

MDC HEARING EXAMINER

October 15th, 2026

Case Number: 2026-ZON-086
Property Address: 2826 Ruckle Street (approximate address)
Location: Center Township, Council District #12
Petitioner: Bruce E Webb, by Josh Smith of RG Development LLC
Current Zoning: MU-2
Request: Rezoning of 0.24 acres from the MU-2 district to the D-8 district to provide for residential uses.
Current Land Use: Vacant
Staff Recommendation: Staff recommends **approval** of this petition
Staff Reviewer: Adam Skrzyszewski, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 2826 Ruckle Street is currently a vacant undeveloped lot, approximately 0.24-acres in size. The site is currently zoned MU-2 to provide for higher density mixed-use developments, the petitioner is requesting to rezone 2826 Ruckle Street to D-8 to provide for two 2-unit homes.
- To the north and south of 2826 Ruckle Street, there are 1-2 unit single-family homes already constructed. The homes that front 2826 Ruckle Street on the same side of the subject site, have already been rezoned from MU-2 to D-8 to provide for 1-2 unit single-family homes. The rezonings were accomplished under 2023-CZN-818 and 2023-CZN-022. The proposed rezoning from MU-2 to D-8 for the subject property is following the same rezoning and development pattern along Ruckle Street by providing the same rezoning with two 2-unit homes following, if this rezoning petition is approved. The homes on the other side of Ruckle Street have been zoned D-8 since the adoption of the Indy Rezone Ordinance. This rezoning petition would create a clear transition in zoning of higher intensity to lower intensity, from the medium-density MU-2 development to the east of the subject parcel, to the subject site.
- This site, and majority of the sites surrounding, have largely been vacant and undeveloped since 2000. The last time a home is seen through aerial photography on the subject site is around 1972.

- The petitioner will proceed to submit for ILP's through the Department of Business and Neighborhood Services for the proposed homes subject to approval of this rezoning petition. If this rezoning petition is approved, the petitioner has indicated to go through with subdividing the subject parcel along its original platted lot lines as well, effectively subdividing the subject parcel equally in two to provide for the proposed 2-unit homes.
- The proposed rezoning aligns with the Comprehensive Plan recommendation of 8-15 Residential Units Per Acre, and it matches the context of the surrounding neighborhood and its recent development patterns; therefore, staff recommends **approval** of 2026-ZON-086.

GENERAL INFORMATION

Existing Zoning	MU-2	
Existing Land Use	Vacant	
Comprehensive Plan	8-15 Residential Units Per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-8	Single-family residential
	South: D-8	Single-family residential
	East: D-8	Vacant
	West: MU-2	Mixed-Use
Thoroughfare Plan		
North Ruckle Street	Local Street	48-foot existing and proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 24 th , 2026	
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 Comprehensive Plan recommends 8-15 Residential Units Per Acre for this parcel. The proposed zoning district of D-8 for this address would permit up to 12 residential units which matches the comprehensive plan recommendation of 8-15 Residential Units Per Acre.

Pattern Book / Land Use Plan

- The Comprehensive Plan recommendation and context of the surrounding neighborhood is most closely related to the Traditional Neighborhood Typology. The Traditional Neighborhood Typology includes a wide range of housing density, from single-family homes to large-scale multi-family housing. The proposed D-8 zoning and 2-unit homes match the Traditional Neighborhood Typology by providing small-scale multi-family housing.

