



Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

August 28, 2025

Case Number: 2025-ZON-083
Property Address: 441 South Rural Street (Approximate Address)
Location: Center Township, Council District #18
Petitioner: BECA and Associates, LLC, by Josh Smith
Current Zoning: C-4
Request: Rezoning of 0.108-acre from the C-4 district to the D-5 district to provide for a remodel and addition to an existing detached single-family dwelling.
Current Land Use: Residential (Single-Family Dwelling)
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

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

PETITION OVERVIEW

LAND USE

This 0.108-acre site zoned C-4 is developed with a single-family home built in 1924. The property is located within the Forest Park Addition Section "A" a 334-lot residential subdivision recorded on July 24, 1902. Surrounding land uses are primarily residential, with single-family homes located to the north, east, and west.

VIOLATIONS

The site has a history of code violations. The original home was demolished without a permit, leaving only the foundation. The petitioner has since filed for a structural permit. Prior to demolition, the property had fallen into disrepair, with documented violations for trash and unsafe conditions.

REZONING

The rezoning petition, if approved, would rezone this site to the D-5 district to provide for a remodel and addition to an existing foundation.

The property is currently zoned C-4, the C-4 classification is intended for regional-scale commercial development, which is not feasible on a property of this size and configuration. Its location within an established residential neighborhood and limited access to a nearby roundabout further reduce the likelihood of commercial redevelopment under the current zoning.

The property is requesting to be rezoned to the D-5 District, which permits medium-intensity residential development at approximately 4.5 units per acre, would better reflect both the historical residential use of the site and the surrounding neighborhood character.

The proposed D-5 zoning is also consistent with the Comprehensive Plan recommendations of Traditional Neighborhood typology. Which calls for a residential density of 5 to 15 dwelling units per acre and identifies this area as part of a Traditional Neighborhood typology.

STAFF ANALYSIS

The proposed rezoning is appropriate given the property's size, location, and historical use. It aligns with the Comprehensive Plan's guidance for Traditional Neighborhoods and will allow the site to be reinvested in and brought back into productive residential use. Approval of this request would not only be consistent with surrounding zoning and land uses but would also support ongoing efforts to stabilize and reinvigorate the neighborhood.

GENERAL INFORMATION

Existing Zoning	C-4		
Existing Land Use	Residential		
Comprehensive Plan	Traditional Neighborhood		
Surrounding Context		<u>Zoning</u>	<u>Land Use</u>
	North:	D-5	Residential (Single Family Dwelling)
	South:	C-4	Single Family Residential
	East:	D-5	Residential (Single Family Dwelling)
	West:	C-4	Residential (Single Family Dwelling)
Thoroughfare Plan			
	Rural Street	Primary Arterial	78-foot Existing ROW vs Proposed
Context Area	Compact		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	July 17, 2025		
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

- The Marion County Land Use Pattern Book (2019)
- IndyMoves Pedal Indy (2018)

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:

- 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.
- **Conditions for All Land Use Types**
 - 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.
- **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**

- 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.

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 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



**Department of Metropolitan Development
Division of Planning
Current Planning Section**

“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

Site

N/A

Vicinity

2015-ZON-069; 2815 English Avenue (south of subject site), Rezoning of 4.18 acres, from the D-5 and C-4 districts to the D-10 classification to provide for multi-family uses, **approved**.

99-Z-160; 3009 English Avenue (south of subject site), requests Rezoning of 0.23 acre from D-5 to C-3 to conform to the recommendation of the Southeastside Neighborhood Plan, **approved**.

2006-ZON-083; 223 South LaSalle Street, requests Rezoning of 2.97 acres, from the D-5 and I- 3-U Districts to the I-3-U classification to provide for medium industrial urban uses, **approved**.

2001-DV3-023; 3155 English Avenue, requests a Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 40-foot tall, 14 by 48-foot advertising signs, with zero feet of linear separation from a protected district oriented to the same street and 90 feet of radial separation from a protected district, **granted**.

2001-VAC-048; 223 South LaSalle Street, requests a Vacation of a portion of Newton Street and a portion of the first north-south alley east of LaSalle Street, **granted**.

89-UV1-031; 3220 Southeastern Avenue, requests a Variance of Use and Development Standards of the Commercial Zoning Ordinance to provide for outdoor display and sale of automobiles, with the display area located partially within the front transitional yard, **granted**.

86-UV3-80; 223 South LaSalle Street, requests a Variance of Use to provide for the expansion of an existing industrial facility into a residential zoning district, **granted**.

