



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 28, 2025

Case Number: 2025-ZON-087
Property Address: 200 North Rural Street
Location: Center Township, Council District #13
Petitioner: Englewood Community Development Corporation by Joseph D. Calderon
Current Zoning: D-5 (TOD)
Request: Rezoning of 0.22-acres from the D-5 (TOD) district to the D-9 (TOD) district to provide for a medium apartment
Current Land Use: Single-family dwelling / vacant land
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least five business days prior to the MDC hearing:

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
2. The site shall be developed in substantial compliance with the elevations, file-dated July 29, 2025.

PETITION OVERVIEW

This 0.22-acre site, zoned D-5 (TOD), is comprised of two parcels, one of which is developed with a single-family dwelling, and one is vacant. It is surrounded by a single-family dwelling to the north, zoned D-5 (TOD); a single-family dwelling to the south, zoned D-5 (TOD); religious uses to the east, zoned SU-1 (TOD); and a single-family dwelling to the west, zoned D-5 (TOD).

REZONING

The request would rezone the site to the D-9 district to provide for multi-family dwellings. “The D-9 district is intended for higher density housing formats, with a mix of small- and moderate-scale multi-unit building types. This district can be used at transitions to walkable, commercial areas, transit stations and urban and suburban corridors, including the high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, or Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.”

“To advance the Livability Principles of this Code, the D-5, D-5II, D-8, **D9** and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application.

The Comprehensive Plan recommends traditional neighborhood typology for the site.

Historically, the parcels were residentially developed with a two-family dwelling on the southern parcel and a single-family dwelling on the northern parcel.

The request would generally align with the Comprehensive Plan recommendation, as well as the Transit-Oriented Development (TOD) plan that encourages pedestrian connectivity and a high density in proximity of a transit station.

Overlays

This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Planning Analysis

The Blue Line Transit-Oriented Development Strategic Plan not only alters land use recommendations but identifies and analyzes market strength and TOD readiness of various nodes along the transit corridor. This plan specifically identifies the segment between Central Green Boulevard (former Central State Hospital) and Ridgeview Drive (Irvington Plaza) as having the strongest market strength and potential to leverage the public investment associated with the Blue Line, outside of the Central Business District.

The Rural Street transit station is one of ten stations along the entire Blue Line designated as a District Center station typology. District Center stations are characterized by being in areas with high walkability across multiple city blocks, serve as cultural and commercial hubs for multiple neighborhoods and aspire to promote a mix of office, retail, entertainment and residential with higher densities.

As a result of the proximity, of the proposed transit station, the plan recommends significantly higher residential densities, with an emphasis on workforce housing.

When multi-family housing is proposed, a minimum of three-stores, a minimum of five units and minimal front and side setbacks are recommended, with parking obstructed from the streetscape.

GENERAL INFORMATION

Existing Zoning	D-5 (TOD)	
Existing Land Use	Single-family dwelling / vacant land	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5 (TOD)	Single-family dwelling
South:	D-5 (TOD)	Single-family dwelling
East:	SU-1(TOD)	Religious uses
West:	D-5 (TOD)	Single-family dwelling
Thoroughfare Plan		
North Rural Street	Primary Arterial	Existing 60-foot right-of-way and proposed 78-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes – Transit-Oriented Development	
Wellfield Protection Area	No	
Site Plan	July 29, 2025	
Site Plan (Amended)	N/A	
Elevations	July 29, 2025	
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 Comprehensive Plan recommends Traditional Neighborhood typology. “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 five 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.”

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.
- Small-Scale Multi-Family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of less than two acres and at a height of less than 40 feet).
 - It is preferred that multi-family housing should be organized around intersections of neighborhood collector streets, parks or public squares, or neighborhood-serving retail.
 - If the above conditions are not met, individual buildings of small-scale multi-family 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.
 - In predominantly platted, single-family neighborhoods, site layouts should be similar in site- and building-orientation as the surrounding single-family homes.
 - Parking should be either behind or interior to the development.
 - Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Blue Line Transit-Oriented Development Strategic Plan (2018).

