions with retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood. At this neighborhood scale of retail, accessibility is required for all modes of travel must be provided and maintained. It is not intended for those businesses that draw customers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations.

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.

## STAFF ANALYSIS

The request would rezone the property to the D-8 district to allow for residential uses.

Staff is supportive of the rezoning because it would allow for residential development that is compatible with the surrounding area and would align with the Traditional Neighborhood recommendation of the Comprehensive Plan.

Staff recommends **approval** of the rezoning request, with the caveat that this recommendation should not serve as indication of support for any future needed variances at the property.

## GENERAL INFORMATION

|                                   |                          |                                             |
|-----------------------------------|--------------------------|---------------------------------------------|
| <b>Existing Zoning</b>            | C-3                      |                                             |
| <b>Existing Land Use</b>          | Undeveloped              |                                             |
| <b>Comprehensive Plan</b>         | Traditional Neighborhood |                                             |
| <b>Overlay</b>                    | N/A                      |                                             |
| <b>Surrounding Context</b>        | <b><u>Zoning</u></b>     | <b>Surrounding Context</b>                  |
|                                   | North: D-5               | Undeveloped                                 |
|                                   | South: C-3               | Single-family dwellings                     |
|                                   | East: C-3                | Social club                                 |
|                                   | West: C-3                | Multi-family dwelling                       |
| <b>Thoroughfare Plan</b>          |                          |                                             |
| Columbia Avenue                   | Local Street             | 60-foot existing and proposed right-of-way. |
| <b>Context Area</b>               | Compact                  |                                             |
| <b>Floodway / Floodway Fringe</b> | N/A                      |                                             |
| <b>Wellfield Protection Area</b>  | N/A                      |                                             |
| <b>Site Plan</b>                  | July 22, 2026            |                                             |
| <b>Elevations</b>                 | N/A                      |                                             |
| <b>Landscape Plan</b>             | N/A                      |                                             |
| <b>Commitments</b>                | N/A                      |                                             |
| <b>Findings of Fact</b>           | N/A                      |                                             |
| <b>C-S / D-P Statement</b>        | N/A                      |                                             |

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

## **Pattern Book / Land Use Plan**

- Comprehensive Plan recommends Traditional Neighborhood development of the site.
- 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.

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.

### *Conditions for All Housing*

- A mix of housing types is encouraged.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Primary structures should be no more than one and a half times the height of other adjacent primary structures.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

### *Detached Housing (defined as single-family dwellings)*

- The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
- Secondary units are encouraged.
- Lots should be no larger than one and a half times the adjacent lots.

*Attached Housing (defined as duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium.)*

- Duplexes should be located on corner lots, with entrances located on different sides of the lot.
- It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.
- If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes but should not make up more than 25% of the primary residential structures on a block.

#### 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 (2021) should be considered when developing the site.

#### BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS

- 1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
- 2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed, or flush, narrow, or wide.
- 3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements in the neighborhood. If so, add porches or stoops to new construction.
- 4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.
- 5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.

**6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.

**7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.

**8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

#### Indy Moves

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

Not Applicable to the Site.

#### ZONING HISTORY

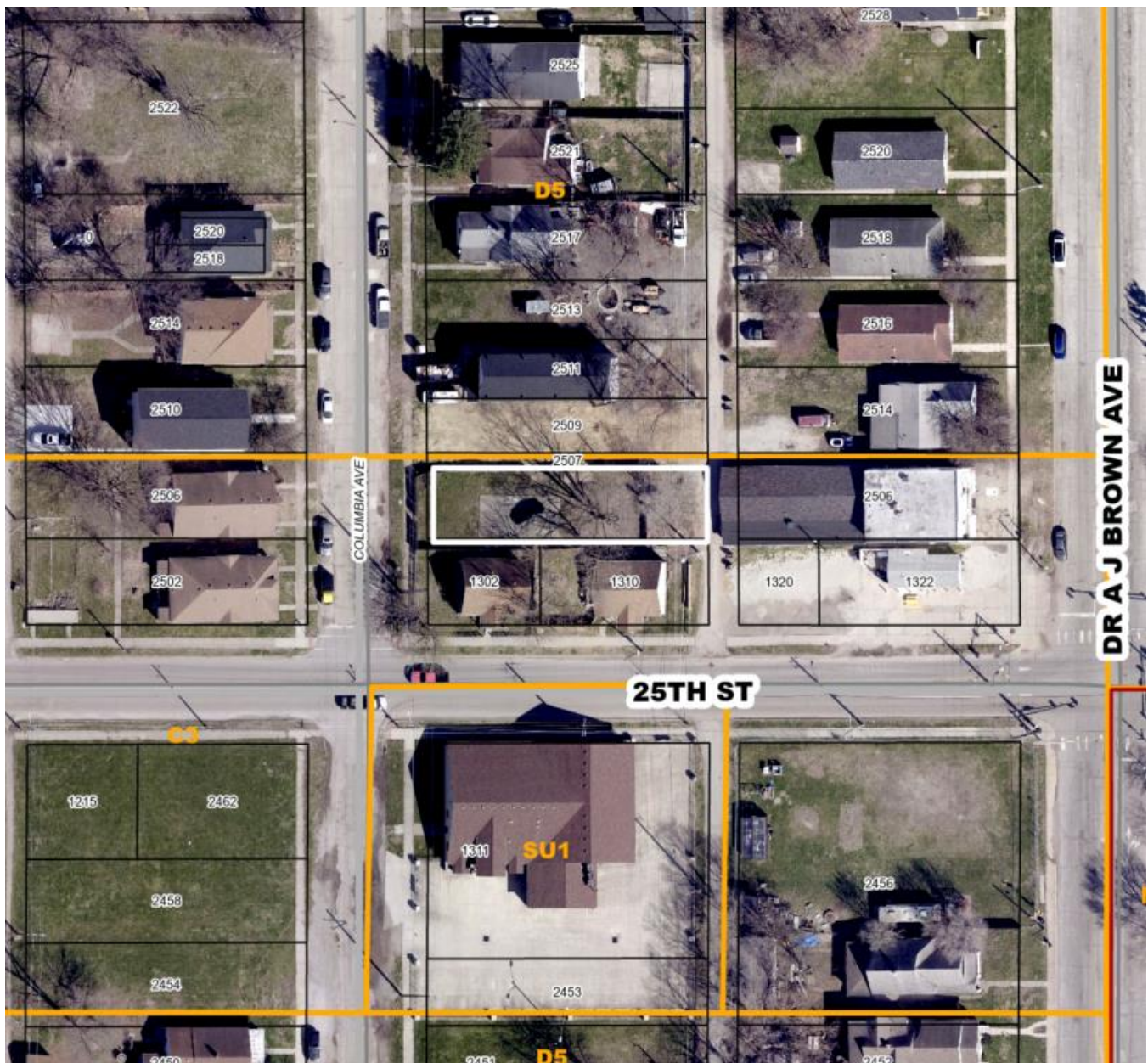
**2024-DV1-038; 2511 Columbia Avenue (north of site),** requested a Variance of Development Standards to provide for the construction of a two-family dwelling on a 28-foot-wide lot, a 53% open space percentage, and a 5,746 sqft lot, **granted.**