86-V1-73; 3125 English Avenue, requests a Variance of Development Standards of the Sign Regulations to provide for a pole sign within the required setback, **granted**.

78-UV2-20 (78-SE2-2); 3125 English Avenue (east of site), requests a Variance of Use and Development Standards to provide for the construction of a new coke oven battery, consisting of 72 ovens, **granted**.

98-Z-253; 418 South Temple Avenue (east of site), request a Rezone 0.65 acre from D-5 to SU-1

84-Z-132; 2727 English Avenue, (south of subject site), request Rezoning of 0.84 acres being in the C-3 and C-4 to C-5 district, **withdrawn**



**Department of Metropolitan Development
Division of Planning
Current Planning Section**

76-UV1-76; 3301 English Avenue, requests a Variance of Use and Development Standards to permit erection of an addition to the existing retail, sales, service, warehouse and office, as per plans filed, with off-street parking provided, **granted**.

65-V-287; 3301 English Avenue, requests a Variance of Use and front building line requirement to permit the operation of a retail sales, service, repair and warehouse in the existing building, previously granted by variance for an office building for industrial sales and service, with erection of two pole signs and a building identification sign, with parking and loading areas provided, **granted**.

61-V-220; 3301 English Avenue, requests a Variance of Use to permit the installation of an 8,000-gallon underground gasoline tank and one gasoline pump for servicing company vehicles, accessory to the diesel engine sales and service previously granted by variance, **granted**.

60-V-233, 3002 English Avenue, requests a Variance of Use to permit the storage and repair of vehicles in an existing building, **denied**.

54-V-153; 3301 English Avenue, requests a Variance of Development Standards for an electric sign, **denied**.

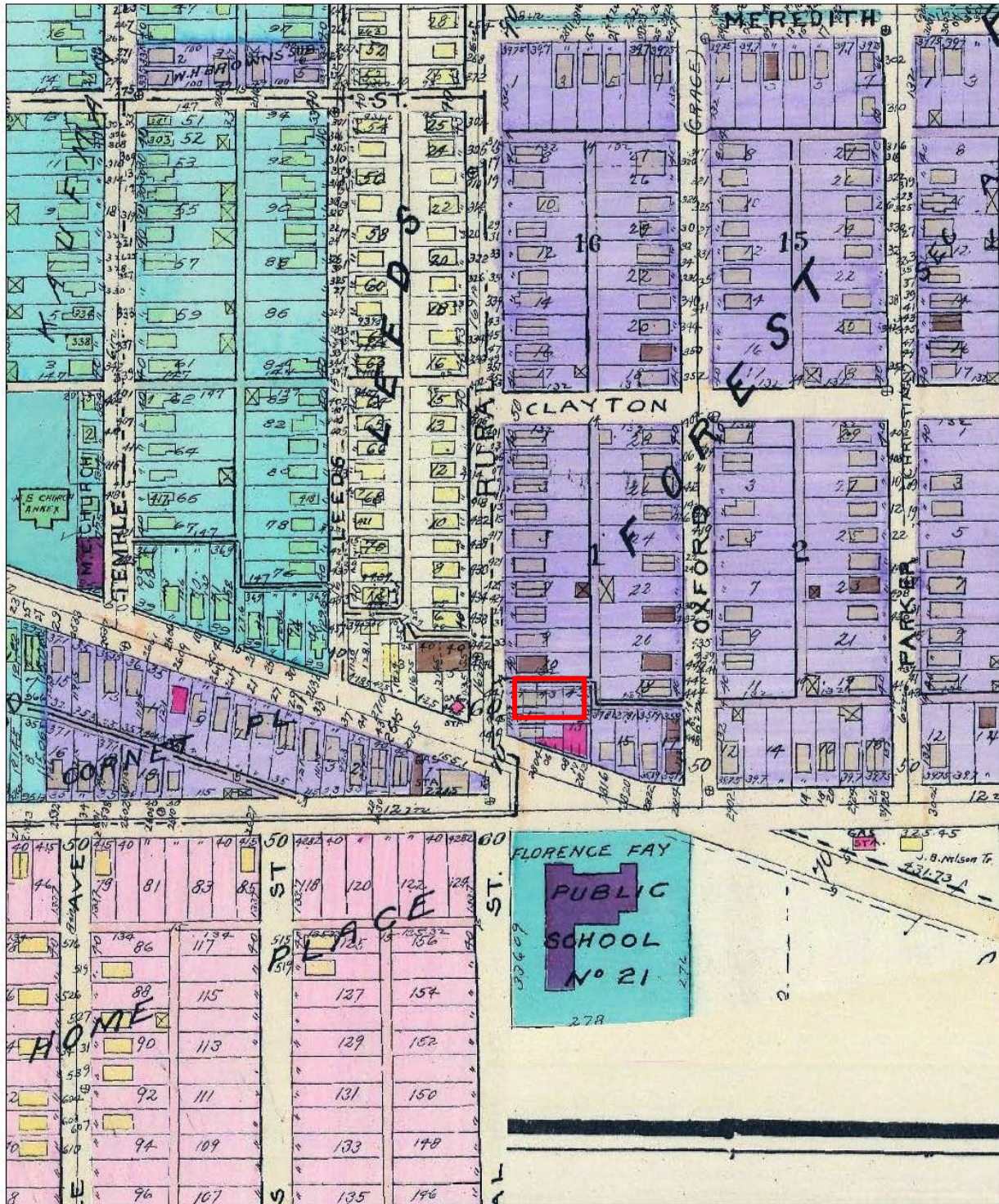
51-V-177; 3301 English Avenue, requests a Variance of Use to provide for the construction of a building, for the commercial sales and service of diesel engines, located 20 feet from the front property line, with accessory off-street parking and loading space provided, **granted**.