This site is located within a ¼ mile walk (approximately 574 feet) north of a proposed transit stop located at the intersection of East Washington Street and Rural Street, with a District Center typology.

District Center stations are located at the center of regionally significant districts with several blocks of retail or office at their core. Development opportunities include infill and redevelopment, dense residential, employment near transit stations, neighborhood retail and a focus on walkability and placemaking.

Characteristics of the District Center typology are:

- A dense mixed-use hub for multiple neighborhoods with tall buildings
- Minimum of three stories at core with no front or side setbacks
- Multi-family housing with a minimum of 5 units
- Structured parking only with active first floor

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

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)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2010-CZN-804 / 2010-CVR-804 **2010-CZN-804 / 2010-CVR-804 (south of site)**, requested Rezoning of 1.38 acres, being in the D-5 District, to the C-3-C classification to provide for commercial uses and 25 multi-family residential units and a variance of development standards of the Commercial Zoning Ordinance to provide for a mixed-use development with reduced parking spaces and north and east traditional yard, **approved and granted**.

2008-ZON-046; 16 South Rural Street and 20, 24 and 28 North Rural Street, 2718, 2730 and 2823 East Washington Street, and 27, 33, 35, 39, 43 and 49 Eastern Avenue (south of site), requested Rezoning of 1.64 acres, from the D-5, C-3 and I-3-U Districts, to the SU-7 classification to provide for charitable, philanthropic and not-for-profit institutions, **approved**.

99-Z-165; 2712-2714 East Washington Street (south of site), requested a rezoning of 0.16 acre, being in the C-3 and D-5 Districts, to the SU-7 classification, to provide for charitable and philanthropic uses, **approved**.

98-Z-106A & B; 2702-2706 East Washington Street, 11 North Eastern Avenue, and 12, & 16-18 North Rural Street (south of site), requested a rezoning of 1.2 acre, being in the C-3, D-5, I-3-U and SU-7 Districts, to the SU-7 classification, to provide for religious uses including a community park, health clinic, single-family dwelling, offices and a clothing pantry, **approved**.

96-UV2-25; 23 North Rural Street (south of site), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance, to provide the conversion of a 19,500 square foot building for a temporary residential use for homeless women and children, a food and clothing pantry, religious book store, medical clinic, and religious use, and to provide for a six-foot tall, barbed wire fence in the front yard, **granted**.

94-Z-26; 12 North Rural Street (south of site), requested a rezoning of 0.11 acre, being in the D-5 Dwelling District, to the SU-7 classification to provide for charitable and philanthropic uses, including a single-family dwelling and offices, **approved**.

89-UV2-31; 23 North Rural Street (south of site), requested a variance of use of the Dwelling Districts Zoning Ordinance, to provide for the conversion of a former school building into a medical clinic, religious bookstore, and temporary residence for women and children, **granted for five years**.

88-V3-135; 2724 East Washington Street (south of site), requested a variance of development standards of the Sign Regulations, to provide for a gasoline canopy and three canopy signs with a reduced setback, **granted**.

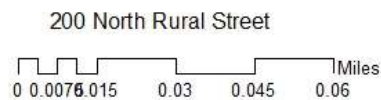


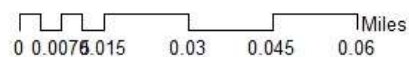
Department of Metropolitan Development
Division of Planning
Current Planning

