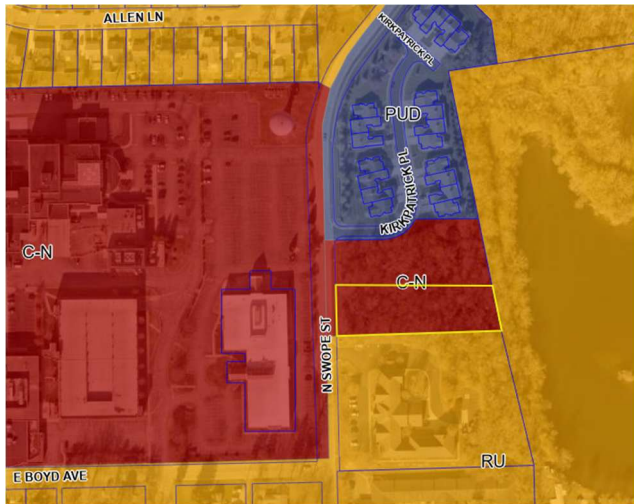


REZ25-04: East side of N. Swope St at approximately 861 N Swope St, The Nook Land Company, LLC requests a change of the zone map from “CN” Commercial North Gateway to “RU” Residential Urban Density, approximately 2.10 acres +/-.

Exhibits: Site Survey, file dated July 22, 2025

Surrounding Zoning & Land Use



Project Location / Zoning Map

North	“PUD” Residential, Autumn Place Senior Condominiums
East	“RU” Residential, Brandywine Creek
West	“CN” Commercial, Hancock Regional Hospital campus
South	“RU” Residential, Crownpointe Senior Living

The property is currently a wooded lot that is on the east side of North Swope Street between Body Avenue and McKenzie Rd. It was originally platted as a part of the Greentree Development that included the condominiums that are north of this lot and the assisted living facility to the south. Hancock Regional Hospital and Health Campus is to the west of this property. In 2022, this property was rezoned from “RU” to “CN” with the intention of future development of small medical offices at this location. That development did not come to fruition, and the current owners are requesting to revert the zoning back to “RU”.

Current Proposal

The petitioner seeks to rezone approximately 2.10 acres of land from “CN” Commercial North to “RU” Residential Urban Density. There is interest in future development of multi-family units on this site. To allow for this potential future development and to keep the property in alignment with both the surrounding properties as well as the Comprehensive Plan, “RU” was chosen as the most appropriate zoning designation.

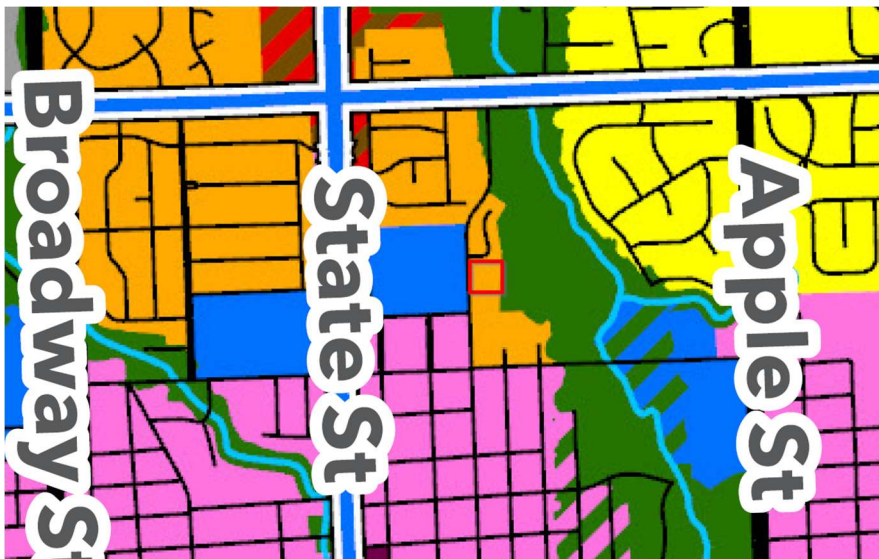
Technical Review

The Technical Review Committee has reviewed this request and provided preliminary insights. Greenfield utilities are available to the site.

The above comments are preliminary, as this petition only deals with a change in zoning classification. As a part of this process the Plan Commission has the opportunity to recommend a change in zoning to the Common Council.

Section 36-7-4-603 of Indiana Code provides several criteria for determining changes to the zoning ordinance or zoning map. The five elements in this section are the criteria by which the City evaluates rezone requests. Section 36-7-4-603 states that “the plan commission and legislative body shall pay reasonable regard to:

- (1) The comprehensive plan;



Comprehensive Plan Map, 2055

Findings: The Comprehensive Plan identifies this area as “Mixed Residential Neighborhood”, defined as (among other attributes) “*A mix of housing types, from single-family detached homes to multi-family developments, accommodate various needs and ensure compatibility with surrounding development*”. This rezone to “RU” is in alignment with this prescription from the Comp Plan.

- (2) **Current conditions and the character of current structures and uses in each district;**

Findings: An “RU” zoning district allows for a variety of uses to accommodate a range of residential typologies and developments. The adjoining “RU” & “PUD” districts to the north and south have residential uses which match both the character and allowed uses of the requested zoning designation of this property.

(3) The most desirable use for which the land in each district is adapted;

Findings: The Comprehensive Plan specifically calls out this area for uses which closely match the “RU” district’s permitted uses within the UDO, indicating that the permitted uses found therein are desirable and appropriate. The existing development patterns found nearby, such as the hospital, assisted living, and residential developments also support the compatibility of the uses permitted within an “RU” district.

(4) The conservation of property values throughout the jurisdiction;

Findings: The use of this property for residential development is in alignment with surrounding properties and is not expected to have a negative impact on any of the surrounding property values.

(5) Responsible development and growth.

Findings: The development should follow the recommendations of the comprehensive plan. The elements of responsible development and growth would best be served by rezoning the property to “RU” per the comprehensive plan. Generally, it is considered appropriate and responsible growth for infill lots to be developed with respect paid to the surrounding properties, which is a required component of any development plan review process. Most of the infrastructure needed to develop at this location already exists surrounding the site, minimizing the need for new investments by the community.

...

Staff Recommendation: Send a **Favorable Recommendation** of “RU” **Residential Urban Density Zoning District** for this property to the Common Council, based on the findings in the staff report and any conditions deemed necessary by this Plan Commission body.