



# Metropolitan Development Commission Hearing Examiner (July 24, 2025) Meeting Agenda

## Meeting Details

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission will hold public hearings on:

**Date:** Thursday, July 24, 2025

**Time:** 1:00 PM

**Location:** Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street, Indianapolis, IN

## Business:

### Special Requests

#### PETITIONS REQUESTING TO BE CONTINUED:

**1. 2025-APP-003 | 620 East 21st Street**

Center Township, Council District #13  
PK-2  
DeQuan Branch, by Jorge Gonzales

Park District-Two Approval to provide for a three-story single-family dwelling with an attached garage.

**\*\*Staff continuance for cause to August 14, 2025**

**2. 2025-ZON-054 | 126 and 130 Koehne Street**

Center Township, Council District #18  
Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen

Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.

**\*\*Petitioner request for continuance for cause to August 14, 2025**

**3. 2025-ZON-075 | 5416 North College Avenue**

Washington Township, Council District #7  
Firkins, LLC, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-3 (TOD) and C-3 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.

**\*\*Automatic Continuance to August 28, 2025, filed by Registered Neighborhood Organization**

**4. 2025-ZON-077 | 6501 Mann Road**

Decatur Township, Council District #21  
Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

**\*\*Automatic continuance to August 28, 2025, filed by Registered Neighborhood Organization**

**5. 2025-CPL-825 / 2025-CVR-825 | 7140 and 7142 East Washington Street Avenue**

Warren Township, Council District #14

C-4 (TOD)  
Fieldstone Financial, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Wawa Shortridge Primary Plat, subdividing 9.4 acres into three lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station, with 16 pump islands/service areas (eight permitted), with portions of a surface parking area in front of the front building line, with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (surface parking areas required behind the front building line, 25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

**\*\*Staff request for continuance for cause to August 14, 2025**

**6. 2025-CPL-833 / 2025-CVR-833 | 6801 Stanley Road**

Decatur Township, Council District #21

D-3

Claudia and Jose Garcia, by David Gilman

Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quillin Acres Addition, dividing 2.008 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a septic system for each lot (connection to public or semipublic sanitary sewer facilities required), to provide for a lot width and street frontage of 15 feet for proposed Lot 2 (minimum 70-foot lot width required and minimum 35 feet of street frontage required), and to legally establish a detached accessory structure, with a 5.3-foot north side yard setback (minimum six-foot side yard required).

**\*\*Staff request for continuance for cause to August 24, 2025**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**7. 2025-MOD-014 | 25 Country Woods Drive**

Perry Township, Council District #22

D-P

KCP RE, LLC, by Ross McArthur

Modification of the Development Statement related to petition 83-Z-105 (83-DP-3) to modify the allowed signage provide for a 23-square-foot building sign (#11 – Signs limits signage to one, six-square-foot freestanding sign for the purpose to advertise 'for sale', 'for rent', or for 'construction' information).

**8. 2025-ZON-070 | 631 South High School Road**

Wayne Township, Council District #17

Jordan Vermillion

Rezoning of 1.263 acres from the D-3 (FF) and SU-1 (FF) districts to the D-3 (FF) district to legally establish a detached single-family dwelling.

**9. 2025-ZON-072 | 2027 Spruce Street**

Center Township, Council District #19

Dennis Kenneally, by Josh Smith

Rezoning of 0.30-acre from the I-3 district to the D-5 district to legally establish a detached single-family dwelling.

**10. 2025-ZON-073 | 5720 South Walcott Street**

Center Township, Council District #23

Jacob International Investment, by Andrew Wert

Rezoning of 0.159-acre from the C-1 district to the D-3 district to provide for a proposed detached single-family dwelling.

**11. 2025-ZON-076 | 6568 Cornell Avenue**  
Washington Township, Council District #7  
KMK, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from the C-S (FF) (TOD) district to the MU-2 (FF) (TOD) district to provide for an expansion of an existing day care facility.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**12. 2025-ZON-065 | 5034 Lafayette Road**  
Pike Township, Council District #6  
5034 Lafayette Road, LLC, by Tyler Ochs

Rezoning of 3.72 acres from the C-3 and I-2 districts to the C-7 district to provide for a commercial and building contractor.

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**13. 2025-APP-007 | 6451 East Thompson Road**  
Franklin Township, Council District #24  
PK-1  
City of Indianapolis, Department of Parks, and Recreation, by Benjamin Jackson

Park District One Approval to provide for park improvements, including replacement playground equipment and sidewalks, resurface and restripe existing basketball court, and seating areas in multiple locations.

**14. 2025-ZON-071 | 4765 West 71st Street**  
Pike Township, Council District #6  
Heavy Haulers Rental and Trucking, Inc., by Steven Brown

Rezoning of 0.98-acre from the C-3 and I-2 districts to the I-2 district to provide for light industrial uses.

**Additional Business:**

\*\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

Any decision of the Hearing Examiner may be **appealed** to the Metropolitan Development Commission (MDC), subject to deadlines prescribed by the MDC Rules of Procedure. Please contact the Current Planning staff, **317-327-5155**, or [planneroncall@indy.gov](mailto:planneroncall@indy.gov), within one to two days after the hearing, to determine the appropriate appeal process. Please see this link for the Appeal form: [REQUEST FOR APPEAL](#)

**HEARING EXAMINER**

**for**

**METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

Contractual Zoning Professional	Approving Authority	Term
Judy Weerts Hall	MDC	01/01/2025-12/31/2025
David DiMarzio (Alternate)	MDC	01/01/2025-12/31/2025

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-live-web-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watch-previously-recorded-programs>.





Department of Metropolitan Development  
Division of Planning  
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 24, 2025**

**Case Number:** 2025-APP-003  
**Property Address:** 620 East 21<sup>st</sup> Street  
**Location:** Center Township, Council District #13  
**Petitioner:** DeQuan Branch, by Jorge Gonzales  
**Request:** Park District-Two Approval to provide for a three-story single-family dwelling with an attached garage.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

Staff is requesting a **continuance from the July 24, 2025 hearing, to the August 14, 2025 hearing**, to provide additional time for further discussions with the petitioner's representative.



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 24, 2025**

**Case Number:** 2025-ZON-054  
**Property Address:** 126 and 130 Koehne Street (approximate addresses)  
**Location:** Center Township, Council District #18  
**Petitioner:** Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen  
**Current Zoning:** D-8 (RC) (TOD)  
**Request:** Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.  
**Current Land Use:** Residential  
**Staff Recommendations:** No Recommendation  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

**ADDENDUM FOR JULY 24, 2025**

The petitioner is requesting a continuance from the **July 24, 2025 hearing to the August 14, 2025 hearing** to allow time for the petitioner to provide staff with additional information.

**June 26, 2025**

This petition was continued from the June 26, 2025 hearing to the July 24, 2025 hearing at staff's request to provide additional time to review additional information from the petitioner.



Department of Metropolitan Development  
Division of Planning  
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

July 24, 2025

**Case Number:** 2025-ZON-075  
**Property Address:** 5416 North College Avenue (Approximate Address)  
**Location:** Washington Township, Council District #7  
**Petitioner:** Firkins, LLC, by Joseph D. Calderon  
**Current Zoning:** D-3 (TOD) and C-3 (TOD)  
**Request:** Rezoning of 0.22-acre from the D-3 (TOD) and C-3 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.  
**Current Land Use:** Commercial Building  
**Staff Recommendations:** To be determined.  
**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

A timely automatic continuance request was filed by a registered neighborhood organization, **continuing this petition from the July 24, 2025 hearing to the August 28, 2025 hearing.** This would require acknowledgement from the Hearing Examiner.

**STAFF RECOMMENDATION**

Staff recommendation to be determined.

**PETITION OVERVIEW**

This petition is to be continued to the August 28, 2025 hearing.



Department of Metropolitan Development  
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**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 24, 2025**

**Case Number:** 2025-ZON-077  
**Property Address:** 6501 Mann Road (Approximate Address)  
**Location:** Decatur Township, Council District #21  
**Petitioner:** Kittle Property Group, by Joseph D. Calderon  
**Request:** SU-1 (FF)(FW) and D-A (FF)(FW)  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

**CONTINUANCE**

A Registered Neighborhood Organization has filed an Automatic Continuance, continuing this petition from the July 24, 2025 hearing, to the August 28, 2025 hearing. This will require the Examiner's acknowledgement.



Department of Metropolitan Development  
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**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

July 24, 2025

**Case Number:** 2025-CPL-825 / 2025-CVR-825

**Property Address:** 7140 and 7142 East Washington Street (approximate addresses)

**Location:** Warren Township, Council District #14

**Petitioner:** Fieldstone Financial, LLC, by Joseph D. Calderon

**Request:** Approval of a Subdivision Plat to be known as Wawa Shortridge Primary Plat, subdividing 9.4 acres into three lots.  
  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station, with 16 pump islands/service areas (eight permitted), with portions of a surface parking area in front of the front building line, with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (surface parking areas required behind the front building line, 25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with deficient first floor transparency (40 percent required).

**Current Land Use:** Commercial

**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

**ADDENDUM FOR JULY 24, 2025 HEARING EXAMINER**

Staff is requesting a **continuance from the July 24, 2025 hearing, to the August 14, 2025 hearing**, to provide additional time to review the revised site plan.

**June 12, 2025 Hearing Examiner**

The Hearing Examiner continued these petitions from the June 12, 2025 hearing, to the July 24, 2025 hearing, at the request of staff and the petitioner's representative for further discussions, provide new notice and submit updated documents.



Department of Metropolitan Development  
Division of Planning  
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 24, 2025**

**Case Number:** 2025-CPL-833 / 2025-CVR-833

**Property Address:** 6801 Stanley Road

**Location:** Decatur Township, Council District # 21

**Petitioner:** Claudia and Jose Garcia, by David Gilman

**Request:** Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quillin Acres Addition, dividing 2.008 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a septic system for each lot (connection to public or semipublic sanitary sewer facilities required), to provide for a lot width and street frontage of 15 feet for proposed Lot 2 (minimum 70-foot lot width required and minimum 35 feet of street frontage required), and to legally establish a detached accessory structure, with a 5.3-foot north side yard setback (minimum six-foot side yard required).

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

Staff is requesting that these petitions be **continued from the July 24, 2025 hearing, to the August 14, 2025 hearing**, because filing fees have not been submitted.



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**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

July 24, 2025

**Case Number:** 2025-MOD-014

**Property Address:** 25 Country Woods Drive

**Location:** Perry Township, Council District #22

**Petitioner:** KCP RE, LLC, by Ross McArthur

**Current Zoning:** D-P

**Request:** Modification of the Development Statement related to petition 83-Z-105 (83-DP-3) to modify the allowed signage to provide for a 23-square-foot building sign (#11 – Signs - limits signage to one, six-square-foot freestanding sign for the purpose to advertise 'for sale', 'for rent', or for 'construction' information)

**Current Land Use:** Day Care / Pre-School

**Staff Recommendations:** No recommendation.

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first public hearing on this petition.

**STAFF RECOMMENDATION**

No recommendation.

**PETITION OVERVIEW**

This 0.587-acre site, zoned D-P, is developed with a day center and preschool facility. It is surrounded by undeveloped land / open space to the north, east and west and a medical office building to the south, all zoned C-1.

This site was included in petitions 83-Z-105 / 83-DP-3 to rezone the site to the D-P district to provide for single-family, two-family, apartment and day care uses.

The Comprehensive Plan recommends community commercial typology for the site.

**MODIFICATION**

The request would modify the Development Statement related to 83-Z-105 (83-DP-3) to allow for a 23-square-foot building sign when the Development Statement limited signage to one, six-square foot freestanding sign for the purpose to advertise 'for sale', 'for rent', or for 'construction' information.'



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The D-P Statement was reviewed and finalized during the rezoning process. Because there are no documents in the file that confirmed this provision was a direct request from staff, would ordinarily provide no recommendation under such circumstances. Staff would note, however, that the neighborhood organization(s) negotiated in good faith with the petitioner during the petition process, and their agreement was contingent upon all commitments being included with the rezoning petition. See Exhibit A.

Signage within the D-P district is regulated and established by the D-P Statement at the time of the rezoning. Staff, however, would note that the proposed wall sign would be consistent with the current Sign Regulations.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-P	
<b>Existing Land Use</b>	Day Care / Pre-School facility	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	C-1	Undeveloped Land / Open Space
South:	C-1	Medical Offices
East:	C-1	Undeveloped Land / Open Space
West:	C-1	Undeveloped Land / Open Space
<b>Thoroughfare Plan</b>		
Country Woods Drive	Local Street	Existing 70-foot right-of-way and proposed 50-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	June 18, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	June 18, 2025 (Signage)	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	June 18, 2025	





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Division of Planning  
Current Planning**

## **COMPREHENSIVE PLAN ANALYSIS**

### **Comprehensive Plan**

The Comprehensive Plan recommends Community Commercial. The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

### **Pattern Book / Land Use Plan**

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

- *Conditions for All Land Use Types – Community Commercial Typology*
  - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
  - All development should include sidewalks along the street frontage.

### **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.



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**Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW)
- Identify roadways for planned expansions or new terrain roadways
- Coordinate modal plans into a single linear network through its GIS database



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## ZONING HISTORY

**83-Z-105 / 83-DP-3; 304 West County Line Road (included site)**, requested rezoning of 96 acres, being in the D-4 district, to the D-P classification to provide for a planned unit development containing single-family, two-family, apartment and day care uses, **approved**.

### VICINITY

**93-Z-126; 8824 South Meridian Street (south of site)**, requested rezoning of 12.1 acres, being in the D-A and D-P districts, to the C-1 classification to provide for a medical office building and out-patient surgery center, **approved**.

**90-Z-183 / 90-CV-26; 8905 South Meridian Street (south of site)**, requested rezoning of 12 acres, being in the D-A district, to the C-3 classification to provide for commercial development, and a variance of development standards to permit a single establishment for 46,000 square feet on an integrated center site, **approved and granted**.

**90-Z-82; 102 and 208 East County Line Road (south of site)**, requested rezoning of 3.0 acres, being in the D-A district, to the D-6 classification to provide for multi-family residential development, **approved**.

**89-Z-204; 8 east Dixie Drive (south of site)**, requested rezoning of -.45 acre, being in the D-3 district, to the C-1 classification to provide for office use, **denied**.

**88-Z-214; 8809 South Meridian Street (south of site)**, requested rezoning of 1.0 acre, being in the D-3 district, to the C-1 classification to provide for commercial office development, **approved**.

**88-Z-94 116 East County Line Road (south of site)**, requested rezoning of 7.84 acres, being in the D-A district, to the D-6 classification to provide for multi-family residential development, **approved**.

**87-Z-233; 20 East County Line Road (south of site)**, requested rezoning of 5.5 acres, being in the D-A district, to the C-S classification to provide for offices, personal and professional service establishments, and mini-warehouses, **withdrawn**.

**87-Z-219; 402 West County Line Road (south of site)**, requested rezoning of 31.4 acres, being in the D-P, A-2 and FW/FP districts to the D-3 (FW/FP) classifications to provide for single-family residential development, **approved**.

**87-Z-96; 8802 South Meridian Street**, requested rezoning of 68 acres, being in the D-P (FW/FP) classifications to provide for single-family residential development, **approved**.

**86-Z-57; 8901 South Meridian Street, (south of site)**, requested rezoning of 0.85 acre, being in the D-3 district, to the C-1 classification to provide for office uses, **approved**.