**2006-ZON-010; 1311 East 25<sup>th</sup> Street (south of site),** requested the Rezoning of 0.433-acre, being in the C-3 District to the SU-1 classification to provide for religious uses, **approved.**

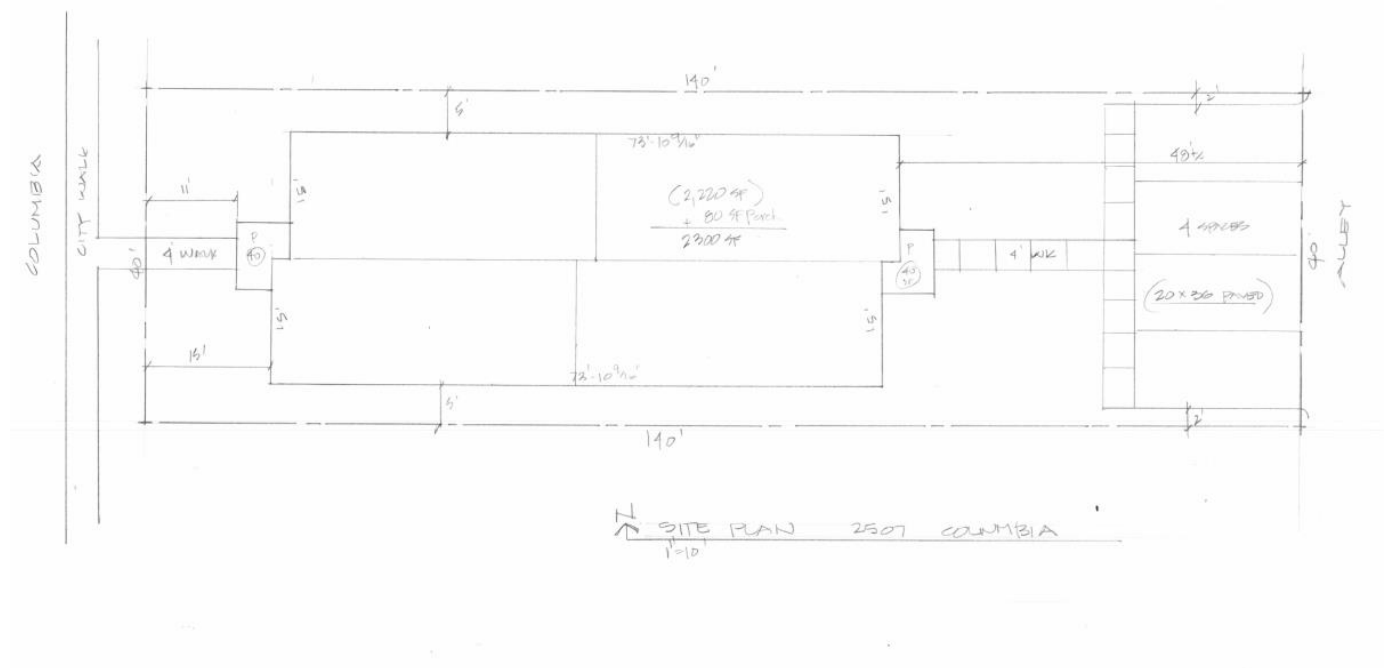
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EXHIBITS

LOCATION MAP



**SITE PLAN**



PHOTOS



Subject site, looking east from Columbia Avenue.



Adjacent undeveloped site to the north, looking east from Columbia Avenue.



Adjacent two-family dwelling to the west.



Adjacent Single-family dwelling to the south, looking east from Columbia Avenue.