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

2023-CZN-818 ; 2810 Ruckle Street (south of proposed site), Rezoning of 0.48 acres from the MU-2 district to the D-8 district. **Approved**

2023-CZN-022 ; 2844 Ruckle Street (north of proposed site), Rezoning of 0.48 acres from the MU-2 district to the D-8 district. **Approved**

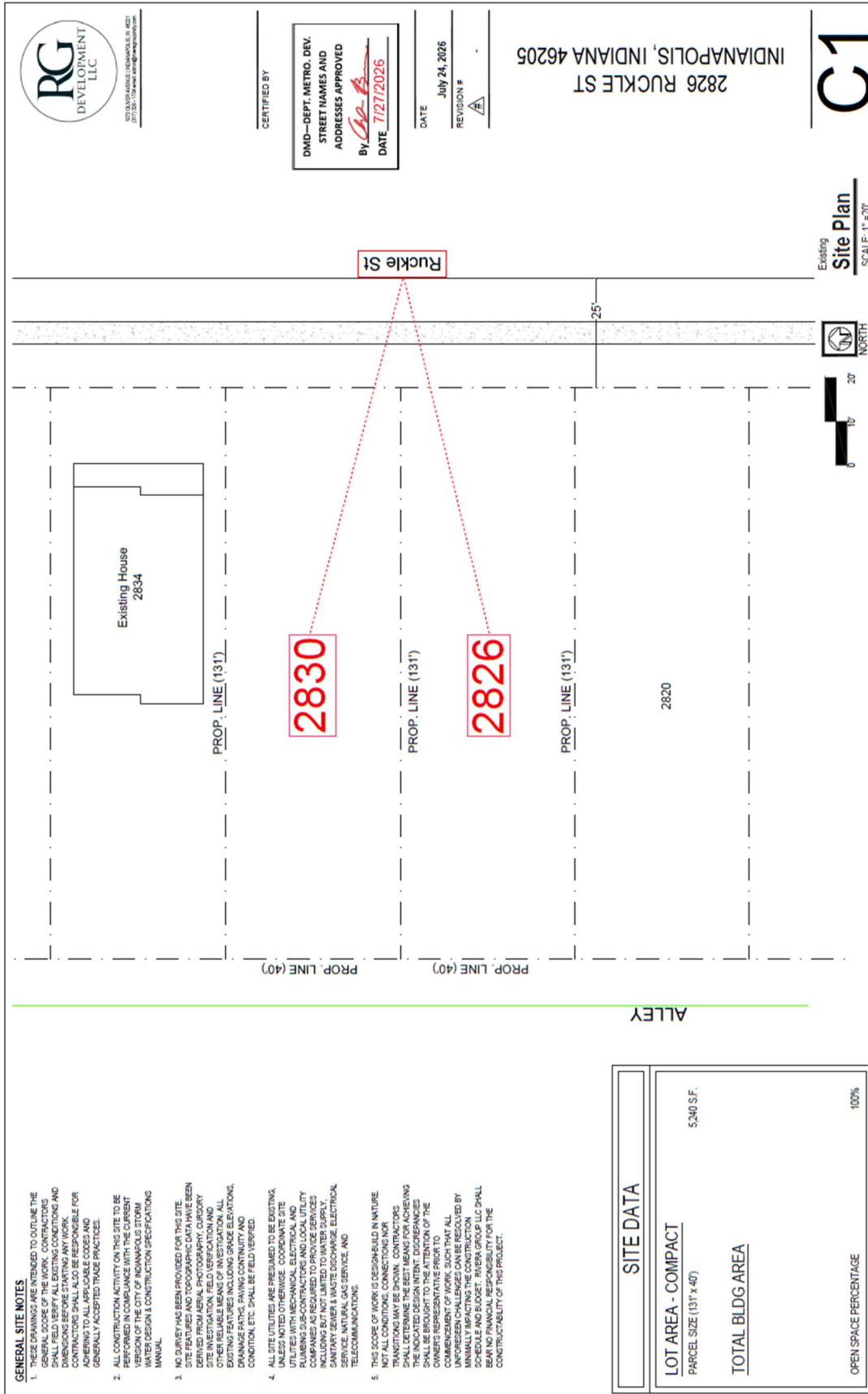
2015-CVR-838 ; 2833 Central Avenue (west of proposed site), Variance of development standards of the Commercial Zoning Ordinance to provide for: A mixed-use building, senior apartment buildings, an interior access drive, parking and outdoor seating, with zero-foot front setbacks (30 feet from the centerline) along Central Avenue (70-foot setback from the centerline required), a building with a ten-foot front transitional setback from Ruckle Street (20-foot transitional yard required), a parking lot with a ten-foot front transitional setback from 29th and Ruckle Streets (20-foot front transitional setback required), with outdoor seating and dining (not permitted), with 160 parking spaces (228 parking spaces required), with carryout food service within 100 feet of a protected district (not permitted), and to provide for a zero-foot east side transitional yard (15-foot side transitional yard required). **Approved**

