

MDC HEARING EXAMINER

August 13, 2026

Case Number:	2026-ZON-063
Property Address:	3009 and 3015 North Gale Street (<i>approximate address</i>)
Location:	Center Township, Council District #8
Petitioner:	Redx Group LLC, by Alex Sedique
Request:	Rezoning of two lots, totaling 0.35-acre, from the SU-1 district to the D-5 district to provide for residential purposes.
Current Land Use:	Vacant
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 3009 and 3015 North Gale Street are two contiguous lots totaling roughly 0.35-acre. Both parcels are zoned SU-1. The parcel immediately to the north is zoned D-5II while parcels further to the north are zoned D-5. Parcels to the west are zoned D-5. Parcels to the east are zoned a combination of D-5 and C-3. Parcels to the south are zoned C-3.
- The petitioner is requesting a rezone from the SU-1 district to the D-5 district to allow for residential uses. D-5 allows for residential development up to 4 units.
- Records indicate that these two parcels, along with another parcel to the south, were rezoned in 1975 (75-Z-147) from C-3 and D-5 to the SU-1 district to allow for the construction of a child care facility associated with a church.
- The Ordinance states that the D-5 district “is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.”
- The Comprehensive Plan has identified this parcel as part of the “Traditional Neighborhood” typology. As indicated in the paragraph above, the D-5 district fits well within the residential recommendations of the 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 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.”

- Based on the land use typology contemplated in the Comprehensive Plan and the residential context of the surrounding area, staff recommends approval of this petition. Staff will note that approval of this petition merely approves a rezone to the D-5 district. Approval of this petition would not grant any relief from the applicable D-5 use or development standards. Any development would be required to meet the standards of the D-5 district or seek relief via the appropriate land-use petition.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-5II / D-5	North: Residential
South:	SU-1	South: Religious Use
East:	D-5 / C-3	East: Residential / Commercial
West:	D-5	West: Residential
Thoroughfare Plan		
Gale Street	Local Street	50-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
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

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Comprehensive Plan contemplates the Traditional Neighborhood typology for these parcels. This 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.”

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

ZONING HISTORY – SITE



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

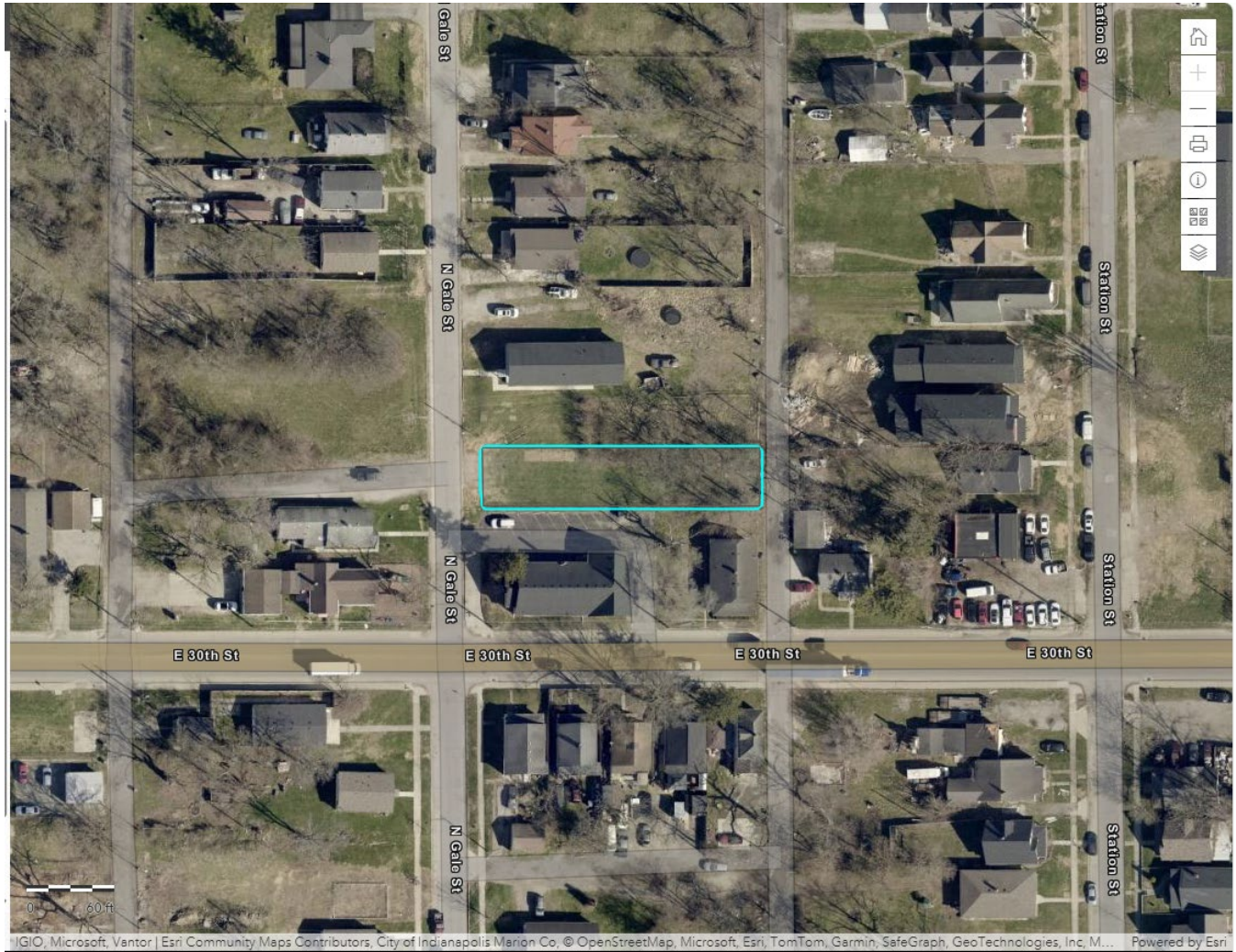
75-Z-147; 3001, 3009, and 3019 North Gale Street, Rezoning of 0.85-acre from the C-3 and D-5 districts to the SU-1 district, **approved**.

