

**MDC HEARING EXAMINER**

**February 12, 2026**

<b>Case Number:</b>	2025-ZON-143
<b>Property Address:</b>	1860 Sugar Grove Avenue ( <i>approximate address</i> )
<b>Location:</b>	Center Township, Council District #12
<b>Petitioner:</b>	Full Circle Development II LLC, by Jason Wolfe
<b>Current Zoning:</b>	C-1 (W-1)
<b>Request:</b>	Rezoning of 0.12 acres from the C-1 (W-1) district to the D-5 (W-1) classification to provide for residential uses.
<b>Current Land Use:</b>	Undeveloped; Previously Residential
<b>Staff Recommendations:</b>	Staff recommends <b>approval</b> of this petition.
<b>Staff Reviewer:</b>	Michael Weigel, Senior Planner

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of this petition.

**PETITION OVERVIEW**

- 1860 Sugar Grove Avenue is an undeveloped midblock parcel on the western side of Sugar Grove Avenue and south of 19<sup>th</sup> Street to the north. The property was previously developed with a single-family residence that was demolished in 2023 (see Photo 2 of Exhibits) and appears to have been a legally non-conforming use within the site's C-1 zoning. Adjacent land uses are residential in nature, and access to an improved alley is available from the west.
- Approval of this rezoning request would be to facilitate the construction of a new single-family residence at the property utilizing a similar footprint to the previous residence, per the below site plan. Since the C-1 zoning of the property wouldn't allow for legal construction of a single-family residence, this petition seeks to reclassify the site to the D-5 zoning district which would allow the proposed residential use by-right. The provided site plan indicates compliant setbacks and open space as well as the placement of a rear-yard detached garage for vehicle access from the alley.
- This site is currently zoned C-1 (Office-Buffer District) to act as a buffer between uses of differing intensity typically comprised of office uses such as medical and dental facilities, education services, and certain public and semi-public uses.

- The proposed D-5 zoning district is intended for medium and large-lot housing formats (primarily detached housing) within either new, walkable suburban neighborhoods or for infill situations in established urban areas. Similarly, the United Northwest Neighborhood Plan recommends the site be developed with low intensity residential (3.5-5 dwelling units/acre). The proposed zoning and land use would be consistent with the Comprehensive Plan recommendation.
- Additionally, the property is located within a Wellhead Protection Area, which is a Secondary Zoning District indicating a one-year time-of-travel protection area around a municipal water wellfield. This would place limitations and require additional reviews for commercial usage, but would not impact the ability of the site to be developed for single-family residential uses.
- The petitioner had previously filed for a Variance of Use (petition 2025-UV1-026) to allow for the construction of this single-family residence while maintaining the property's C-1 zoning. Staff had indicated to the petitioner that having the parcel rezoned to a residential zoning district matching the surrounding context would be a more appropriate method to allow for the proposed land use. At staff suggestion, the Variance of Use was withdrawn.
- Since the proposed D-5 zoning district would be consistent with the recommendation of the Comprehensive Plan and would complement existing D-5 zoning for parcels of similar size to the east, west, and south, staff recommends approval of the rezoning request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-1 (W-1)	
<b>Existing Land Use</b>	Undeveloped; Previously Residential	
<b>Comprehensive Plan</b>	Dwellings 3.5 – 5 Units per Acre	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b>Surrounding Context</b>
North:	C-1	North: Undeveloped
South:	D-5	South: Residential
East:	D-5	East: Residential
West:	D-5	West: Residential
<b>Thoroughfare Plan</b>		
Sugar Grove Avenue	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	Yes	
<b>Site Plan</b>	12/22/2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	12/22/2025	
<b>Elevations (Amended)</b>	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

- United Northwest Neighborhood Plan (2008)

### Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Neighborhood / Area Specific Plan (etc.) below.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

### Neighborhood / Area Specific Plan

- The United Northwest Neighborhood Plan recommends this property for Low Density Residential development (typically single-family dwellings with a density of 3.5 to 5 units per acre.