EXHIBITS

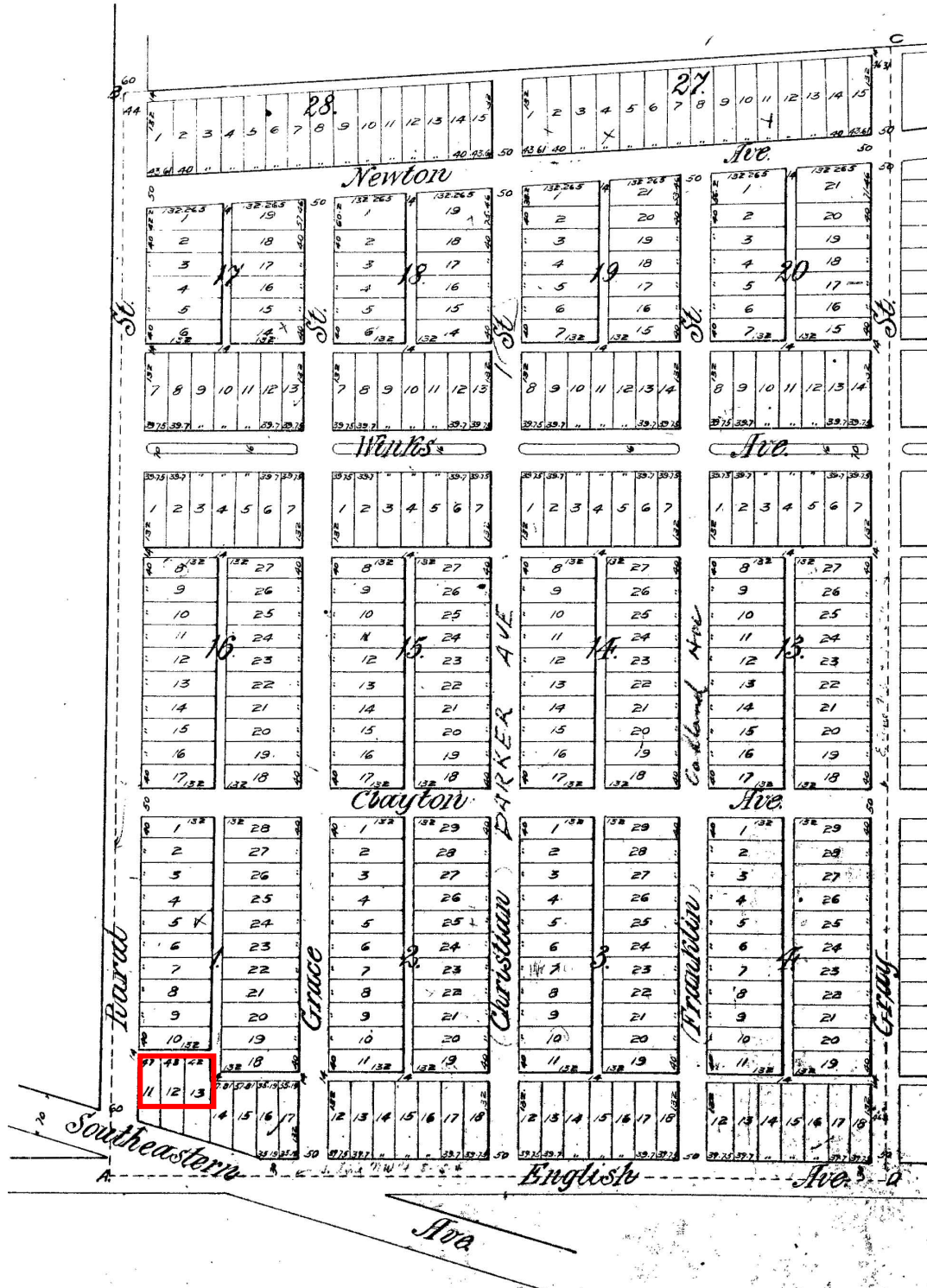
2025-ZON-083 CURRENT ZONING



1941 BAIST MAP 2025-ZON-083



FOREST PARK ADDITION SEC A



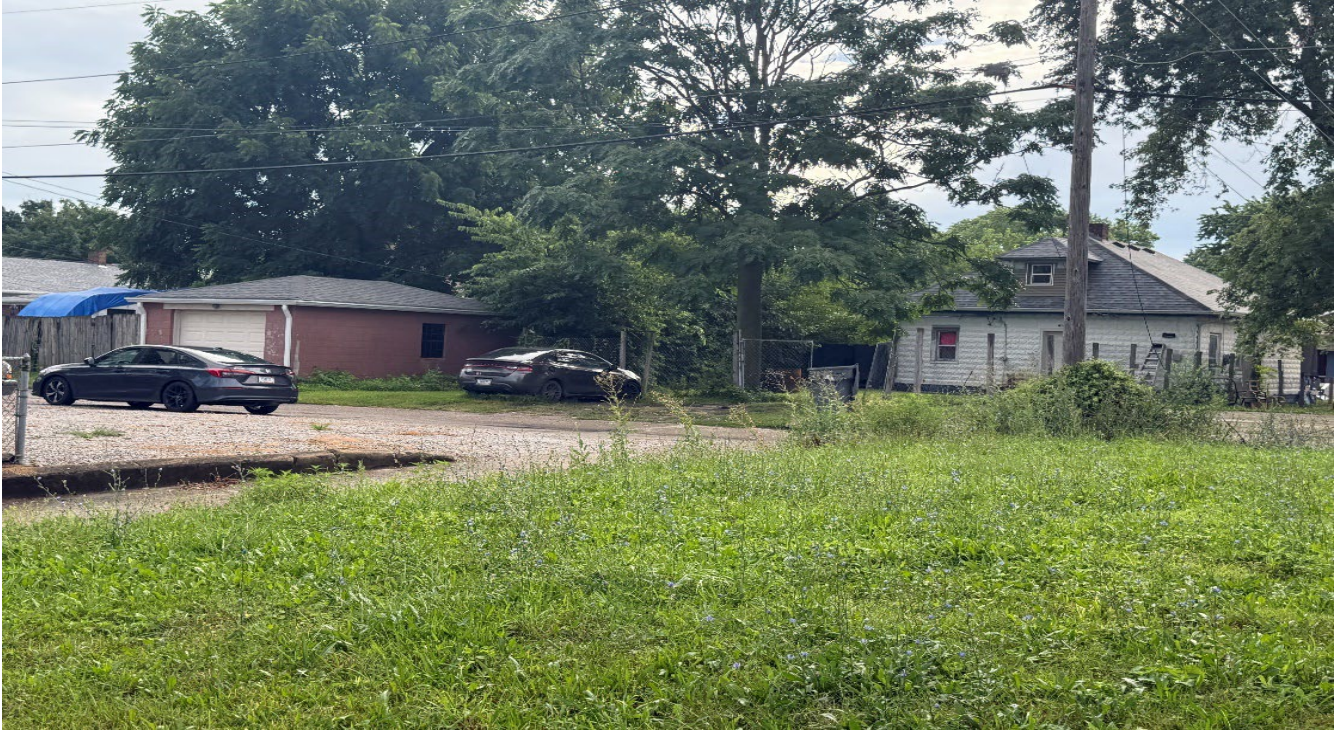
Looking from the subject site at the roundabout at southeast Ave and Rural Street.



Looking at the foundation of the demolished building.



View from subject site toward alley



Looking from the alley way towards Rural Street



View along Rural Street looking north, pedestrian entrance to subject property.



View from Rural Street looking at subject property entrance.