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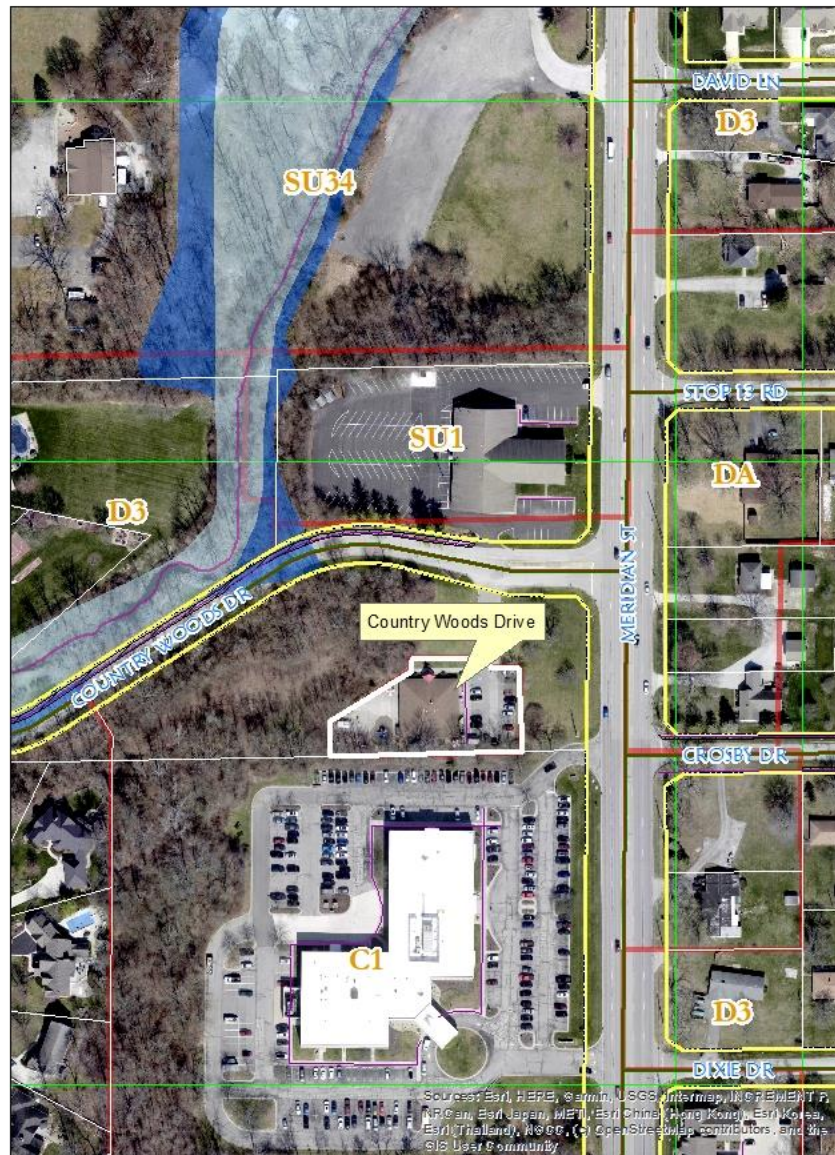
**85-Z-117 / 85-DP-10; 185 Country Woods Drive (west of site)**, requested rezoning of 1.48 acres, being in the D-P district, to the D-P classification to provide for 60 two-bedroom apartments, **approved**.

**79-Z-103; 6 East County Line Road (south of site)**, requested rezoning of 0.60 acres, being in the D-A districts, to the C-3 classification to provide for a restaurant, **dismissed**.

**72-Z-15-; 8500 South Meridian Street, (north of site)**, requested rezoning of 25 acres, being in the D-A district, to the SU-34 classification to provide for a recreation center, **approved**.

**70-Z-163; 8701 South Meridian Street (south of site)**, requested rezoning of 27 acres, being in the D-A district, to the D-3 classification to provide for residential use by platting, **approved**.

EXHIBITS



25 Country Woods Drive  
0.00 0.015 0.03 0.045 0.06 Miles





Department of Metropolitan Development  
Division of Planning  
Current Planning

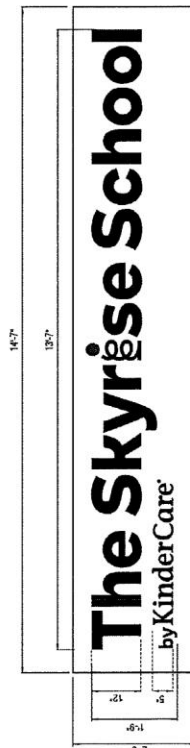
EXHIBIT A

5. Accessory and Temporary Buildings - No trailers, shacks, outhouses, detached storage sheds or tool sheds of any kind shall be erected or situated on any lot herein, except that used by the builder during the construction of a residential building on the property.
6. Temporary Structures - No trailer, shack, tent, boat, basement, garage or other outbuilding may be used at any time as a residence, temporary or permanent, nor may any structure of a temporary character be used as a residence.
7. Nuisances - No farm animals, fowls, or domestic animals for commercial purposes shall be kept or permitted on any lot or lots in this subdivision. No noxious, unlawful, or otherwise offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. Fences - No fence shall be erected on or along any lot line, nor on any lot, the purpose or result of which will be to obstruct reasonable vision, light, or air; all fences shall be kept in good repair and erected so as to enclose the property and decorate the same without hinderance or obstruction to any other property. No fence shall be erected between the front property lines and the building setback line other than a fence of a decorative nature not exceeding three (3) feet six (6) inches in height. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.
9. Driveways - All driveways shall be paved simultaneously with construction of the dwelling and the type of construction and materials must be first approved by the Building Committee.
10. Vehicle Parking - No camper, motor home, truck, trailer, boat, or recreational vehicle of any kind, may be stored on any lot in open public view.
11. Signs - No sign of any kind shall be displayed to the public view on any lot except that one sign of not more than six square feet may be displayed at any time for the purpose of advertising the property for sale or rent, or may be displayed by a builder to advertise the property during construction and sale.
12. Vegetation - Lot owners shall not permit the growth of weeds and volunteer trees and bushes, and shall keep their lots reasonably clear from unsightly growth at all times. Failure to comply shall warrant the Undersigned, the Homeowners Association, or the Department of Metropolitan Development to cut weeds and clear the lot of such growth at the expense of the lot owner, and such lot owner shall have a lien against said real estate for the expense thereof.



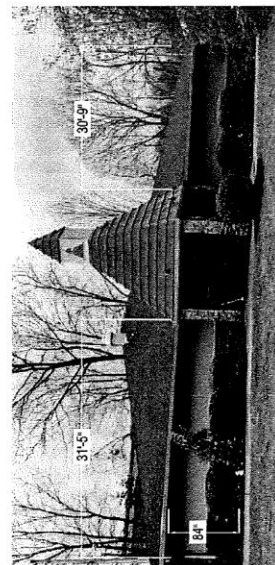
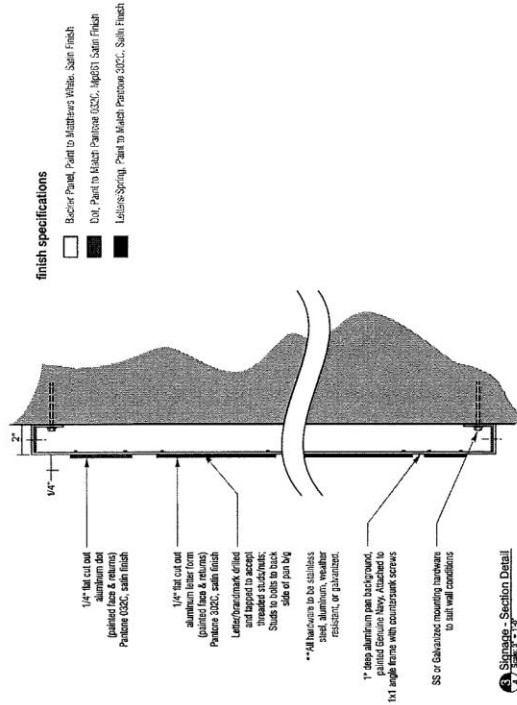


Sign 3

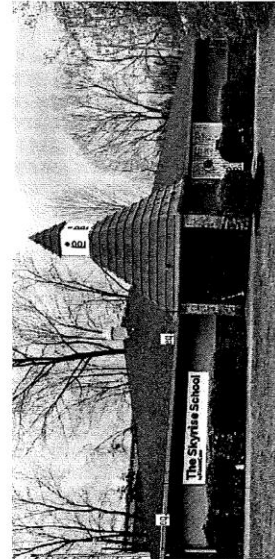


Non-Illuminated

FCO Letters on Backer Panel - Front View  
SCALE 1/4" = 1'-0"  
23 SF



Existing



Proposed

North Elevation

Client: KinderCare Project Manager: S. Wood Address: 25 Country Woods Dr, Indianapolis, IN 46217

STANDARD FCO-15-HL CUSTOM INFO REQUIRED

cima 41023 R6 4

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View looking west along Country Woods Drive



View looking east along County Woods Drive





View of site looking west across South Meridian Street



View looking west across site access drive





View of site looking south across Country Woods Drive



View from site looking north along access drive





View of site looking west



View from site looking east towards South Meridian Street



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Division of Planning  
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

July 24, 2025

**Case Number:** 2025-ZON-070  
**Property Address:** 631 South High School Road (Approximate Address)  
**Location:** Wayne Township, Council District #17  
**Petitioner:** Jordan Vermilion  
**Current Zoning:** SU-1 and D-3 (FF)  
**Request:** Rezoning of 1.263 acres from the D-3 (FF) and SU-1 (FF) districts to the D-3 (FF) district to legally establish a detached single-family dwelling  
**Current Land Use:** Residential  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

This is the first public hearing on this petition.

**STAFF RECOMMENDATION**

Staff is **recommending approval** of this petition.

**PETITION OVERVIEW**

**LAND USE**

This 1.263-acre site, zoned SU-1 and D-3 is developed with a single-family dwelling. It is surrounded by residential uses to the north, zoned D-3; religious uses to the south, across Sherry Lane, zoned SU-1; residential uses to the east and west, across South High School Road, zoned D-3. Petition **2008-ZON-120** rezoned this site and the abutting property to the south to the SU-1 district to provide for religious uses. The southern property was rezoned to D-3 last year (2024-ZON-045).

Petition 2008-ZON-120 rezoned this site and the abutting property to the south to the SU-1 district to provide for religious uses. The plans filed with the petition indicated that these two (2) parcels would be developed with a parking lot for the religious uses to the south.

**REZONING**

This request would rezone the site from SU-1 and D-3 district to the D-3 district to allow the continued use of a single-family dwelling.



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**SU-1, Special Use District One**, which permits religious uses.

**D-3, Dwelling District Three**, provides for low or medium intensity residential development at typically 2.6 units per acre. Land in this district should have good thoroughfare access, be relatively flat in topography, and be afforded pedestrian linkages to community and neighborhood services and facilities. Two-family dwellings are permitted on corner lots only.

## OVERLAY

The **Environmentally Sensitive Areas (ES)** Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

**FF, Floodway Fringe District**, indicates a 1% chance for significant flooding as well as shallow flooding in any given year and is based upon hydrological data and is delineated on the FEMA maps.

## STAFF ANALYSIS

Staff is supportive of the rezoning to the D-3 district because it would allow for continued residential use to be permitted in line with the context of the surrounding area and historical residential use of the site per the 1915 Sanborn Map. The dwelling district would also align with the Rural or Estate Neighborhood recommendation of the Comprehensive Plan that contemplates a variety of housing types.

## GENERAL INFORMATION

<b>Existing Zoning</b>	SU-1 and D-3 (FF)	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Rural or Estate Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-3	Residential (Single-family dwelling)
South:	D-3	Residential (Single-family dwelling)
East:	PK-1	Krannert Park
West:	D-3	Residential (Single-family dwelling)
<b>Thoroughfare Plan</b>		
South Highschool Road	Primary Collector	Existing 85-foot right-of-way and proposed 90-foot right-of-way
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	FF	
<b>Overlay</b>	Airspace / Environmentally Sensitive Areas	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	N/A	



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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 Marion County Land Use Pattern Book (2019)
- The Marion County Thoroughfare Plan (2019)

### Pattern Book / Land Use Plan

The **Rural or Estate Neighborhood** typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features— such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

#### Detached Housing

- Should preserve open space.
  - Healthier 3.2: Preserving the natural environment can be good for general wellbeing.
  - Resilient 1.2: Preserving open space will ensure that valuable natural resources are preserved for future generation.
- Dense development is appropriate only if the houses are clustered together and public open space is provided.
  - Resilient 1.2: Preserving open space will ensure that valuable natural resources are preserved for future generations.
- "Flag Lots" (lots that are behind other lots, buildings, or otherwise not visible from the road) should be avoided.
  - Resilient 3.4: Compatibility between land uses is key to maintaining stable property values and resilient neighborhoods.

In the Environmentally Sensitive Areas (ES) overlay, should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.



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**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)

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describes the purpose, policies and tools:
  - Classify roadways based on their location, purpose in the overall network and the land uses they serve
  - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
  - Set requirements for preserving the right-of-way (ROW)
  - Identify roadways for planned expansions or new terrain roadways.
  - Coordinate modal plans into a single linear network through its GIS database





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## ZONING HISTORY

**2008-ZON-120; 631 and 635 South High School Road**, requested rezoning of 1.086 acres, being in the D-3 District, to the SU-1 classification to provide for religious uses, **approved**.

## VICINITY

**2024-ZON-045; 635 South High School Road** (south of site) Rezoning of 0.46-acre from the SU-1 district to the D-3 district to legally establish a single-family dwelling.

**2005-UV3-023; 660 South High School Road** (southwest of site), requested a variance of use and development standards to provide for a mental health care office in an existing single-family dwelling in the D-3 district, with a six-foot tall fence and off-street parking areas located within the required front yard of Arbor Woods Drive, **granted**.

**2004-ZON-003; 6150 and 6222 Sherry Lane** (south of site), requested rezoning of 2.59 acres from the D-3 district to the SU-1 classification, **withdrawn**.

**98-Z-147; 701 South High School Road** (south of site), requested rezoning of seven acres from the D-3 district to the SU-1 classification, **approved**.

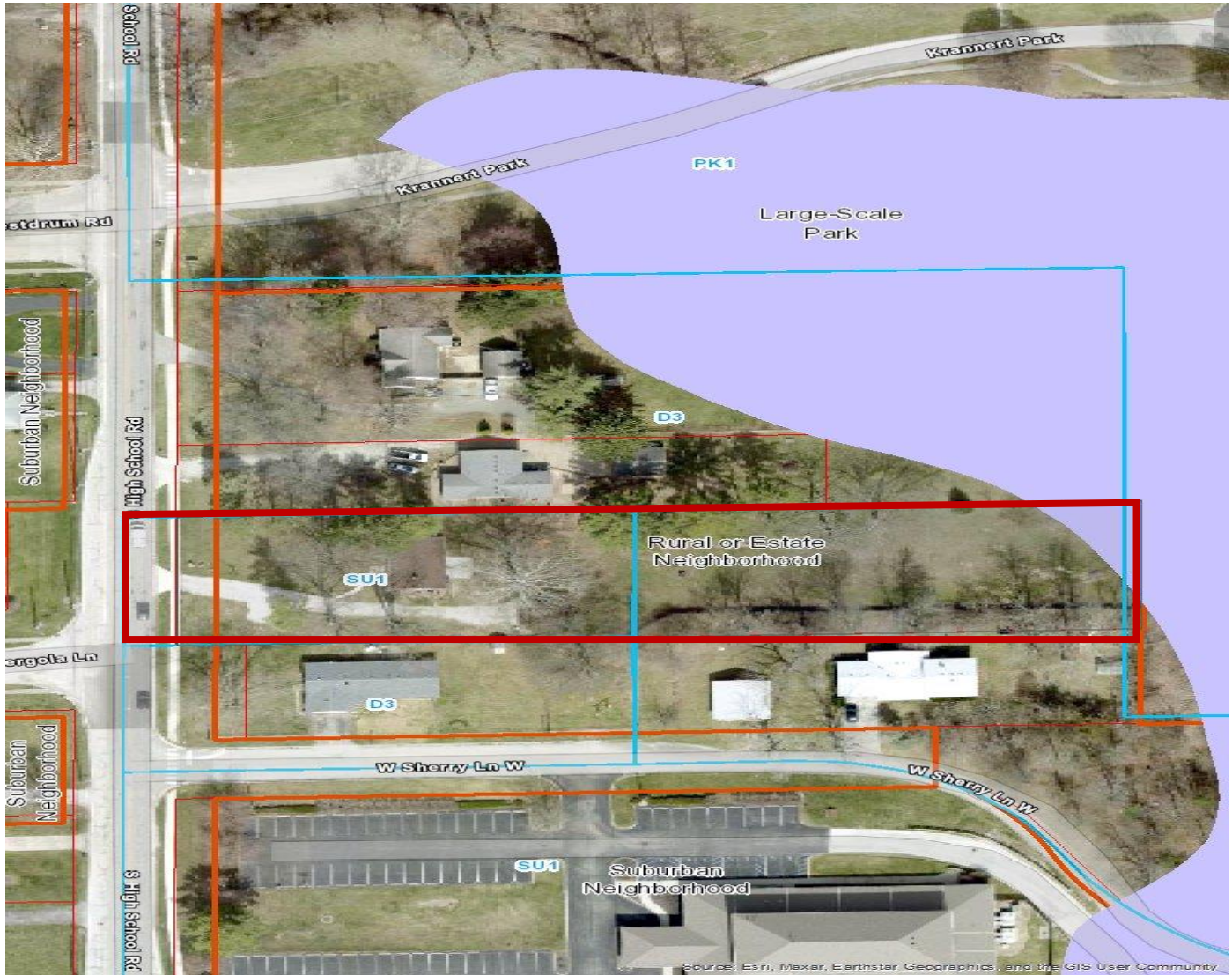
**87-SE1-11; 701 South High School Road** (south of site), requested a special exception to provide for religious use in the D-3 district, **granted**.