ZONING HISTORY – VICINITY

2023-ZON-011; 3019 North Gale Street (north of site), Rezoning of 0.14-acre from the SU-1 district to the D-5II district to provide for residential uses, **approved**.

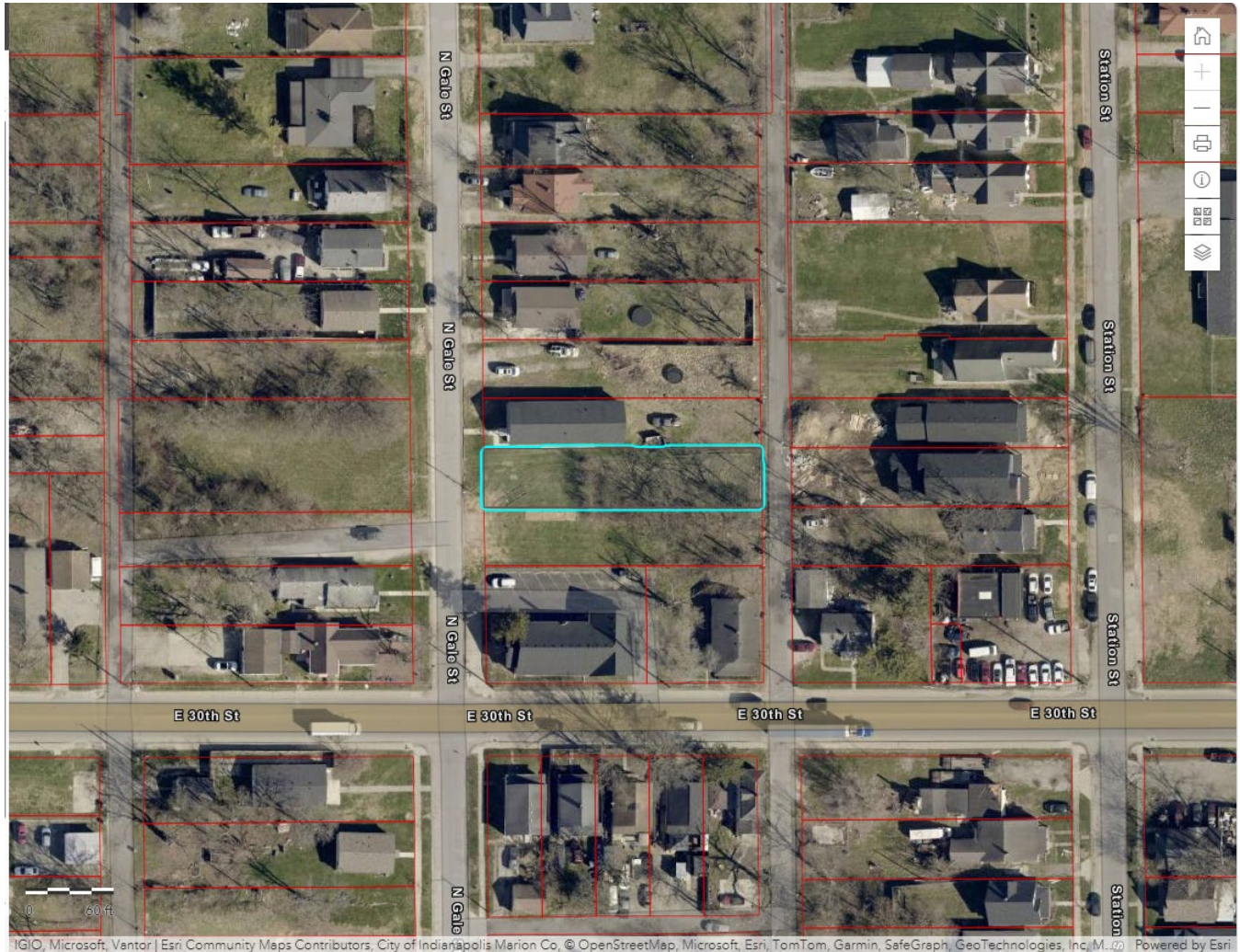
EXHIBITS

2026ZON063; Aerial Map



3009 North Gale Street

2026ZON063; Aerial Map (Continued)



3015 North Gale Street

2026ZON063; Photographs



Photo 1: Looking at subject site from Gale Street

2026ZON063: Photographs (cont'd)



Photo 2: 3019 North Gale St (subject of 2023 rezone from SU-1 to D-5II)

2026ZON063: Photographs (cont'd)



Photo 3: Church property to the south of subject site

2026ZON063: Photographs (cont'd)



Photo 4: Looking south down Gale Street

2026ZON063; Photographs (cont'd)



Photo 5: Looking across Gale Street

2026ZON063; Photographs (cont'd)



Photo 6: Looking north along Gale Street

2026ZON063; Photographs (cont'd)



Photo 7: Looking north along alley parallel to Gale Street; alley entrance of 30th Street