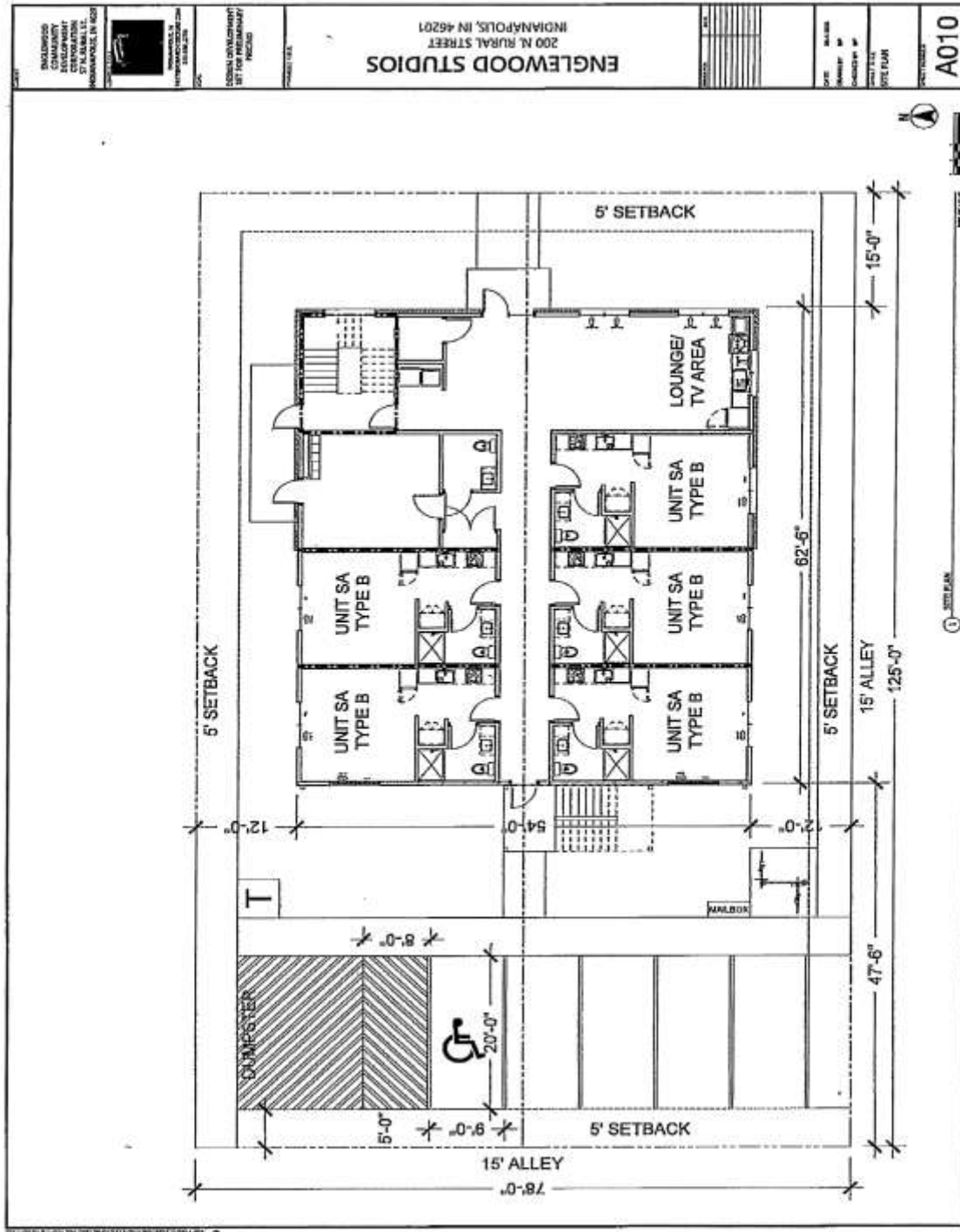
83-Z-148; 2708 East Washington Street & 810 North Rural Street (south of site), requested a rezoning of 0.12 acre, being in the D-5 and C-3 Districts, to the SU-7 classification, to provide for a charitable institution, **approved**.