**87-UV2-49; 701 South High School Road** (south of site), requested a variance of use to provide for construction of a 1,020-square foot storage building for church vehicles in the D-3 district, **granted**.

**86-Z-149; 550 South High School Road** (north of site), requested rezoning of one acre from the SU district to the D-3 classification, **approved**.

## EXHIBITS

### 2025-ZON-070 Area Map





## Site Photos



View of site looking east across High School Road



View looking west along the intersection of Highschool Road and Pergola Lane



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View looking south across Sherry Lane at SU-1 Ben Davis Christian Church.



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**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

July 24, 2025

**Case Number:** 2025-ZON-072  
**Property Address:** 2027 Spruce Street  
**Location:** Center Township, Council District #19  
**Petitioner:** Dennis Kenneally, by Josh Smith  
**Current Zoning:** I-3  
**Request:** Rezoning of 0.30-acre from the I-3 (TOD) district to the D-5 (TOD) district to legally establish a detached single-family dwelling.  
**Current Land Use:** Residential  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first public hearing on this petition.

**STAFF RECOMMENDATION**

Approval.

**PETITION OVERVIEW**

This 0.30-acre site, zoned I-3, is developed with single-family dwelling and accessory building. It is surrounded by industrial uses to the north, zoned I-3; single-family dwellings to the south, zoned D-5; accessory buildings to the east, zoned I-3; and single-family dwellings to the west, across Spruce Street, zoned I-3.

**REZONING**

The request would rezone the site to the D-5 district to legally establish the single-family dwelling and provide for an approximately 200-square-foot addition to the rear of the dwelling. "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."



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“To advance the Livability Principles of this Code, the **D-5**, D-5II, D-8, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application. The Comprehensive Plan recommends traditional neighborhood typology for the site.

The Comprehensive Plan recommends traditional neighborhood typology for the site.

### **Overlay - TOD**

This site is located within an overlay, specifically Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

### **Planning Analysis**

As proposed the request would be consistent with the Plan recommendation of traditional neighborhood, as well as the historical residential use.

The Assessor’s Office property card indicates that the existing dwelling was constructed in 1914. The rezoning request would allow the use of the site as residential to align with and be consistent with the zoning district.

For these reasons, staff supports this request but would note that Infill Housing Guidelines should be considered as future improvements / development occurs.



## GENERAL INFORMATION

<b>Existing Zoning</b>	I-3	
<b>Existing Land Use</b>	Single-family dwelling / accessory building	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	I-3	Industrial uses
South:	D-5	Single-family dwellings
East:	I-3	Accessory buildings
West:	I-3	Single-family dwellings
<b>Thoroughfare Plan</b>		
Spruce Street	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes. Transit-Oriented Development (TOD)	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	N/A	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

The Comprehensive Plan recommends 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.”

## Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

- *Conditions for All Land Use Types – Traditional Neighborhood Typology*
  - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
  - All development should include sidewalks along the street frontage.
  - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- *Conditions for All Housing*
  - A mix of housing types is encouraged.
  - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
  - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
  - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
  - Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.
- *Detached Housing (Detached housing refers to detached single-family homes. While this type of housing may include a secondary dwelling unit [such as a mother-in-law suite or carriage house], the secondary dwelling unit is usually smaller than the primary home and the entire property is under a single ownership).*
  - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
  - Secondary units are encouraged.
  - Lots should be no larger than one and a half times the adjacent lots.





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

The Red Line Transit-Oriented Development (2021).

This site is located within a ½ mile walk to a transit stop located at the intersection of Shelby Street and Raymond Street, with a Community Center typology.

This typology is described as walkable commercial centers with a range of commercial types (aging to new strip commercial, office, shopping malls, big box). It is a mixed of retail, entertainment, office and residential as desired. Surface parking should be consolidated and placed behind buildings, allowing a pedestrian orientation at the street, while still supporting drive-to business.

Characteristics of the Community Center typology are:

- A dense mixed-use neighborhood center
- Minimum of two stories at core
- No front or side setbacks at core; zero to 10-foot front setbacks and zero-to 10-foot side setbacks at the periphery.
- Multi-family with a minimum of three units
- Structured parking at the core and attractive surface parking at the periphery

### **Neighborhood / Area Specific Plan**

Not Applicable to the Site.

### **Infill Housing Guidelines**

The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”

These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:

#### **Site Configuration**

- Front Setbacks
- Building Orientation
- Building Spacing
- Open Space
- Trees, Landscaping, and the Outdoors



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**Aesthetic Considerations**

- Building Massing
- Building Height
- Building Elevations and Architectural Elements

**Additional Topics**

- Secondary Dwelling Units, Garages, and Accessory Structures
- Adapting to the Future

“As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”

**Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW)
- Identify roadways for planned expansions or new terrain roadways
- Coordinate modal plans into a single linear network through its GIS database



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## ZONING HISTORY

**2023-CZN-823 and 2023-CVC-823; 1545 Van Buren Street and 2014, 2016 and 2018 Draper Street (north of site)**, requested rezoning of 9.56 acres from the D-10 (TOD) and I-3 (TOD) districts to the I-2 (TOD) district and vacation of the first 15-foot wide alley west of Draper Street and an irregular portion of right-of-way adjacent to the first north-south alley west of Draper Street, **denied**.

**2013-ZON-058; 1545 Van Buren Street (north of site)**, requested rezoning of 9.0 acres from the I-3-U district to the D-10 district to provide for multi-family residential development, **approved**.

EXHIBITS







View looking south along Spruce Street



View looking north along Spruce Street





View looking east along alley that abuts site along the southern boundary



View of site looking northeast





View of site looking east across Spruce Street



View of site looking east across Spruce Street



View of site looking east across Spruce Street



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 24, 2025**

**Case Number:** 2025-ZON-073  
**Property Address:** 5720 South Walcott Street (Approximate Address)  
**Location:** Perry Township, Council District #23  
**Petitioner:** Jacob International Investment, by Andrew Wert  
**Current Zoning:** C-1  
**Request:** Rezoning of 0.159-acre from the C-1 district to the D-3 district to provide for a proposed detached single-family dwelling.  
**Current Land Use:** Residential  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

This is the first public hearing on this petition.

**STAFF RECOMMENDATION**

Staff is **recommending approval** of this petition

**PETITION OVERVIEW**

**LAND USE**

This 0.159-acre site, zoned C-1, is developed with a single-family dwelling constructed in 1942. It is surrounded by residential uses to the north, south, zoned C-1 and east, zoned D-3. The site is part of Lot 146 of W.M.L ELDER's 3rd Edgewood Addition, platted in 1910.

**REZONING**

This request would rezone the site from C-1 (Office-Buffer District) district to the D-3 (Dwelling District Three) district to allow the continued use of a single-family dwelling. The C-1 is intended for office uses and does not permit single-family residential by-right. The D-3 supports low- to medium-density residential development, typically at 2.6 units per acre, and allows two-family dwellings on corner lots.

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## STAFF ANALYSIS

This property reflects the neighborhoods long-standing residential use, despite the current C-1 zoning. This area was platted as a residential subdivision in 1910, and the 1937 aerial imager confirms its historic residential character.

Over the years multiple nearby properties have been granted use variances in order to continue the residential uses, highlighting a clear mismatch between zoning and the actual land use.

Staff is supportive of the rezoning to the D-3 district because it would allow for continued residential use to be permitted in line with the context of the surrounding area and historical residential use of the site per the 1937 Aerial Map. The dwelling district would also align with the Suburban Neighborhood recommendation of the Comprehensive Plan that contemplates a variety of housing types

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-1	
<b>Existing Land Use</b>	Residential	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	C-1	Residential (Single-family dwelling)
South:	C-1	Residential (Single-family dwelling)
East:	D-3	Residential (Single-family dwelling)
West:	Railroad	Louisville & Indiana Railroad
<b>Thoroughfare Plan</b>		
South Walcott Street	Local Street	50-foot existing Right-of-Way 50-foot Proposed Right-of-Way
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	N/A	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- The Marion County Land Use Pattern Book (2019)

### Pattern Book / Land Use Plan

The **Suburban Neighborhood** typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 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.

- **Conditions for All Land Use Types**
  - All land use types except small-scale parks and community.
  - farms/gardens in this typology must have adequate municipal water and sanitary sewer.
  - All development should include sidewalks along the street frontage.
  - Hydrological patterns should be preserved wherever possible.
  - Curvilinear streets should be used with discretion and should maintain the same general direction.
  - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- **Conditions for All Housing**
  - A mix of housing types is encouraged.
  - Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.
  - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- **Detached Housing**
  - The house should extend beyond the front of the garage.
  - Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.

**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

### SITE

N/A

### VICINITY

2012CZN832/2012CVR832 (west of subject site), approved

**2008DV2041; 5713 South Walcott Street** (east of subject site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to legally establish a lot with an accessory use area of 2,264.5 square feet or 141.53 percent of the total living area of the primary dwelling (maximum accessory use area of 1,599 square feet or 99.99 percent of the total living area of the primary structure permitted), **granted**.

**2007UV3012; 5714 South Walcott Street** (north of subject site), VARIANCE OF USE AND DEVELOPMENT STANDARDS of the Commercial Zoning Ordinance to: a) legally establish and provide for a second story addition to a single-family dwelling (not permitted), with an eight-foot north side setback (minimum ten-foot side setback required), b) legally establish a 484-square foot detached garage accessory to a single-family dwelling (not permitted), with a zero-foot south side setback (minimum ten-foot side setback required), c) provide for a 120-square foot gazebo, accessory to a single-family dwelling (not permitted), with a four-foot north side setback (minimum ten-foot side setback required), **granted**

**2008-DV2-007, 5701 South Walcott Street** (northeast of the site); Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 558-square foot deck around the above ground pool and a 276-square foot covered deck on the west side north side of the detached garage, resulting in an accessory use area of 2,989.54 square feet or 204.41 percent of the total living area of the primary structure, **denied**.

**2007-DV2-021, 5701 South Walcott Street** (northeast of the site); Variance Of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a 480-square foot addition to a detached garage, resulting in an accessory use area of 1787 square feet or 122 percent of the total living area of the primary structure and an accessory building area of 1,217 square feet or 128 percent of the main floor area of the primary structure, with a six foot tall, wooden privacy fence within the required front yard along Gilbert Avenue, and with two accessory uses being located in front of the established building line along Gilbert Avenue, **granted**.

**2002ZON101; 1720 Gilbert Avenue** (north of subject site), rezone 0.34-acre from C-1 to C-3 to provide for the construction of a single-family dwelling, **approved**

**2002-ZON-019; (west of subject site)**

**2000-HOV-002; 5712 South Walcott Street** (east of subject site), Variance of Development Standards of the dwelling districts zoning ordinance to provide for a 576 square foot addition (not permitted) to an

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existing single-family dwelling, with side yard setbacks of 8 feet along the north and south property lines, **granted**

**97-UV2-112; 5724 South Walcott Street** (south of subject site), Variance of Use to legally establish a single-family residence (not permitted), being 7 feet into the existing right-of-way of Banton Avenue, and a fence, being 14 feet into the existing right-of-way of Banton Avenue (minimum 10 feet for the proposed right-of way required), **granted**.

**91-Z-105; 5611 S State Ave (north of subject site), approved.**

**89-UV2-25; 1720 East Gilbert Avenue** (north of subject site), Variance of Use and Development Standards of the commercial zoning ordinance to provide for the construction of a single-family residence with a fifty-five-foot front setback along Walcott Avenue and Gilbert Avenue (sixty required), **granted**

**55-A-139; (south of subject site)** request rezoning of Lot No. 151 in W.M.L. Elder's 3<sup>rd</sup> Edgewood Addition, being in the B-3 district, to the R-3 classification to provide for the construction of a single-family residence, **approved**.

## EXHIBITS

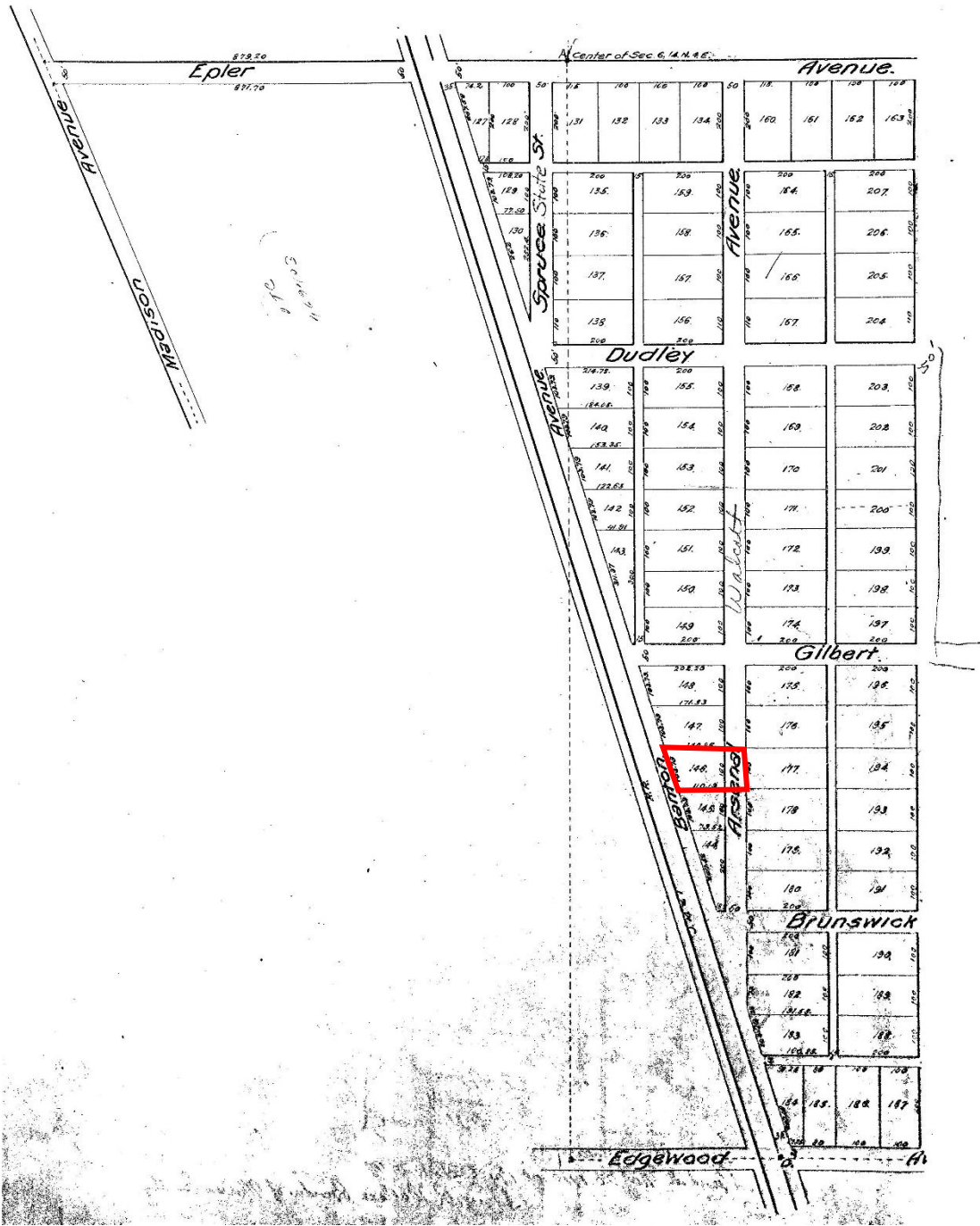
### Vicinity Map





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W.M.L ELDER's 3RD Edgewood Addition





## **Narrative Statement**

### **Peter Aung – Change of Zoning petition**

5720 South Walcott Street, Indianapolis

In April of this year, Peter Aung, through his company Jacob International Investment purchased a residential lot from HUD. Located at 5720 South Walcott Street, this lot is in an established residential neighborhood, with typical homes built in the 1940s and 1950s,