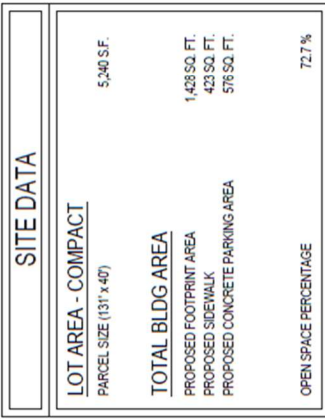
2024-DV1-041; 2844 Ruckle Street (north of proposed site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 40-foot wide 5,240 square foot lot (minimum 60-foot lot width, area of 7,200 square feet required) with a five-foot corner side yard setback along 29th Street (eight feet required) and a parking area with a one-foot south side yard setback and encroaching within the clear sight triangle of the access drive and alley (five-foot setback required, encroachments not permitted). **Approved**

EXHIBITS

2826 Ruckle rezoning current aerial







Site Visit, September 18th



1 - Looking at southern side of 2826 Ruckle Street



2 - looking at northern side of 2826 Ruckle Street



3 - looking west at center of 2826 Ruckle Street



4 - looking north from public right-of-way fronting 2826 Ruckle Street



5 - looking south from public right-of-way fronting 2826 Ruckle Street



Notice of Review (1st Review)

08/04/2026

TO: JOSH SMITH, JACK NEU

RE: ILP26-02173 – 2826 RUCKLE ST INDIANAPOLIS, IN 46205

A review of your submittal regarding the above referenced Improvement Location Permit application has been completed by the Department of Business & Neighborhood Services. Plans and specifications must reflect compliance with all applicable zoning laws in accordance with the [Indianapolis Marion County Zoning Ordinance, currently available for review online](#).

Based upon our review, we have concluded that the items below do not meet minimum requirements or need further supporting documentation:

PROHIBITED LAND USE – TABLE 743-1

According to the Indianapolis Marion County Zoning Ordinance Table 743-1: USE TABLE, two family dwellings are not permitted in a MU2 zone.

- Please contact the Department of Metropolitan Development (planneroncall@indy.gov , 3173275155) to discuss alternative options.

Your project will remain on hold pending submission of your written response and revised plans or documents meeting all conditions noted above. After we have completed the review of your response you will receive written notice of our determination as well as further instruction.

If the application for this project was initially submitted electronically through the [Citizen's Access Portal](#), your revised documentation must be uploaded to the case by accessing the case through your profile.

When providing updated documentation, include a copy of this letter with applicant responses in red indicating changes to the plans. Should you need further clarification following the review of outstanding conditions you may contact me at anna.schmeltz@indy.gov or 317-327-8531.

Additional options for resolving outstanding issues may include one or more of the following:

Marion County Assessor

Joseph P. O'Connor



JULY 29, 2026

To Whom It May Concern,

The Assessor's Office has processed a request to split parcel 1073573 along original platted lot lines, effective 27P28. The parcels will be FLEMINGS 3RD NORTH PARK ADDITION BLOCK 5, L18, and FLEMINGS 3RD NORTH PARK ADDITION BLOCK 5, L19.

Please accept this letter as a statement of our intent to split this parcel, effective 27P28. Please acknowledge this intent when considering any loan, address change, or granting of permits.

If you have any questions or concerns, please contact me.

Sincerely
Kaiden Kelley
GIS Analyst
Marion Co Assessor's Office