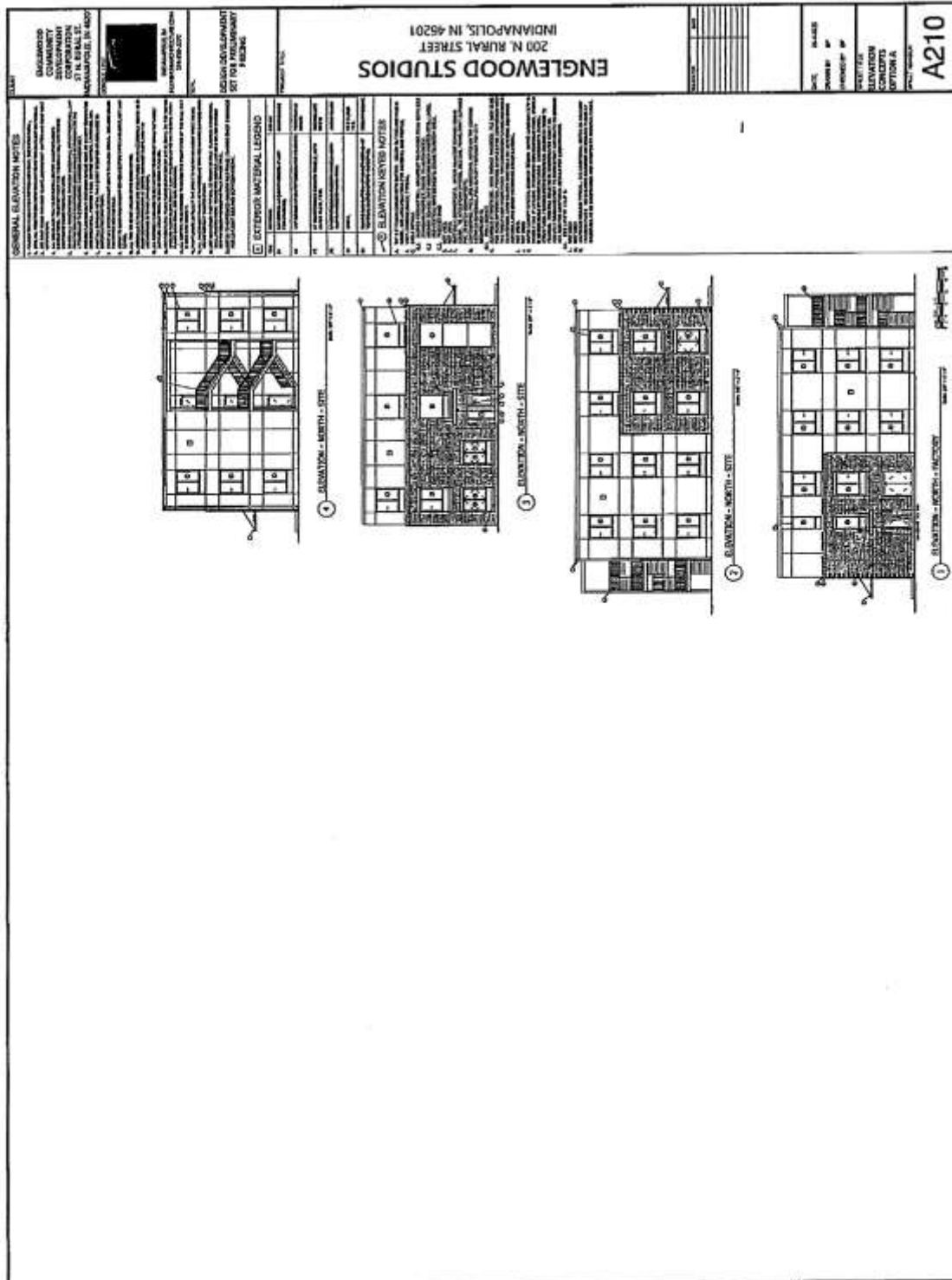
82-Z-1; 122, 208 through 235 North Rural Street (east of site), requested rezoning of 1.55 acres, being in the D-5 district to the SU-1 classification to provide for church use, approved.

EXHIBITS



[illegible]







View looking south along North Rural Street



View looking north along North Rural Street



View of site looking southwest across North Rural Street



View of site looking northeast from east / west alley



View of site looking north from east / west alley