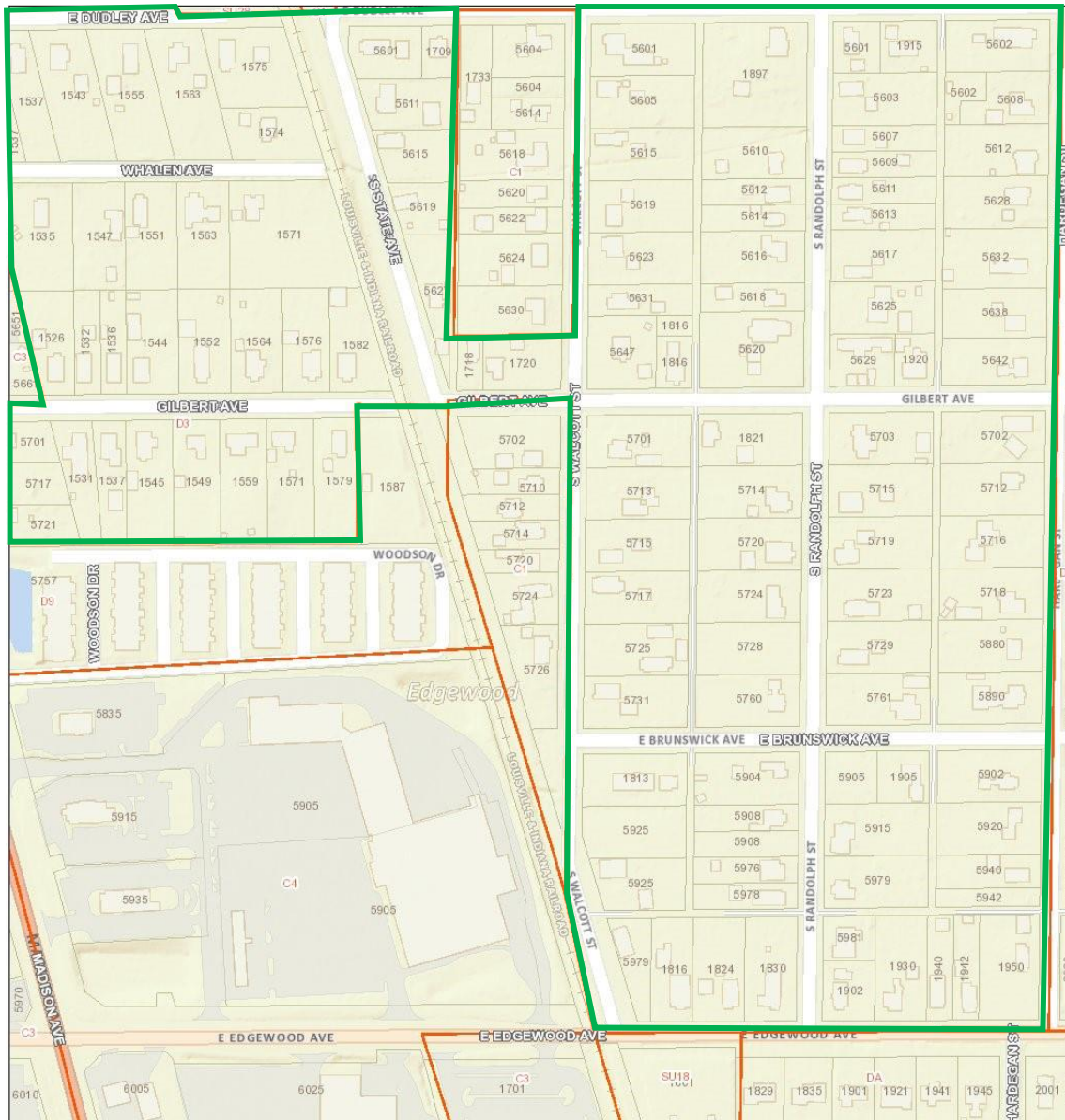
HUD demolished the original home on the subject lot and the current owner is proposing to construct a new single-family residence. The property is currently zoned C-1, likely a remnant of the abutting railroad track along the west side of the property. This petition proposes to rezone the lot to D-3, which matches the zoning across the street.

This request is consistent with the Comprehensive Plan, which identifies this area as Suburban Neighborhood. The petition includes a proposed site plan and building elevation for a 4-bedroom single family home. This residence will be complementary in appearance and will fit in well with the existing neighborhood



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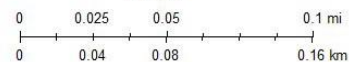
2025-ZON-073 Area MAP Green is all zoned D-3 Residential



6/17/2025

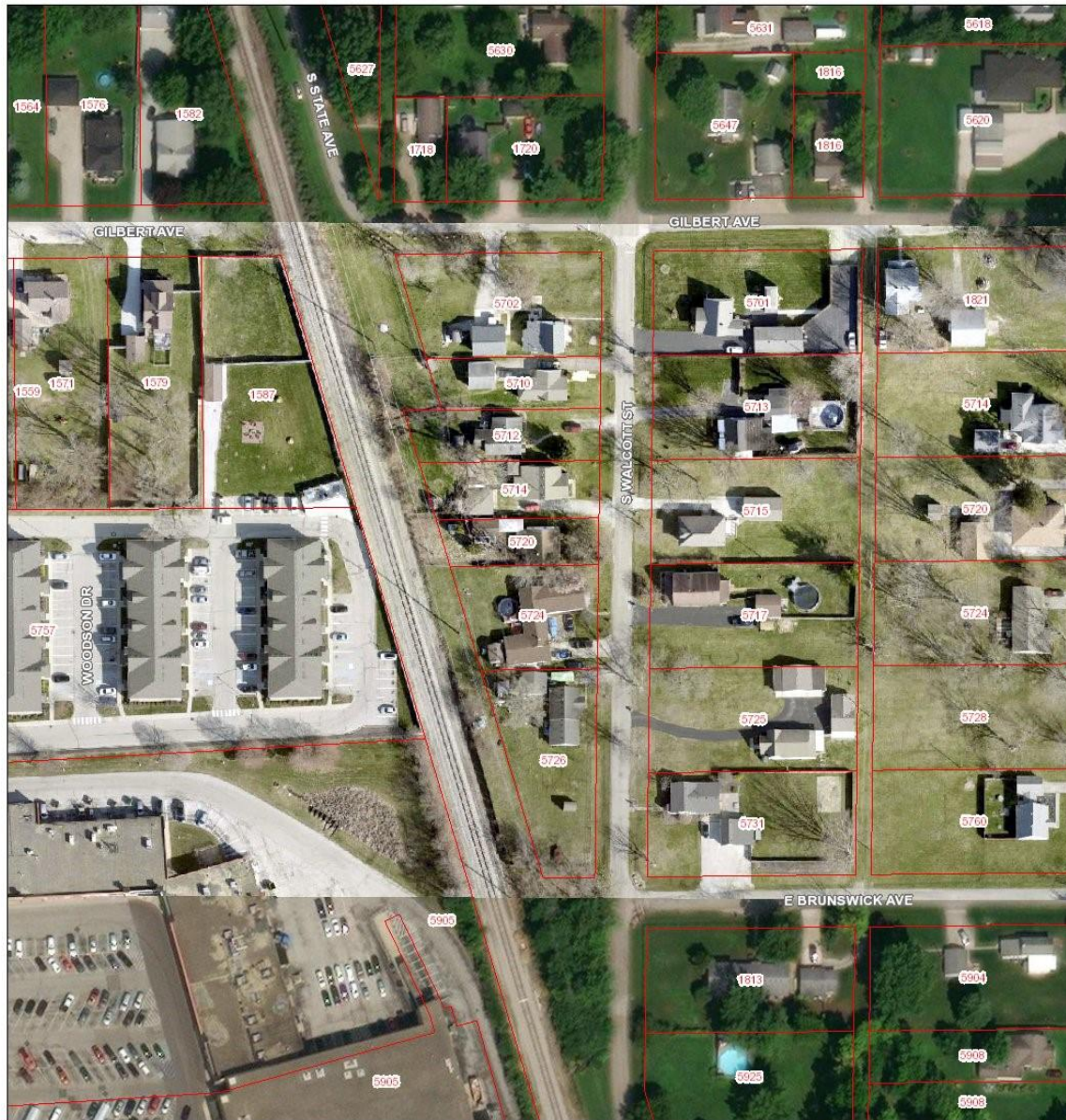
Streets  
Zoning

1:2,257





2025-ZON-073 Aerial Map



6/3/2025

Parcel  
 Streets

1:1,128  
 0 0.0125 0.025 0.05 mi  
 0 0.02 0.04 0.08 km

<div> <div>2009 Indiana Electrical Code</div> <div>2010 Indiana Construction Code</div> </div>									
+	SCOPE OF PROJECT								
<div>This project is a residential new construction with four bedrooms, two bathroom and has a front and rear porch.</div>									
+	TOTAL SQUARE FOOTAGE								
<table> <tr> <td>PROPOSED</td><td>11,550 SF</td></tr> <tr> <td>FRONT PORCH</td><td>1,128 SF</td></tr> <tr> <td>REAR PORCH</td><td>1,885 SF</td></tr> <tr> <td>TOTAL</td><td>14,563 SF</td></tr> </table>		PROPOSED	11,550 SF	FRONT PORCH	1,128 SF	REAR PORCH	1,885 SF	TOTAL	14,563 SF
PROPOSED	11,550 SF								
FRONT PORCH	1,128 SF								
REAR PORCH	1,885 SF								
TOTAL	14,563 SF								

5720 S WALCOTT ST., INDIANAPOLIS, IN 46227



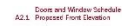
**CLAYBORN**

## 2025-ZON-073 Proposed Site Development Plan



LEGAL BLOCK: Elders 3rd Edgewood Add 45° S Side L146 & Vacated; State Ave Beg Se Cor L146 W 145.19' Nw 46.71' E 160.53' S 45° To Beg  
LEGAL DESCRIPTION: 500 Perry Trp  
DISTRICT WARD:

## 1 SITE DEVELOPMENT PLAN



## + PROJECT LOCATION



## + KEY MAP



**Residential New Construction**  
**Ingris Velasquez**

Projw1111	1027.283
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**Ex 3.10.**

DRAFT

**Notes**

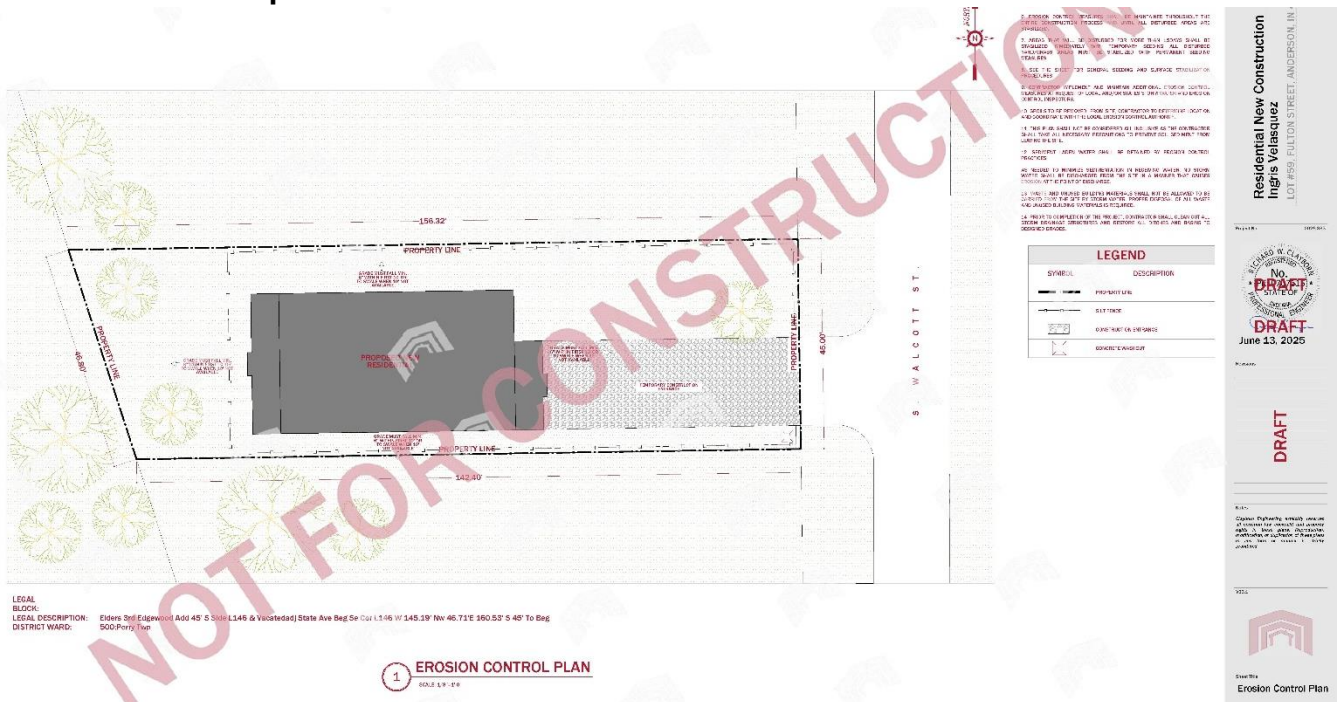
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## Site Development Plan

## A0.1









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METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER

July 24, 2025

**Case Number:** 2025-ZON-076  
**Property Address:** 6568 Cornell Avenue (Approximate Address)  
**Location:** Washington Township, Council District #7  
**Petitioner:** KMK, LLC, by Joseph D. Calderon  
**Current Zoning:** C-S (FF) (TOD)  
**Request:** Rezoning of 0.21-acre from the C-S (FF) (TOD) district to the MU-2 (FF) (TOD) district to provide for an expansion of an existing day care facility.  
**Current Land Use:** Undeveloped  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.21-acre subject site is an undeveloped commercial property. It is surrounded by a day care facility to the north, zoned MU-2, condominiums to the east, zoned D-P, and undeveloped lot to the south, zoned MU-2, and a beauty salon to the west, zoned D-4.

REZONING

The request would rezone the property from the C-S (FF) (TOD) district to the MU-2 (FF) (TOD) district to provide for an expansion of an existing day care facility.

The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design, or function, and can be intermixed, grouped, or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by

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permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.

Development site plans should incorporate and promote environmental considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage, and wildlife.

The MU-2 District is intended to meet the daily needs for surrounding neighborhoods and include small social spaces that serve as neighborhood gathering places. The district includes primarily neighborhood-serving businesses and institutions, including a wide range of small-scale retail and service uses that typically do not draw customers from beyond the adjacent neighborhoods, and employment, institutional and residential uses that complement the compact, walkable development pattern. The MU-2 District is implemented as a small node or on busy corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use Typology. The typical size of a district is from 2 to 20 acres (1 to 4 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts.

## **FLOODWAY / FLOODWAY FRINGE**

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. All uses permitted in the primary zoning district (MU-2) in this request are permitted, subject to certain development standards of the Flood Control Districts Zoning Ordinance.

## **STAFF ANALYSIS**

The proposed MU-2 district would allow for a cohesive zoning district with the neighboring properties north and south of the site.

As proposed the request would not directly align with the Broad Ripple Village Plan for residential or commercial uses but would fall within the wide range of small businesses that would add to the mix of uses and further strengthen a healthy community by meeting the needs of the residents.

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Furthermore, it would maintain the neighborhood character with a proposed one-story building and would have minimal impact on the surrounding land uses.

Staff recommends approval of the request since the requested rezoning would permit the expansion of an existing day care facility and would allow for the entire site to be within a cohesive zoning district.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-S (FF) (TOD)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Village Mixed Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	MU-2	Day Care Facility
South:	MU-2	Undeveloped
East:	D-P	Residential (Condominiums)
West:	D-4	Beauty Salon
<b>Thoroughfare Plan</b>		
Cornell Avenue	Local Street	48-foot proposed right-of-way and 44-foot existing right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	Yes	
<b>Overlay</b>	Yes	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	June 24, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

- Broad Ripple Village Plan Envision Broad Ripple (2012)
- Red Line Transit-Oriented Development Strategic Plan (2021)



### **Pattern Book / Land Use Plan**

- Not Applicable to the Site. Please see Broad Ripple Village Plan Envision Broad Ripple (2012). below.

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

- The site falls within the Red Line Transit-Oriented Development Strategic Plan (2021)
- This site is located within a ¼ mile walk shed of the transit station located at the intersection of College Avenue and North 66th Street and is designated with a Walkable Neighborhood typology with the following characteristics:
  - Mix of uses at station area and primarily residential beyond
  - Maximum of three stories throughout
  - No front or side setbacks at core; 0-15 feet front setbacks and 0-20 feet side setbacks at periphery
  - Mix of multi-family and single-family housing
  - Structured parking at the core and attractive surface parking at the periphery

### **Neighborhood / Area Specific Plan**

- The site falls within the Broad Ripple Village Plan Envision Broad Ripple (2012).
- The Envision Broad Ripple Plan recommends village mixed-use land use recommendation, which is a category that “consists of a development focused on a mixed-use core of small, neighborhood office/retail nodes, public and semi-public uses, open space, and light industrial development. Residential development densities vary from compact single-family residential development and small-scale multi-family residential development near the “Main Street” or “Village Center” and progress to lower densities outward from this core. Village mixed use areas are intended to strengthen existing, historically rural, small towns and cities within Indianapolis, which are intended to continue as neighborhood gathering places and should allow a wide range of small businesses, housing types, and public and semi-public facilities. This category should be compatible in size and scale to existing villages in Marion County. It will allow development of residential and limited commercial uses on smaller lots than in other sections of rural and suburban Indianapolis.
- Potential development in these areas should focus on design issues related to architecture, building size, parking, landscaping, and lighting to promote a pedestrian-oriented “village” or “small town” atmosphere, rather than focusing on residential density. Strip commercial development (integrated centers setback from rights-of-way by parking areas), large-scale freestanding retail uses, and heavy industrial development are generally inappropriate within this land use category. The Plan anticipates that this category will typically be designated as a critical area.”