### 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

**2025UV1026**, Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a two-story single-family residence with a detached 2-car garage (not permitted), per the site plan, **withdrawn**.

### ZONING HISTORY – VICINITY

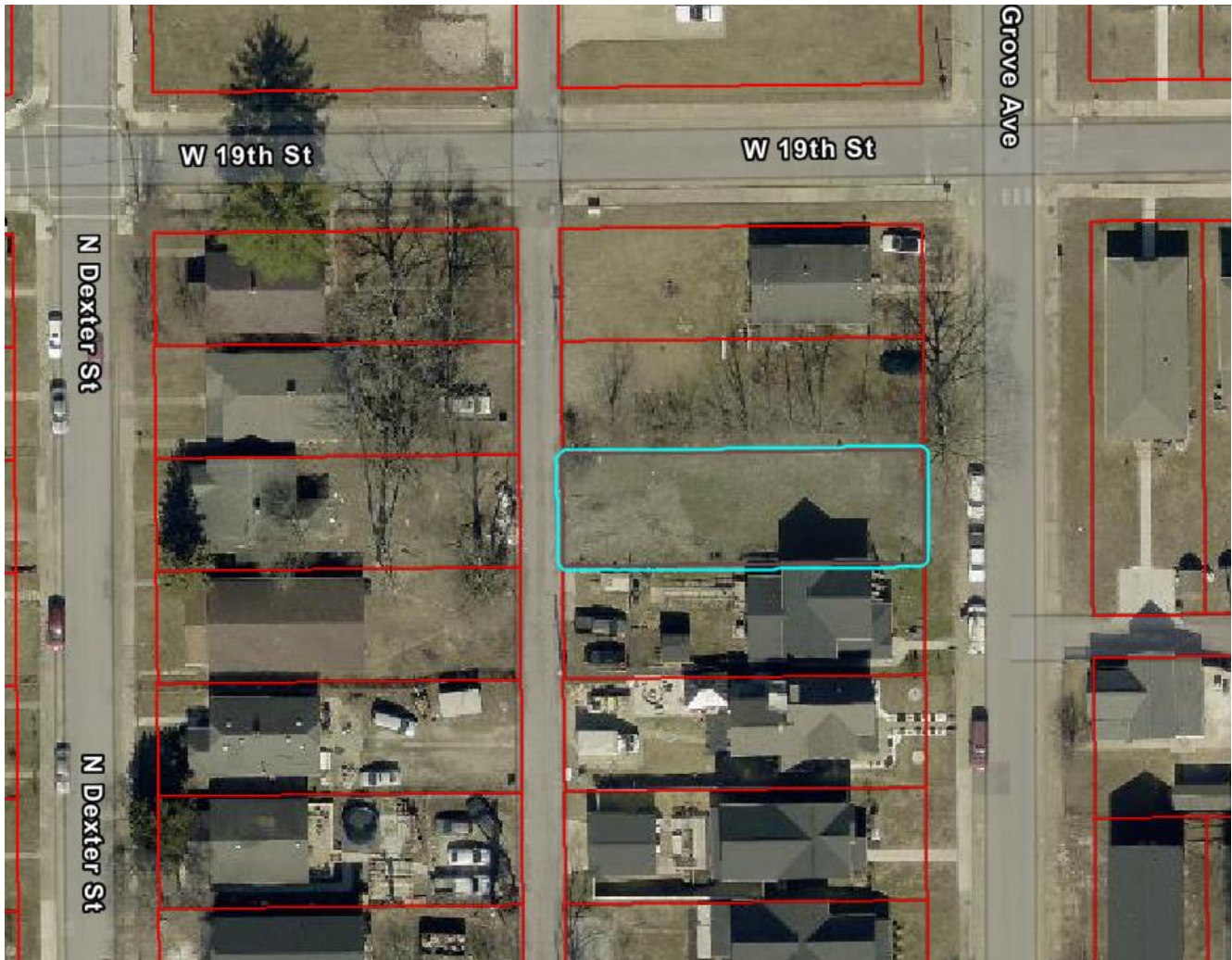
**2022DV2018 ; 1805 Sugar Grove Avenue (southeast of site)**, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached accessory structure with vehicular access from Sugar Grove Avenue (alley access required), **approved**.

