



Staff Report

Planning Department

815 Lincoln Highway East | New Haven, IN

Board/Commission:	New Haven Plan Commission
Meeting Date:	Tuesday July 14, 2026
Location:	Community Room, New Haven Administration Building, 815 Lincoln Highway East, Door #11, New Haven, Indiana
File Number:	26-Z-04
Petition Type	Rezoning
Applicant:	New Haven Redevelopment Commission
Location:	400-600 block of north side of Lincoln Highway
Land Area:	18.82 Acres
Existing Zoning:	I2, General Industrial
Proposed Zoning:	PUD, Planned Unit Development

Planning Overview

The New Haven Redevelopment Commission purchased these properties to create an area along the Lincoln Highway where a project would be incentivized to be designed in a way that would meet the goals of the Comprehensive Plan and the Lincoln Corridor Plan. These two plans desire a mixture of uses through incorporating residential and commercial spaces into a single development that emphasizes walkability and live-work style living. The proposed Planned Unit Development (PUD) is designed in a way that the south portion, along the Lincoln Highway, would serve those residents within the area with professional and general services while allowing the integration of multi-family living on upper floors. The northern portion of the property has the potential for a wide variety of housing styles. This would allow for dense single family residential with a focus on front porches or allow for a denser residential development through the possibility of apartments or attached row housing. This area also allows for professional offices and businesses above which owners or tenants can live.

As proposed, the portion of the property labeled Area A will allow for those types of uses permitted within the C1 Professional and Personal Services and C2 Limited Commercial. C2 Limited Commercial permits multi-family dwellings, allowing for the construction of a building with two or more floors. Commercial uses would be present on the first floor and either additional commercial/office type uses or apartments above. Area A will also allow for single story commercial uses on out lots at the intersection of Lincoln Highway and the streets within the development. All development along Lincoln Highway is intended to have building facades along the main throughfare, with parking and drives hidden within the development. This will promote the use of architectural features to promote the development while limiting the amount of signage.

Area B, designated to the north of Area A, is the remainder of the development and incorporates uses from several zoning districts. This area is intended to be the residential portion of the development. The design standards within

the PUD have been created to allow maximum flexibility in size and location of the lots and styles of the housing that would be built. This area will accommodate anywhere from detached single-family homes on individual lots to duplexes, townhouses, to developments as dense as an apartment complex. The applicant will need to work with the Planning Department on screening the railroad that runs along the northern edge of the development while providing open areas within for residents to walk. This district also has standards that will allow residents to have first floor shops, above which they can live, or have basic services within walking distance of their homes.

Land Use / Compatibility: The property is currently zoned I2, General Industrial and is surrounded by the following zoning districts:

	Existing Zoning	Comprehensive Plan
North	I3, Intensive Industrial	Light Industrial
South	C3/c4, General or Intensive Commercial	Urban Destination
East	I2, General Industrial	Urban Destination
West	I2, General Industrial	Urban Destination

7725 Nelson Rd

Lincoln Hwy W

640 Lincoln Hwy W

580 Lincoln Hwy W

440 Lincoln Hwy W

418 Lincoln Hwy W

432 Lincoln Hwy W

435 Lincoln Hwy W

359 W L

631 Lincoln Hwy W

645 W Sr 930

Lincoln Hwy

Future Land Use Map



Rezoning

Staff Recommendation

The Plan Commission's duty on a rezoning petition is to make a favorable recommendation, unfavorable recommendation, or no recommendation either way to the New Haven Common Council. In making its recommendation, the Plan Commission (and the Council) shall pay "reasonable regard" to the criteria listed below. IC 36-7-4-603. Staff is making a **"Positive"** recommendation on rezoning petition **26-Z-04** to establish a Planned Unit Development based on the following criteria:

1. The Comprehensive Plan

The Comprehensive Plan designates this area for Urban Destination and as designed the proposed PUD will promote the mixing of various commercial and residential uses while promoting a walkable environment.

2. Current conditions and the character of current structures and uses in the district.

This property is already zoned to accommodate a variety of industrial and some commercial uses. The PUD will remove the more intensive industrial uses from the Lincoln Corridor at this location and promote a mixture of commercial and live-work uses that will serve residents in the immediate area.

3. The most desirable use for which the land in each district is adapted.

The City's focus for the Lincoln Corridor is to promote more commercial and housing options. While there are a few industrial buildings, the majority of the property is currently vacant. The development of this site would be in line with the style of development within this major throughfare and would promote other properties within the area to be redeveloped with similar design styles suggested within the Comprehensive and Corridor Plans.

4. The conservation of property values throughout the jurisdiction.

The proposed PUD will increase the value of the adjacent properties as it will allow for the redevelopment of an older shopping center and industrial buildings to allow for new commercial businesses and residential units.

5. Responsible development and growth.

The PUD will stimulate a mixture of commercial and residential uses, create additional design standards that will bring this property in line with the guidelines of the Comprehensive Plan and the needs of the city, and promote new and inventive housing options to meet the market's needs.

Plan Commission Action Rezone 26-Z-04

This rezone petition 26-Z-04 has received a "_____" recommendation from the New Haven Plan Commission to the New Haven City Council this 14th day of July, 2026.

Plan Commission President
Mike Mowery

Plan Commission Secretary
Nathan Hooley