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**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

**2007-ZON-117 / 2008-VAR-002; 6568 Cornell Avenue** (subject site), Rezoning of 0.21 acre, being in the D-4 (FF) District, to the C-S (FF) classification to provide for a mixed-use development comprised of uses permitted within the C-3C zoning classification including dwelling units and retail sales and a variance of development standards of the Commercial Zoning Ordinance to provide for a building with a ten-foot front setback from the existing right-of-way of Cornell Avenue (minimum twenty-foot front setback required), a building with a five-foot south side setback (minimum fifteen-foot south side transitional yard required), an interior drive aisle and parking with a zero-foot north side setback (minimum ten-foot north side yard required), parking with a five-foot rear transitional setback (minimum ten-foot rear transitional yard required), reduced landscaping in the required front, side and rear yards (landscaping required), deficiently-sized off-street parking spaces (minimum 180-square foot spaces required), **approved and granted.**

**2005-UV3-025; 6568 Cornell Avenue** (subject site), Variance of use to provide for office use in D-4 (FF), **granted.**

**93-UV1-5; 6568 Cornell Avenue** (subject site), Variance of use to provide for a studio for the commercial development of instructional photography and video tapes in D-4 (FF), **granted.**

### Zoning History –Vicinity

**2022-CZN-842 / 2022-CVR-842; 6544 Ferguson Street** (southwest of site), Rezoning of 0.20 acre from the D-4 (FF) (TOD) district to the C-1 (FF) (TOD) district, with certain excluded uses and Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a zero-foot south transitional yard (ten feet required), **approved and granted.**

**2022-CZN-821 / 2022-CVR-821; 6548, 6552 And 6556 Cornell Avenue and 6535 Ferguson Street** (south of site), Rezoning of 0.80 acre from the MU-2 (TOD) (FF) and D-4 (TOD) (FF) districts to the MU-2 (TOD) (FF) district and Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Medium Mixed-use building type (not permitted on pedestrian frontage type), a surface parking lot along Ferguson Street with a two-foot setback (not permitted, minimum 50-foot setback required), with 49 parking spaces (75 parking spaces required), **approved and granted.**

**2021-CZN-812 / 2021-CVR-812; 6572 Cornell Avenue** (north of site), Rezoning of 0.42 acre from the D-4 (FF) district to the MU-2 (FF) district and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to permit a three-foot front transitional yard along 66th Street, with a wood porch and handrail encroaching into the front transitional setback and right-of-way of 66th Street, to legally establish portions of a four-foot tall and six-foot tall fence in the front yards of 66th Street and Cornell Avenue, portions of the parking lot in the front yard of 66th Street, a playground in the front yard of Cornell Avenue, portions of a parking lot in the west side transitional yard (12-foot front transitional yard, structures not permitted within the right-of-way and 10-foot side transitional yard required, maximum

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3.5-foot tall fence permitted, parking and playground not permitted in the front yard), **approved and granted.**

**2014-CZN-830 / 2014-CVR-830; 6548 Cornell Avenue** (south of site), Rezoning of 0.18 acre from the D-4 (FF) district to the C-3C (FF) classification to provide for office, retail and residential uses and variances of development standards to provide for reduced parking, setbacks and driveway width and encroachment into the clear sight triangle, **granted and approved.**

**2014-CZN-820 / 2014-CVR-820; 806, 808, 812 and 888 East 66th Street** (northwest of site), Rezoning of 0.91 acre from the D-4 (FF) district to the D-10 (FF) classification to provide for multi-family development and Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a four-story, 63-unit multi-family dwelling with 15-foot front setbacks from 66th and Ferguson Streets (minimum 25-foot front setback required), with 14-foot north and 12.5-foot west side perimeter yards (20-foot perimeter yards required), with a 1.80 floor area ratio (maximum 0.80 floor area ratio required), with a 0.22 open space ratio (minimum 0.87 open space ratio required), with a livability space ratio of 0.13 (minimum 0.49 livability space ratio required), with a major livability space ratio of zero (minimum major livability space ratio of 0.095 required), with two, four-foot tall freestanding signs having approximate twelve- and eleven-foot front setbacks from 66th Street and one, four-foot tall freestanding sign having an approximate nine-foot front setback from Ferguson Street (15-foot front setback required), and the Ferguson Street sign being within the clear sight triangle of the parking garage entrance (structures not permitted within the clear sight triangle), **approved and granted.**

**2014-CZN-800 / 2014-CVR-800; 6542 Westfield Boulevard** (southeast of site), Rezoning of 1.6 acres from the C-S (FF) to the C-S (FF) district to provide for retail uses, with outdoor seating and Variance of development standards of the Commercial Zoning Ordinance to provide for a five-foot rear transitional yard (15-foot transitional yard required), **approved and granted.**

**2010-ZON-097; 6531 Ferguson Road** (southwest of site), Rezoning of 0.22 acre, from the D-4 (FF) District to the C-3C (FF) classification to provide for commercial uses, **approved.**

**2008-ZON-803 / 2008-VAR-803; 6548 Cornell Avenue, (south of site)** Rezoning of 0.18 acre, being in the D-4 District, to the C-S (FF) classification to provide for a mixed-use development comprised of uses permitted within the C-3C zoning classification including dwelling units and retail sales, **denied.**

**2005-ZON-147; 806, 808, 812, and 888 East 66th Street (northwest of site),** Rezoning of 0.76 acre from D-4 (FF) to D-P (FF) to provide for the construction of 23 multi-family dwelling units, **denied.**

**2004-ZON-823 / 2004-VAR-823; 6536 Ferguson Street (south of site),** Rezoning of 0.41 acre from D-4 (FF) to D-8 (FF) and a variance of development standards to provide for two, 2.5-story, 3,365-square foot, multi-family dwellings with five individual dwelling units per structure with a 10.17-foot front yard setback (minimum 25-foot front yard setback required), a thirteen-foot rear yard setback (minimum 15-foot rear yard setback required), an open space ratio of 1.12 (minimum open space ratio of 1.18 required), and a livability space ratio of 0.435 (minimum livability space ratio of 0.660 required), **approved and granted.**



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**2003-ZON-188; 6627 and 6629 Ferguson Street** (north of site), Rezoning of 2.28 acre from C-2 (FF), D-4 (FF), and D-P (FF) to D-P (FF) to provide for the construction multi-family dwellings at a density of 27.19 units per acre, **granted.**

**2003-ZON-007; 6664, 6666, and 6668 Cornell Avenue** (north of site), Rezoning of 1.02 acres from D-4 (FF) and D-8 (FF) to D-P (FF) to provide for residential development with a density of 22.5 units per acre, **granted.**

**2001-ZON-847 / 2001-VAR-847; 6666 and 6668 Cornell Avenue** (north of site), Rezoning of 0.70 acre from D-4 (FF) to D-8 (FF) to provide for multi-family dwellings and a variance of development standards to provide for reduced flood venting, **granted.**

**2001-ZON-139; 6600 Westfield Boulevard** (east of site), Rezoning of eight acres from C-S (FF) to D-P (FF) to provide for 148 multi-family dwelling units, **granted.**

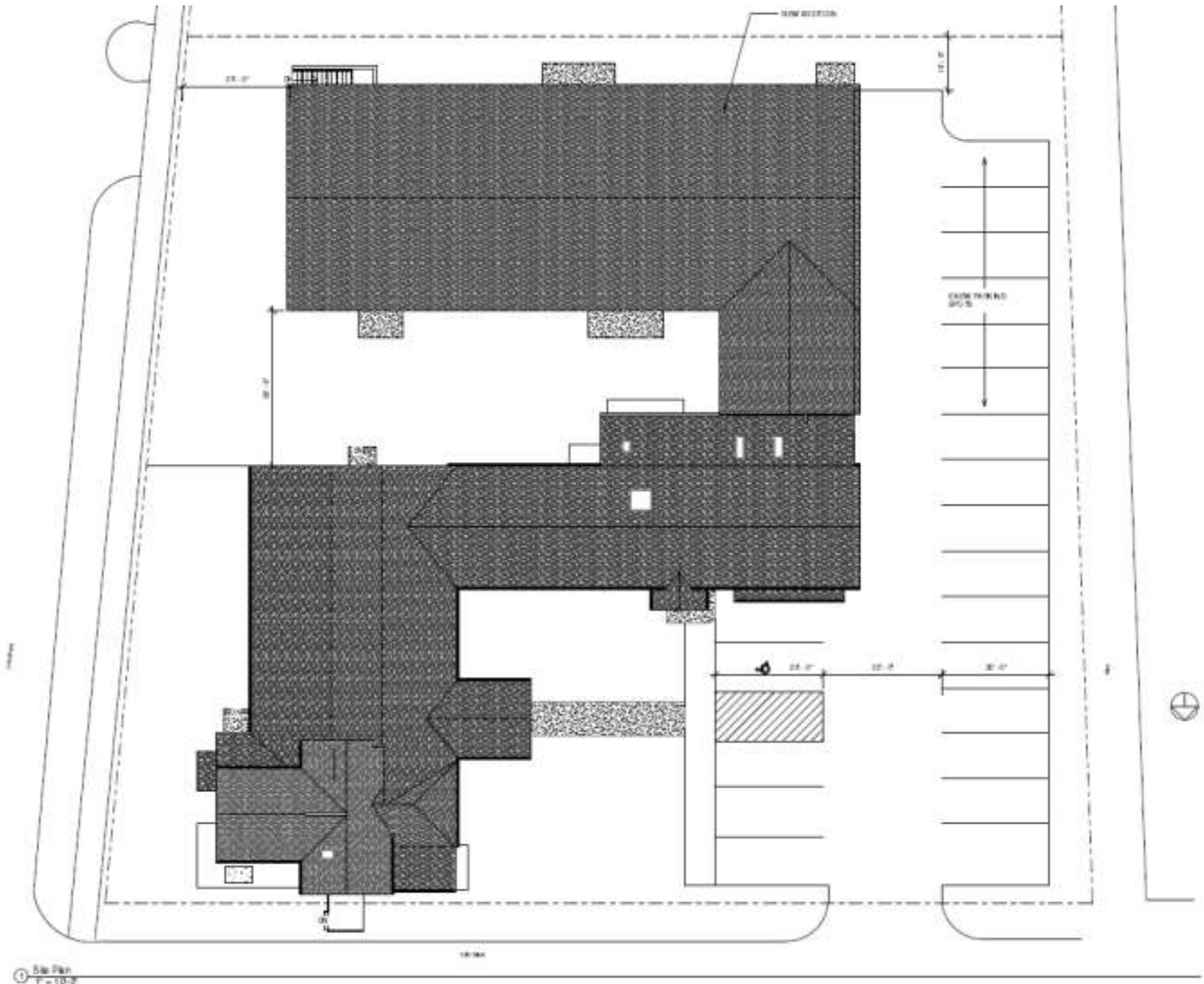
**2000-ZON-074; 6600 Westfield Boulevard** (east of site), Rezoning of 7.5 acres from C-S (FF) to C-S (FF) to provide for a restaurant and tavern, **granted.**





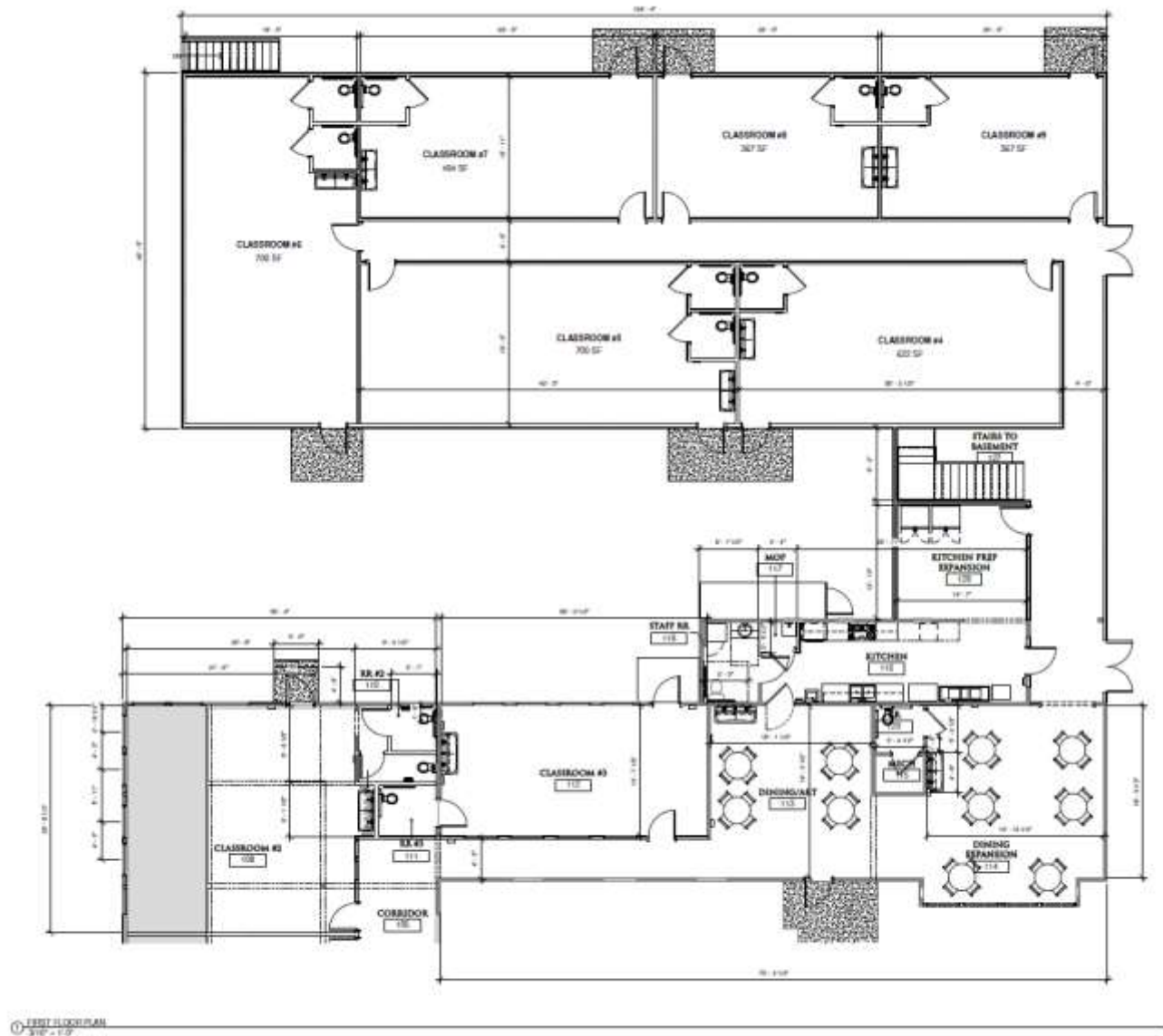
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SITE PLAN

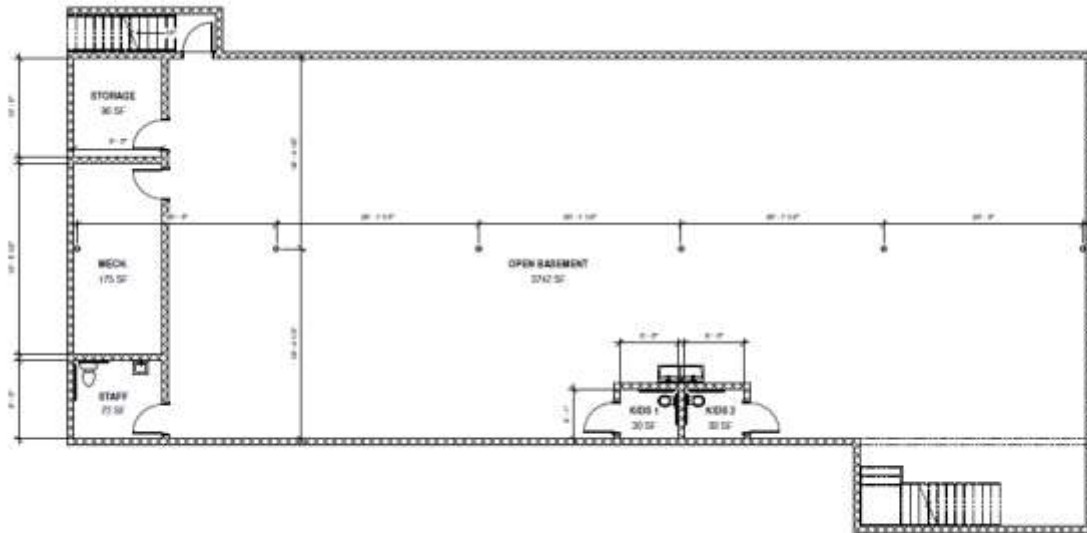




## FLOOR PLAN



FLOOR PLAN





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Photo of the subject site.