**2022ZON013 ; 1248 W 19<sup>th</sup> Street (east of site)**, Rezoning of 0.529 acre from the C-1 (W-1) and C-3 (W-1) districts to the D-5 (W-1) to allow for the construction of single-family homes, **approved**.

**2003ZON084 ; 1917 to 2043 Sugar Grove Avenue; 1212 to 1220 and 1226 to 1235 West 20<sup>th</sup> Street (northeast of site)**, Rezone 4.80 acres from D-5 to SU-2 to provide for educational uses, **approved**.

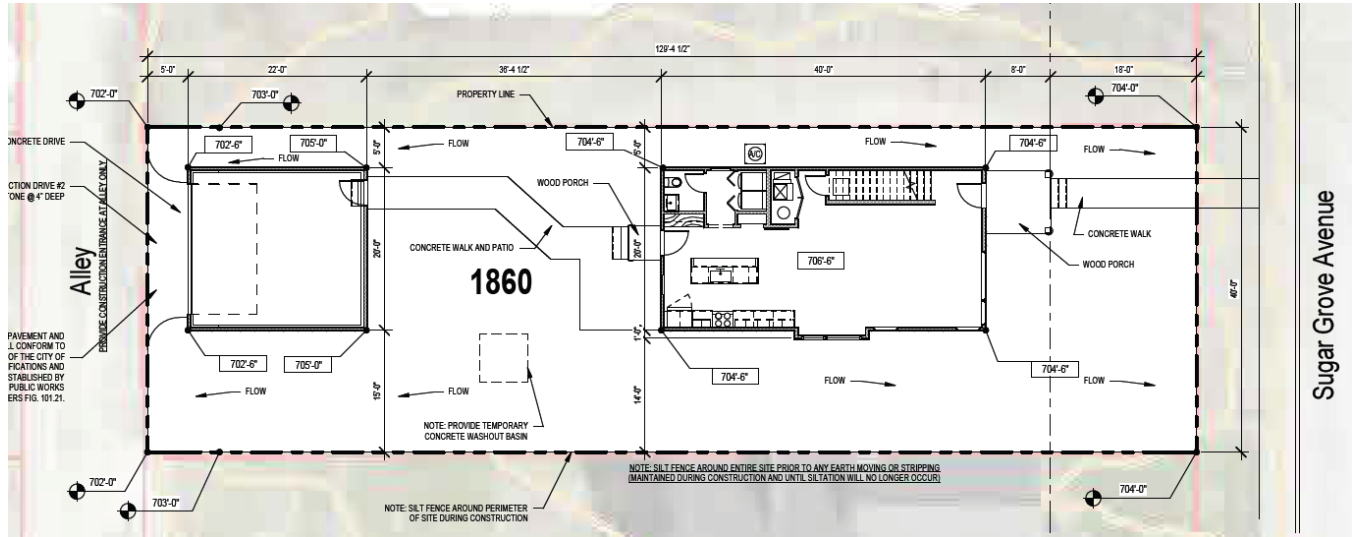
EXHIBITS

2025ZON143 : Aerial Map





**2025ZON143 ; Site Plan**



**2025ZON143 ; Front Façade Rendering**



**2025ZON143 ; Photographs**



Photo 1: Subject Parcel from East



Photo 2: Previous Residence on Subject Parcel (June 2019)



**2025ZON143 ; Photographs (continued)**



Photo 3: Subject Site Viewed from Alley to West



Photo 4: Adjacent Property to East



**2025ZON143 ; Photographs (continued)**



Photo 5: Adjacent Property to North



Photo 6: Adjacent Property to South