Photo of the existing day care facility north of the site that will expand onto the subject site.



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Photo of the driveway access and rear parking area to extend to the subject site.



Photo of the undeveloped MU-2 property south of the site.

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Photo of the Monon Trail east of the subject site.



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 24, 2025**

**Case Number:** 2025-ZON-065  
**Property Address:** 5115 Freyn Drive and 5034 Lafayette Road (approximate address)  
**Location:** Pike Township, Council District #6  
**Petitioner:** 5034 Lafayette Road, LLC, by Tyler Ochs  
**Current Zoning:** C-3 and I-2  
**Request:** Rezoning of 3.72 acres from the C-3 and I-2 districts to the C-7 district to provide for a commercial and building contractor.  
**Current Land Use:** Multi-Tenant Commercial  
**Staff Recommendations:** **Denial**  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

**ADDENDUM FOR JULY 24, 2025 HEARING EXAMINER**

This petition was continued for cause from the July 10, 2025 hearing to the July 24, 2025 hearing to allow the petitioner to have further discussions with staff, provide any new information.

No, new information was provided.

Because there wasn't a development plan provided with the new information, staff's denial recommendation did not change

**July 10, 2025**

This is the first public hearing on this petition

**STAFF RECOMMENDATION**

Staff **recommends denial** of this request.

If approved against staff's recommendation, approval shall be subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three (3) days prior to the MDC hearing:

1. Limit the percentage of outdoor storage permitted on the site.
2. Enhance landscaping, particularly along Lafayette Road.
3. Install sidewalks and bicycle infrastructure in compliance with City connectivity goals.
4. Remove vehicles from the Freyn Drive right-of-way and resolve long-standing zoning violations.
5. Remove or seek a variance for the chain link fence located in the front yard.



## PETITION OVERVIEW

### LAND USE

This 3.72-acre site, zoned C-3 and I-2 is developed with a 16,800 square foot building that serves as an electrical contractor business. This property has frontages along Lafayette Road as well as Freyn Drive. Industrial uses are located to the north and west, across Freyn Drive. Commercial uses are adjacent to the south and east, across Lafayette Road.

The property was granted a Use Variance in 1970 (70-V2-130) to legally establish a furniture company. In 1978, a Use Variance (78-UV1-079) was granted to provide for expansion of the building and office area. In 2015, a rezoning petition (2015-ZON-066) was approved to rezone the property (5034 Lafayette Road) into the I-2-S.

### REZONING

The request would rezone the two (2) parcels from C-3 and I-2 districts to C-7 district, to allow for the continued and expanded use of the site for a commercial and building contractor business.

The C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

The I-2 District is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) That extend beyond the lot lines with a limited amount of outdoor storage permitted. Permitted uses include manufacturing using mechanical manipulation of materials, contractors, warehousing and distribution, truck stops, vehicle storage and auction, contractors, equipment sales & service, repair of consumer goods, printing services, dry cleaning, medical labs, day care, etc.

The C-7 District is designed to provide specific areas for commercial uses which have unusually incompatible features relative to other commercial uses, such as major outdoor storage or display of sizeable merchandise and the outdoor parking and storage of trucks, materials or equipment essential to the operation of these uses. Many of these uses generally are not visited by customers, but rather involve service operations from headquarters with some on-site fabrication of parts. The nature of operation or appearance are more compatible with industrial than retail commercial activities. Because of the character and intensity of these uses, this district should be appropriately located on major commercial

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arterial thoroughfares and near interstate freeways, but not in close association with those commercial activities involving shopping goods, professional services, restaurants, food merchandising, and the like. Due to the intensity of uses, location of this district should never be adjacent to protected districts.

## **COMPREHENSIVE PLAN**

The Comprehensive Plan identifies the area as appropriate for Heavy Commercial uses, which typically involve exterior operations and are not compatible with less intense districts. Examples of these uses include vehicle sales lots and commercial lumberyards. The Pattern Book supports locating such uses along arterial and collector roads, highlighting the importance of evaluating traffic impacts in determining land use compatibility.

Lafayette Road is identified as a key corridor in the IndyMoves Transportation Integration Plan (2018), with recommended Complete Streets improvements, including sidewalks and protected bike lanes between 52nd and 56th Streets and sidewalks along Lafayette Road from 38<sup>th</sup> to 52<sup>nd</sup> Streets. This corridor is recognized in the Pedal Indy Plan (2018), the Indianapolis Pedestrian Plan (2016), and the Indy Bike Master Plan (2011), all of which call for improved multimodal connectivity and infrastructure.

While there is an existing painted bike lane along Lafayette Road, there is no sidewalk present. (Refer to Pedal Indy Protected Bike Lane Exhibit.)

Despite the established policy priorities, submitted site plan does not incorporate the required pedestrian lacks any sidewalk or bicycle path integration and does not include provisions for connections to city-designated pedestrian or bike networks as required under Sec 744-304. C.2. (Sidewalk requirement) and Sec 744-301.C (Bicycle path connection requirement)

The absence of these elements is inconsistent with the City's comprehensive planning goals and is a significant concern for staff.

## **STAFF ANALYSIS**

The C-3 (Neighborhood Commercial) district is intended to support retail and personal services serving surrounding residential neighborhoods but generally **prohibits outdoor operations** and storage.

By comparison, the I-2 (Light Industrial) district permits low-impact industrial uses, with some outdoor storage allowed, limited to 25 percent of the gross floor area approximately 4,200 square feet in this case. This provides for controlled outdoor storage without overwhelming the site.

The proposed C-7 (High-Intensity Commercial) district is designed for commercial uses with significant outdoor operations, including vehicle storage, contractor yards, and material storage. The C-7 district **allows unlimited outdoor storage** removing the current restrictions on outdoor storage, substantially increasing the site's intensity of use.

The use proposed Commercial and Building Contractor is considered a "Heavy Service" use in Table 743-1 of the Zoning Ordinance. This is permitted in the I-2 While this use is permitted outright in the I-2 district and allowed by special exception in C-3, it is fully permitted in C-7 without additional review.

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Rezoning to C-7 would allow for a significant intensification of use, including unlimited outdoor storage. Staff is concerned that this increased intensity, especially without restrictions, could negatively impact the corridor's character. In particular, Lafayette Road is a highly visible and heavily trafficked corridor, and large-scale outdoor storage could become a visual eyesore.

Additionally, staff previously observed vehicles parked within the right-of-way along Freyn Drive. Though it was unclear in 2015 whether the vehicles were affiliated with this property, this condition persists as of 2025. To prevent future zoning violations, these vehicles should be removed.

Given these factors, staff believes a full review of the site layout, including landscaping, sidewalk connections, and an operations plan, is necessary to assess compatibility with the Comprehensive Plan. Without a submitted site plan for 5115 Freyn Drive, staff cannot evaluate how required elements such as parking, landscaping, and outdoor storage areas would be accommodated.

While the proposed C-7 zoning aligns with the Comprehensive Plan's Heavy Commercial classification, staff recommends that any approval be conditioned to address key concerns.

- Visual impact of large-scale outdoor storage along Lafayette Road, which could diminish the corridor's appearance.
- The presence of a chain link fence in the front yard, which is not permitted in the C-7 district unless a variance is obtained.
- Ongoing issues with vehicles parked in the public right-of-way on Freyn Drive. This condition has persisted since at least 2015 and presents a continued zoning enforcement concern.
- Absence of landscape, sidewalks, and connectivity features, all of which are necessary to align with city planning goals and improve compatibility with surrounding development.

Given these unresolved concerns and the lack of a submitted site plan that includes 5115 Freyn Drive, staff recommends denial of the rezoning request.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-3 and I-2	
<b>Existing Land Use</b>	Humble Beginnings Childcare	
<b>Comprehensive Plan</b>	Heavy Commercial	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	C-7	Commercial
South:	C-7	Automobile dealership
East:	C-7/C-5	Commercial Use/ Gasoline Service Station
West:	I-2	Landscaping/ Tree service
<b>Thoroughfare Plan</b>		
Lafayette Road	Primary Arterial	102-foot Proposed ROW 50-foot Existing ROW
Freyn Drive	Local Street	50-foot Proposed ROW

	50-foot Existing ROW
<b>Context Area</b>	Metro
<b>Floodway / Floodway Fringe</b>	No
<b>Overlay</b>	Airspace Secondary Zoning District.
<b>Wellfield Protection Area</b>	No
<b>Site Plan</b>	April 8, 2025
<b>Site Plan (Amended)</b>	N/A
<b>Elevations</b>	N/A
<b>Elevations (Amended)</b>	N/A
<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	N/A
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Pattern Book (2019)
- Indy Bike Master Plan (2011)
- Indianapolis/Marion County Pedestrian Plan (2016)
- Pedal Indy (2018)

### Pattern Book / Land Use Plan

- The **Heavy Commercial** typology provides for consumer-oriented general commercial and office uses that tend to exhibit characteristics that are not compatible with less intensive land uses. They are often dominated by exterior operations, sales, and display of goods. Examples include vehicle sales and commercial lumber yards.
- **Heavy Commercial Uses**
  - Should be located along an arterial or collector streets.
  - Resilient 2.3: Traffic can play a major role in determining whether a certain use is appropriate for a neighborhood or areas.

### 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)

- Indy Moves
  - Indy Moves projects come from many sources, including the full CIRCLE Indy Greenways Master Plan (2014), the Thoroughfare Plan (2016), Pedal Indy (2018), and the Indianapolis/Marion County Pedestrian Plan (2016).
  - The projects in green represent the projects that received more points in the evaluation, which will be the first to advance into further planning and design as resources become available.
- Indianapolis/Marion County Pedestrian Plan 2016.
  - Walk along Lafayette Road from 38<sup>th</sup> to 52<sup>nd</sup> Street
- Pedal Indy2018
  - Pedal Indy proposes a safe, well-connected bicycle network that provides access for all Indianapolis residents while stewarding limited public resources. To do this, the plan proposes hundreds of miles of bicycle facilities, balancing higher-cost protected facilities where safety needs are greatest with lower-cost “Neighborways” that offer traffic calming and placemaking enhancements and reach into the heart of neighborhoods.
  - Protected bike lanes are on-street bicycle facilities that are physically separated from auto traffic, whether by a curb, bollards, planters, or parked cars. The complete, clearly-delineated separation is essential to make a protected bike lane feel inviting and safe for riders of all ages and abilities. Protected bike lanes are most often used on arterial streets and can provide key connections between urban destinations. Protected bike lanes work well on streets with any speed limit and should be prioritized on streets with high traffic volumes or high speeds

## ZONING HISTORY

### SUBJECT SITE

**2015-ZON-066; 5034 Lafayette Road (subject site)**, Rezoning of 2.67 acres from the D-4 district to the I-2-S classification, **approved**.

**85-Z-142; 5115 Freyn Drive (subject site)**, rezoning of 2.00 acres, being in the D-4 district, to C-5 classification to provide for an insurance appraisal office, **approved**.

**78-UV1-79; 5034 Lafayette Road (subject site)**, requested a variance of use and development standards to permit construction of an addition to an existing office and warehouse. **Granted**.

**70-V2-130; 5034 Lafayette Road (subject site)**, requested a variance to permit the construction of an office and warehouse building, **granted**.

### VICINITY

**2012MOD001; 4930 Lafayette Road (southeast of site)**, Modification of Commitments to terminate all commitments in Petitions 2005-ZON-834 / 2005-VAR-834, 2008-APP-096 and 2010-CAP-839 / 2010-CVR-839 and restate them, with the following modifications: a) Terminate Commitment Four, which prohibits signage on the rear of the building, b) Terminate Commitment Eight, requiring drive-through window aisles to be screened from I-65, c) Modify Commitment Eleven to replace "exterior" with "interior," so that no alcoholic beverages shall leave the interior of the building, d) Modify Commitment Fifteen to permit alcoholic beverages sales from a liquor store in addition to a restaurant with for persons under the age of 21, and e) Terminate Commitment Twenty-One limiting tenant spaces to 8,000 square feet, **approved**.

**2010-CAP-839 / 2010-CVR-839; 4930 Lafayette Road (southeast of site)**, requested a modification of commitments to provide for a liquor store and a Variance of Development Standards of the Commercial Zoning Ordinance to provide for a liquor store and carryout food sales within 50 feet of a protected district and to provide for trash containers in front of the established front building line, **approved**

**2009-UV2-027; 5155 Freyn Drive (north of site)**, Variance of Use and Development Standards of the Commercial Zoning Ordinance to legally establish a single-family dwelling (not permitted) and to provide for a 960-square foot detached garage associated with a residential use, **granted**.

**2008-APP-056; 4930 Lafayette Road (southeast of site)**, requested modification of commitments to provide for extended business hours, provision of a drive-through associated with a restaurant, and outdoor liquor service, **approved**

**2005-UV1-017; 4914, 4930, and 4942 Lafayette Road (southeast of site)**, requested a Variance of Use of the Dwelling districts Zoning Ordinance and a Variance of Development Standards of the Commercial Zoning Ordinance to provide for the construction of a 30,000-square foot retail building

with a drive-through service unit located zero feet from a protected district, reduced transitional yard, reduced setback, and with a detention pond within the rear transitional yard, **withdrawn**.

**2005 ZON-845 / 2005-VAR-845; 5104 Freyn Drive (west of site)**, requested rezoning of one acre from the D-4 District to the C-ID classification and a Variance of Development Standards of the Commercial Zoning Ordinance to provide for a landscaping business with reduced public street frontage, reduced transitional yards, reduced landscaping, and increased outdoor storage, **approved**

**2005-ZON-834 / 2005-VAR-834; 4914, 4930, and 4942 Lafayette Road (south of site)**, requested rezoning of 3.16 acres, being in the D-4 and C-4 Districts, to the C-4 classification to provide for commercial retail development with a drive-through service located zero feet from a protected district (minimum 100-foot separation from a protected district required), with a ten-foot south side transitional yard (minimum twenty-foot side transitional yard and twenty-foot setback from Interstate 65 required), with no loading docks (two loading docks required for commercial retail structures with an aggregate square footage between 25,000 square feet and 60,000 square feet) and with a proposed detention pond within the west transitional yard (not permitted), **approved**

**2000-DV2-041; 5199 Lafayette Road (north of site)**, requested a Variance of Development Standards of the Sign Regulations to provide for a 24-foot tall, 112-square foot pole sign with a seven-foot front setback from Lafayette Road (minimum 15-foot setback required), **granted**.

**94-Z-118 / 94-CV-23; 4930 and 4932 Lafayette Road (west of site)**, requested the rezoning of 2.85 acres, being in the D-4 District, to the C-4 classification to provide for commercial development, specifically a retail garden shop-nursery with outdoor display, sale and storage of trees, plants, and mulch exceeding 1 % of the total gross square footage of the primary structure (minimum 1 %A of total gross square footage of the primary structure for outdoor display and sale of merchandise permitted), **approved**.

**89-HOV-16; 5011 Lafayette Road (east of site)**, requested a Variance of Development Standards of the Sign Regulations to provide for the installation of pole covers on an existing sign resulting in a 448-square foot pole sign (two hundred forty square feet maximum) with its lowest point at ground level (nine foot above grade level required). **Granted**.

**88-Z-129; 5501 W 52<sup>nd</sup> Street (north of site)**, request rezoning of 6.50 acres, being in the SU-18 district, to the I-2-S classification, to provide for a wholesale electrical supplier and other permitted uses.

**88-UV2-139; 5202 Lafayette Road (north of site)**, request a Variance of Use of the Zoning Ordinance to provide for a contractor's office and for the storage of business equipment and trucks, in C-5, **granted**.

**82-Z-10; 5110 Lafayette Road (east of site)**, requests rezoning of 0.93 acres, being in the D-4 district, to the C-5 classification, to provide for an auto leasing operation, **approved**

**81-Z-150; 5230 Moller Road, (northeast of site)** request rezoning of 1.75 acres, being in the C-S district, to the Su-20 classification to provide for Indiana bell exchange office, **approved**.



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**81-Z-101; 5054 Lafayette Road, (north of site)** request rezoning of 2.30 acres, being in commercial/ industrial use, **approved**.

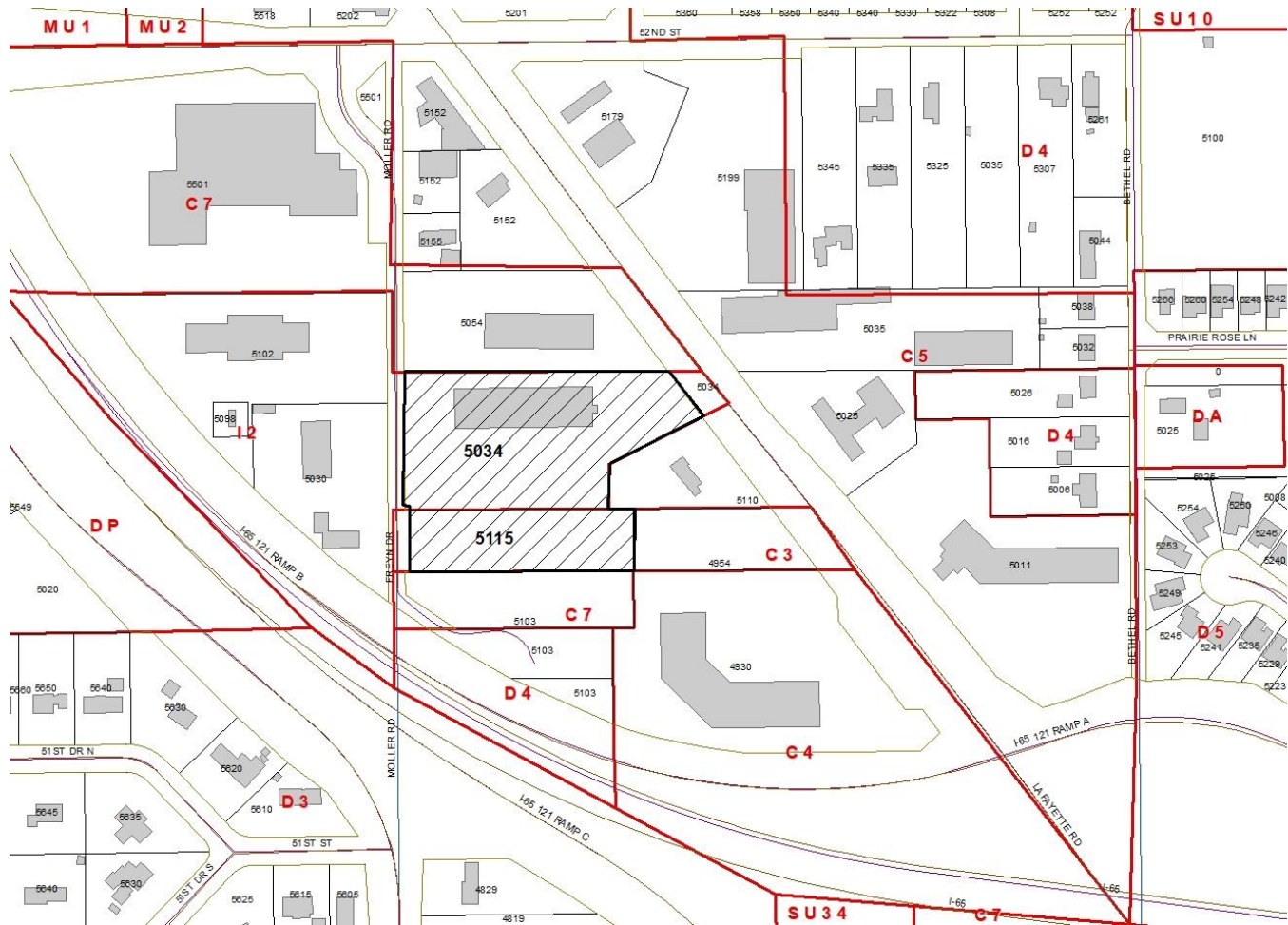
**81-Z-69; 5001 Lafayette Road (south of site)**, request rezoning of 4.4 acres, being in the D-4 district, to the C-5 classification, to provide for commercial development, **approved**.

**76-UV2-8; 5100 Lafayette Road (south of site)**, requests Variance of Use and Development standards to use existing building for radiator repair and spot chroming, **granted**.

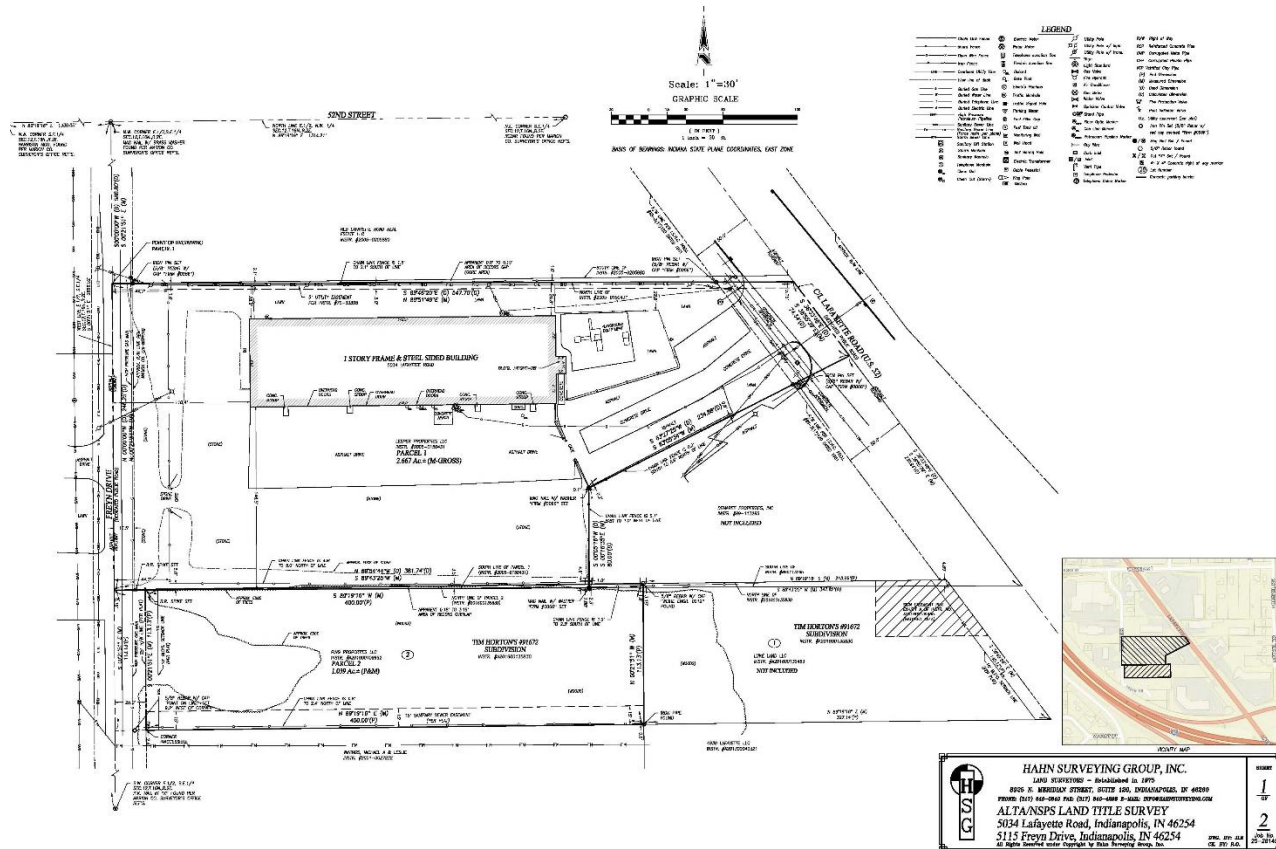


## EXHIBITS

## 2025-ZON-065 Zoning Map



## 2025-ZON-065; Survey



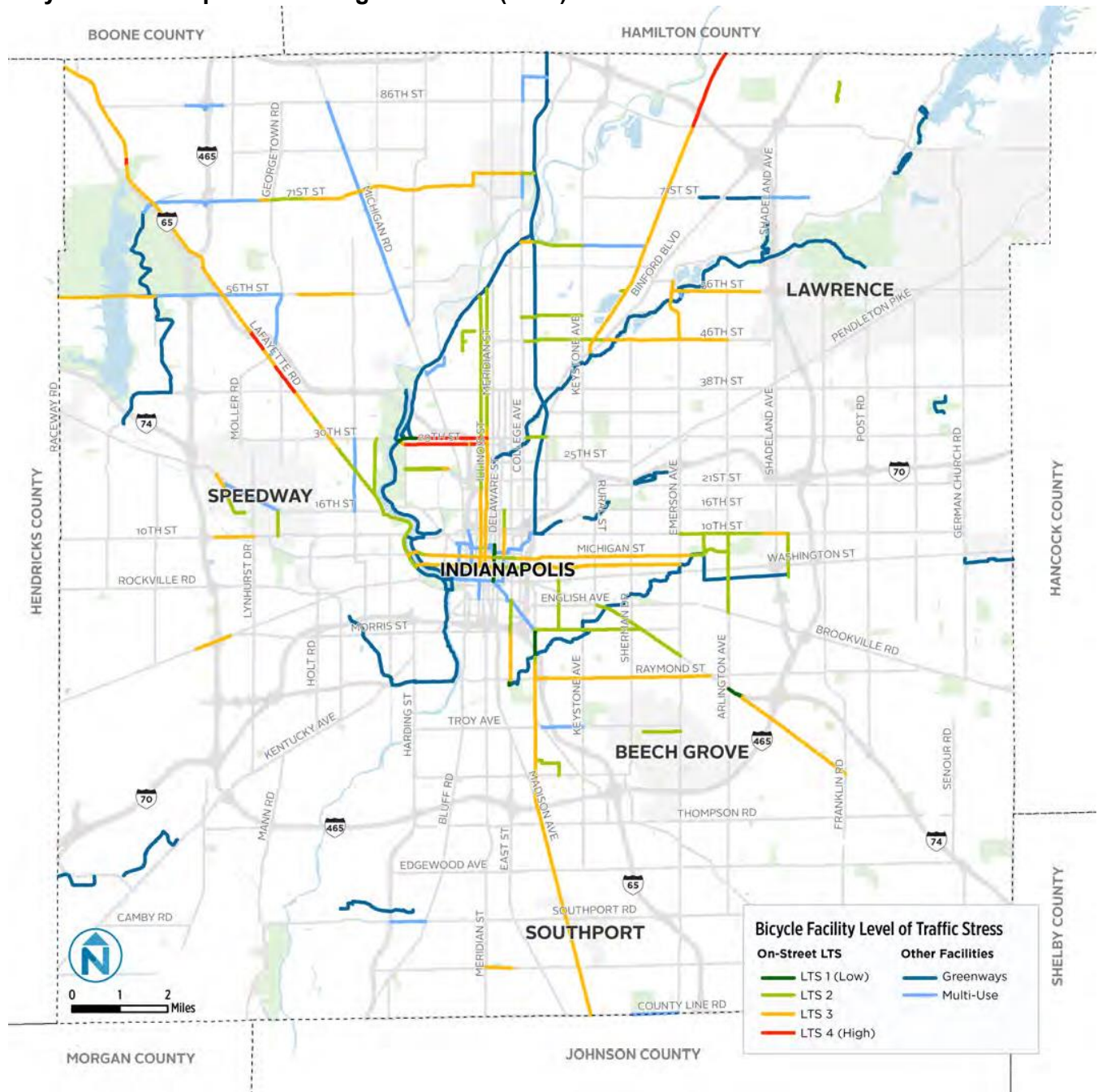






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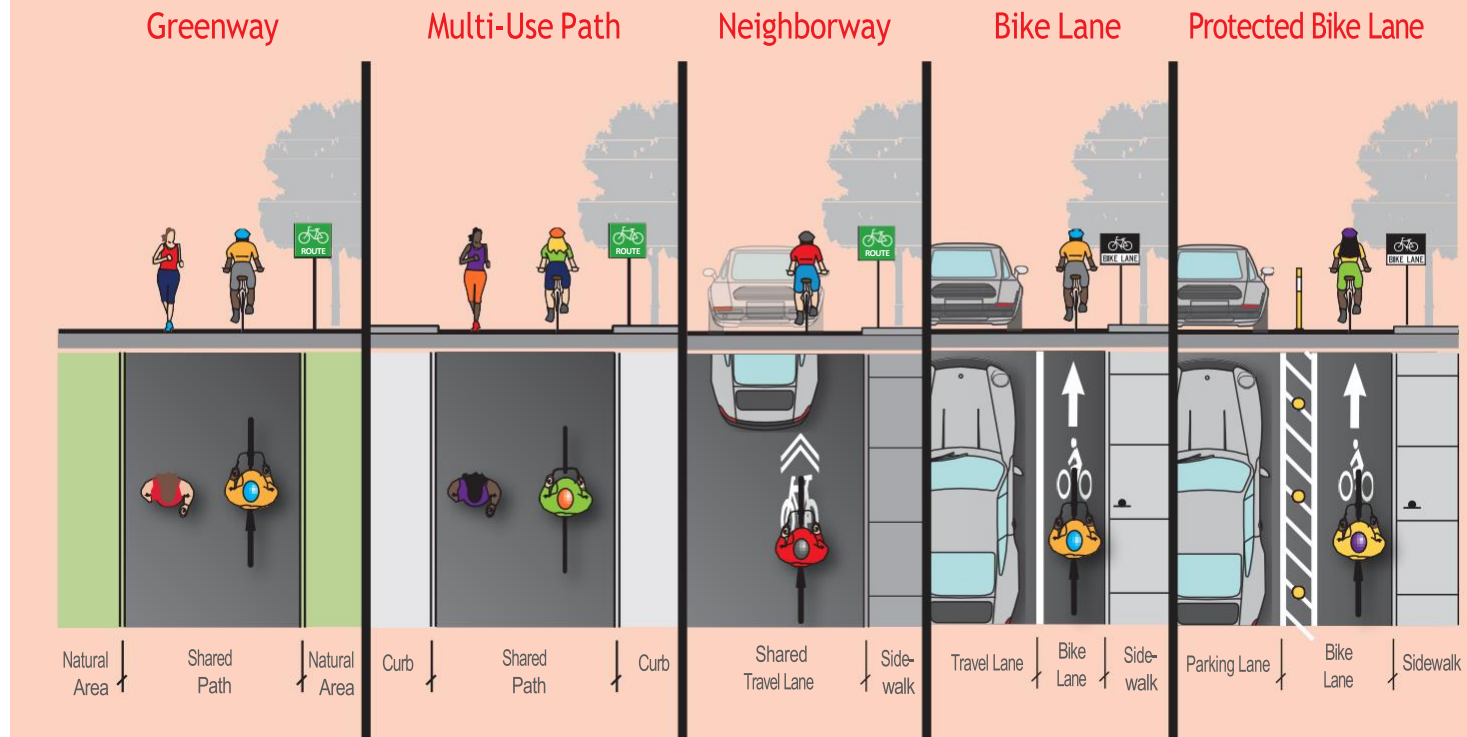
IndyMoves Transportation Integration Plan (2018)





**Pedal Indy Protected Bike Lane Exhibit.**

**What are the Pedal Indy bike facilities?**



**Photographs;**



Looking west from Lafayette Road towards subject site.



Looking southeast along Lafayette Road





Looking northwest along Lafayette Road.



Looking at the entrance of the subject building.





Looking north on the subject property at abandoned vehicles.



Looking on the subject property at materials.



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Looking at the oversized doors.



Looking at the rear of the building



Looking west from the subject property towards Freyn Drive

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 24, 2025**

**Case Number:** 2025-APP-007  
**Property Address:** 6451 East Thompson Road (approximate address)  
**Location:** Franklin Township, Council District #24  
**Petitioner:** City of Indianapolis, Department of Parks, and Recreation, by Benjamin Jackson  
**Current Zoning:** PK-1  
**Request:** Park District One Approval to provide for park improvements, including replacement playground equipment and sidewalks, resurface and restripe existing basketball court, and seating areas in multiple locations.  
**Current Land Use:** Park  
**Staff Recommendations:** Approval with commitments.  
**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff **recommends approval** of the request subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. A 59.5-foot half right-of-way shall be dedicated along the frontage Thompson Road as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. A six-foot wide sidewalk shall be installed along the Thompson Road right-of-way, or the northern section of the existing trail/walking trail shall be constructed to meet ADA standards with appropriate material compliance and sidewalk connections west and east of the northern trail.



## PETITION OVERVIEW

### LAND USE

The subject site is developed with a park located in the Galludet neighborhood and is surrounded single-family dwellings in every direction zoned D-A to the north and east and D-P to the west and south.

### PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for park improvements, including replacement playground equipment and sidewalks, resurface and restripe existing basketball court, and seating areas in multiple locations. Existing improvements include a shelter, playground equipment, walking paths, basketball court and parking area. However, no use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.

Land in the development plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings, and structures must:

- a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan,
- b. Create and maintain a desirable, efficient, and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses,
- c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities,
- d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads,
- e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
- f. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan; and
- g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.



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**DEPARTMENT OF PUBLIC WORKS**

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 59.5-foot half right-of-way along Thompson Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

**STAFF ANALYSIS**

The proposed updates to the park with playground equipment and sidewalk replacements, resurface and restriping of existing basketball court, and proposed seating areas in multiple locations would align with the large-scale park recommendation of the Comprehensive Plan and would be compatible within the surrounding residential area.

The existing gravel trail will be resurfaced, but the lack of a sidewalk along Thompson Road prevents safe pedestrian access to the site. Initially, staff requested a six-foot wide sidewalk along the entire street frontage, but proposed a compromise for the existing trail to be used so long as it is designed to be made of material that meets ADA compliance standards with two (2) sidewalk connections to be made west of the trail and east of the trail to ensure a complete street frontage connection.

Staff is recommending approval of the request subject to the right-of-way dedication as requested by DPW and sidewalk installation along Thompson Road.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	PK-1	
<b>Existing Land Use</b>	Park	
<b>Comprehensive Plan</b>	Large-Scale Park	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: D-A	Residential (Single-family dwelling)
	South: D-P	Residential (Single-family dwelling)
	East: D-A	Residential (Single-family dwelling)
	West: D-P	Residential (Single-family dwelling)
<b>Thoroughfare Plan</b>		
Thompson Road	Primary Arterial	119-foot proposed right-of-way and 52-foot existing right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	June 18, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	

<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	June 18, 2025
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends large-scale park development.
- The Large-Scale Park typology is classified as a non-typology land uses. This stand-alone land use is mapped outside of the typology system due to its scale or the nature of its use.
- Large-Scale Parks are generally over 10 acres in size.
- The proposal would align with this recommendation.

### 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)

- The site falls within the Indy Moves Transportation Integration Plan (2018) which proposes an off-street multi-use path along Thompson Road from Emerson Avenue to Southeastern Avenue.

## ZONING HISTORY

### Zoning History – Site

**2010-ZON-059;** (subject site), Rezoning of 173.70 acres, from the D-A, D-2, D-2 (FW), D-3, D-5, D-8, D-P, D-P (FW), CBD-2 (RC) and SU-9 (FW) to the PK-1, PK-1 (FW), PK-1 (RC) classifications to provide for park use, **approved.**

**97-Z-107 / 97- DP-6; 6401 East Thompson Road** (subject site), Rezone 100.0 acres from the D-A to the D-P classification to provide for a 320-lot residential development, common areas, and an 8-acre park, **approved.**

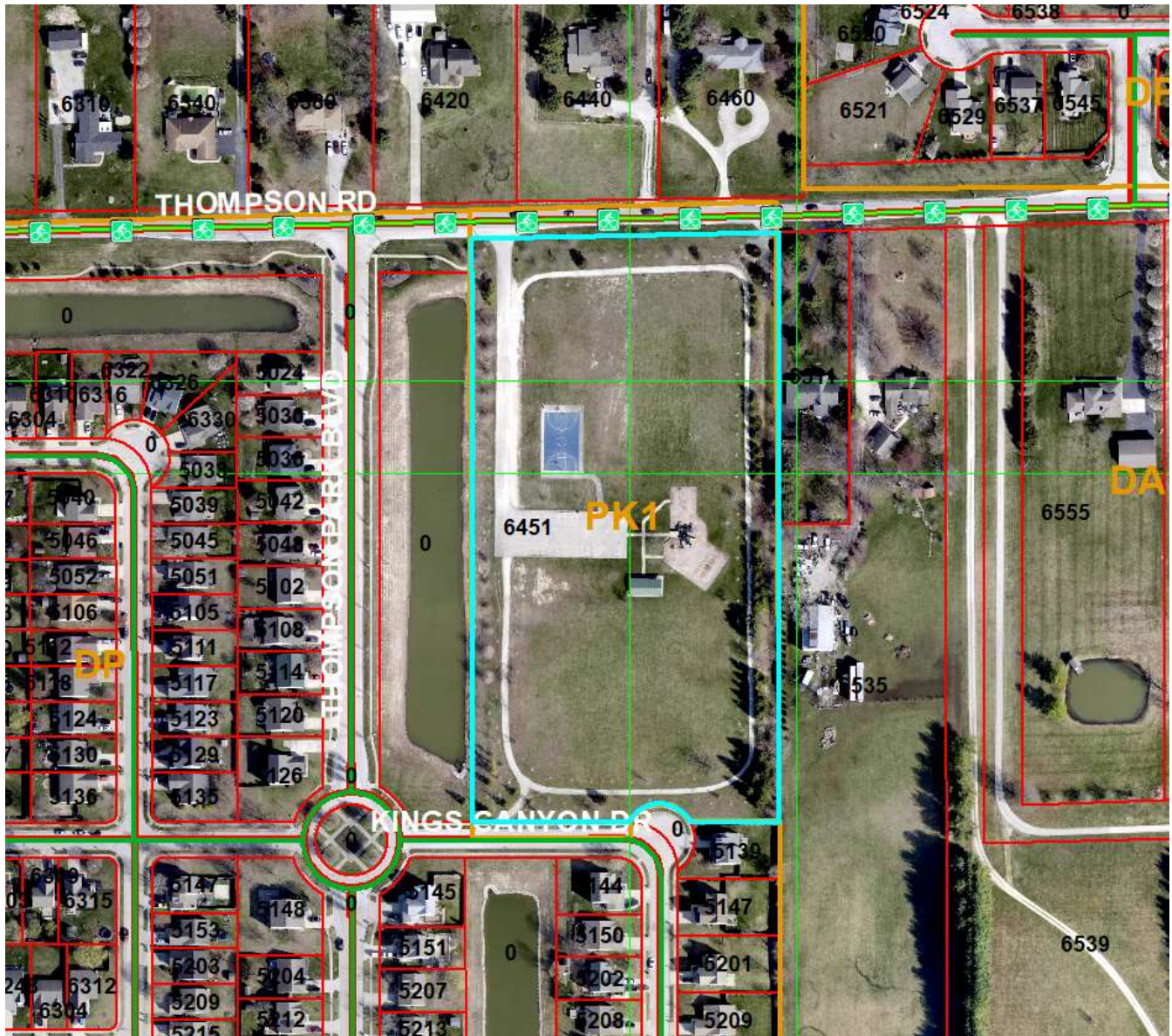
### Zoning History – Vicinity

**94-Z-160; 6502 East Thompson Road** (northeast of site), Rezoning of 34.87 acres, being in the D-A District, to the D-P classification to provide for 71 lots, **approved.**

**83-Z-98; 6428 East Thompson Road** (north of site), Rezoning of 10.00 acres being in the SU-1 district to the A-2 classification, to provide for agricultural use, **approved.**

**79-Z-101; 6428 East Thompson Road** (north of site), Rezoning of 10.00 acres being in the A-2 district to the SU-1 classification for religious use, **approved.**

EXHIBITS



AERIAL MAP



SITE PLAN



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

Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY, INDIANA  
PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL  
PETITION FOR PARK DISTRICT ONE/TWO APPROVAL  
PETITION FOR HOSPITAL DISTRICT ONE/TWO APPROVAL**

**FINDINGS OF FACT**

The Metropolitan Development Commission finds that the site and development plan file-dated \_\_\_\_\_, 20\_\_\_\_

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

The Comprehensive Plan calls for this land to be park land for the recreation of residents of Indianapolis/ Marion county. This plan improves and updates the existing site usage. Additional functionality is added to the shelter by installing a new barbeque grill and ash bin to safely dispose of hot coals and ashes. The basketball court will be re-colored and re-striped to provide for an improved experience.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses because:

This plan continues to provide for the recommended site use, but will update the playground equipment to modern safety standards, as well as improving pedestrian circulation within the park boundaries. It does not call for the removal on any amenities unless to replace them with updated equipment.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:

this plan maintains the existing parking lot which provides for adequate off street parking, and improves the circulation for pedestrian access.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads because:

This plan does not add to the street parking load. All parking is provided for on site.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

This plan provides for trash can locations for park users as well as meeting BNS stormwater drainage requirements in order to receive construction permitting.



Photo of the subject site.



Photo of the subject site looking east along East Thompson Road.



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Photo of the unconnected sidewalk west of the subject site.



Photo of the existing trail to be improved and will be ADA accessible.



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Current Planning**



Photo of the existing basketball court to be improved.



Photo of the existing parking lot on site and single-family dwellings west of the site.





Photo of the existing playground equipment to be replaced.



Photo of the existing shelter to remain.



Photo of single-family dwellings north of the site.



Photo of single-family dwellings south of the site.



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**July 24, 2025**

**Case Number:** 2025-ZON-071  
**Property Address:** 4765 West 71st Street (Approximate Address)  
**Location:** Pike Township, Council District #6  
**Petitioner:** Heavy Haulers Rental and Trucking, Inc., by Steven Brown  
**Current Zoning:** C-3 and I-2  
**Request:** Rezoning of 0.98-acre from the C-3 and I-2 districts to the I-2 district to provide for light industrial uses.  
**Current Land Use:** Commercial  
**Staff Recommendations:** Denial  
**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This is the first public hearing for this petition.

It is staff's understanding that the petitioner might request a continuance for cause, but the proposed hearing date was not confirmed.

**STAFF RECOMMENDATION**

Staff **recommends denial** of the request.

If approved against staff's recommendation, approval shall be subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three (3) days prior to the MDC hearing:

1. A 47.5-foot half right-of-way shall be dedicated along the frontage of 71<sup>st</sup> Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. A 24-foot half right-of-way shall be dedicated along the frontage of Coffman Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).



## PETITION OVERVIEW

### LAND USE

The 0.98-acre subject site is developed with a commercial building, parking area in the front yard, and fenced in storage area in the back.

The site is surrounded by an office and preschool to the west, zoned C-3 and C-1, an event center to the south, zoned I-2, an office to the east, zoned C-3 and I-2, and undeveloped land to the north, zoned C-3.

A Variance of Use was approved in 2013 for the construction of a contractor's office with outdoor storage of equipment. While the decision letter was not located, the staff report at that time included five (5) commitments. Three of the commitments included: 1) materials and non-vehicular equipment stored outdoors shall not exceed the six-foot height of the fence, 2) commercial vehicles shall be parked or stored within the fenced area south of the structure, and 3) a final landscape plan shall be submitted for Administrator's Approval. Said landscape plan in the north and northwestern front strips shall be in accordance with Commercial Zoning Ordinance Standards. Landscaping and screening along Coffman Road, south of the existing access drive and adjacent to the outdoor storage area shall be in accordance with Industrial Zoning Ordinance standards for front transitional yards.

The site received a zoning violation in 2024 (VIO24-007541) for the following:

1. The failure to obtain an Improvement Location Permit when one is required by the terms and provisions of the Zoning Ordinance; (740-801. A.2. - Failure to obtain an Improvement Location Permit (ILP) for large metal storage tank).
2. The outdoor storage of junk, trash, or debris in any zoning district, the provisions of which do not specifically permit such a use; (Empty fluid containers, plastic containers, and other miscellaneous items throughout the property).
3. The outdoor storage of vehicle parts in any zoning district, the provisions of which do not specifically permit such a use; (Vehicle tires, bulldozer scoop, and other miscellaneous vehicle parts throughout the property).
4. The outdoor storage of inoperable vehicles in any zoning district, the provisions of which do not specifically permit such a use; (Any motor vehicle, racing vehicle, recreational vehicle, trailer, camper, boat, airplane, bus, truck, or similar vehicle, that cannot be driven, towed or hauled on a city street without being subject to the issuance of a traffic citation by reason of its operating condition or the lack of a valid license plate, or flat tires; or that is otherwise partially dismantled or mechanically inoperable...unlicensed dump truck).
5. Failure to comply with use-specific standards and zoning district development standards for the C-3 district; (744-503 - Failure to provide the required landscaping).
6. Failure to comply with use-specific standards and zoning district development standards for the C-3 district; (744-404. A.6.e – Parking lots used for access or maneuverability shall be maintained in good condition and free of chuckholes, weeds, dirt, trash, and debris).

**Department of Metropolitan Development  
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Current Planning**

7. Failure to comply with use-specific standards and zoning district development standards for the C-3 district; (Table 744-402-2: - Failure to provide the required ADA parking... 1 handicap parking space is required).
8. Failure to comply with use-specific standards and zoning district development standards for the C-3 district; (744-404. D.7.a. - The parking spaces lack 4-inch durable painted lines, curbs or signage).
9. The failure to comply with the terms, provisions, conditions or commitments of a variance grant, special exception, ordinance, or other approval grant; The failure to comply with the terms, provisions, conditions or commitments of a variance grant, special exception, ordinance, or other approval grant; (Failure to comply with petition 2013UV2001; specifically, lack of opaque wooden wall, vehicles cannot exceed fence height, commercial vehicles shall be parked within opaque wooden wall). Contact Current Planning, 18th Floor of the City/County Building, 200 E Washington St...317-327-5155.

## **REZONING**

The request would rezone the property from the C-3 and I-2 district to the I-2 district to provide for light industrial uses.

The C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers insignificant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer. For application to the older industrial districts within the central city, standards specifically accommodate the use of shallow industrial lots.

## **DEPARTMENT OF PUBLIC WORKS**

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 47.5-foot half right-of-way along 71<sup>st</sup> Street and a 24-foot half right-of-way along Coffman Road. The dedications would also be consistent with the Marion County Thoroughfare Plan.

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## STAFF ANALYSIS

The site is currently utilized for the operation of an office and storage related to a trucking/hauling company.

After a site visit was conducted, it was apparent that the site is too small for the existing business due to the front parking area being overrun by commercial vehicles with some vehicles blocking an existing driveway access to the site.

Staff is concerned with the amount of commercial vehicle storage on site, an illegally located concrete storage tank at the rear of the site, and the lack of landscaping on site.

While rezoning the site would harmonize the zoning district of the site with it currently being split zoned between the C-3 and I-2 district, the proposed I-2 district would be a more intense district closer to the D-3 protected district northwest of the site. Existing single-family dwellings should be protected from intense districts and uses.

The proposed I-2 district would not align with the office commercial or linear park recommendation of the Comprehensive Plan.

For these reasons, staff recommends denial of the request. If the request is approved against staff's recommendation, the right-of-way dedications will be requested as commitments.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-3 and I-2	
<b>Existing Land Use</b>	Commercial	
<b>Comprehensive Plan</b>	Office Commercial and Linear Park	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-3	Undeveloped
South:	I-2	Event Center
East:	C-3 / I-2	Office
West:	C-1 / C-3	Preschool / Office
<b>Thoroughfare Plan</b>		
71 <sup>st</sup> Street	Primary Arterial Street	95-foot proposed right-of-way and 54-foot existing right-of-way.
Coffman Road	Local Street	48-foot proposed right-of-way and 32-foot existing right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	June 18, 2025	
<b>Site Plan (Amended)</b>	N/A	

<b>Elevations</b>	N/A
<b>Elevations (Amended)</b>	N/A
<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	N/A
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Office Commercial and Linear Park development of the site.
- The Office Commercial typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.
- **Conditions for All Land Use Types**
  - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
  - All development should include sidewalks along the street frontage.
  - Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.
- **Large-Scale Offices**
  - Pedestrian connections between buildings should be provided.
  - Street connections to perimeter roads should be provided.
- **Small-Scale Offices, Retailing, and Personal or Professional Services**
  - Appropriate as a primary use only in major employment centers.
  - Outdoor display of merchandise should be limited.
  - If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
  - Should be located along an arterial or collector street. If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.



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- **Small-Scale Parks**

- A sidewalk or pedestrian path is required within the park. Pedestrian connections to employment centers should be provided.
- The Linear Park recommendation is a non-typology land use. These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.
- This land use category is intended for public or private property designated for active or passive recreation and is primarily used for the passage of people or wildlife. Examples are greenways, parkways, trails, off-street paths, and conservation areas.
- The proposed rezoning to I-2 and proposed commercial building contractor would not align with the Comprehensive Plan recommendation.

**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)

- The site falls within the Indy Moves Transportation Integration Plan (2018), which recommends the Northtown Trail Greenway and an on-street bike lane along 71<sup>st</sup> Street.

## ZONING HISTORY

### Zoning History – Site

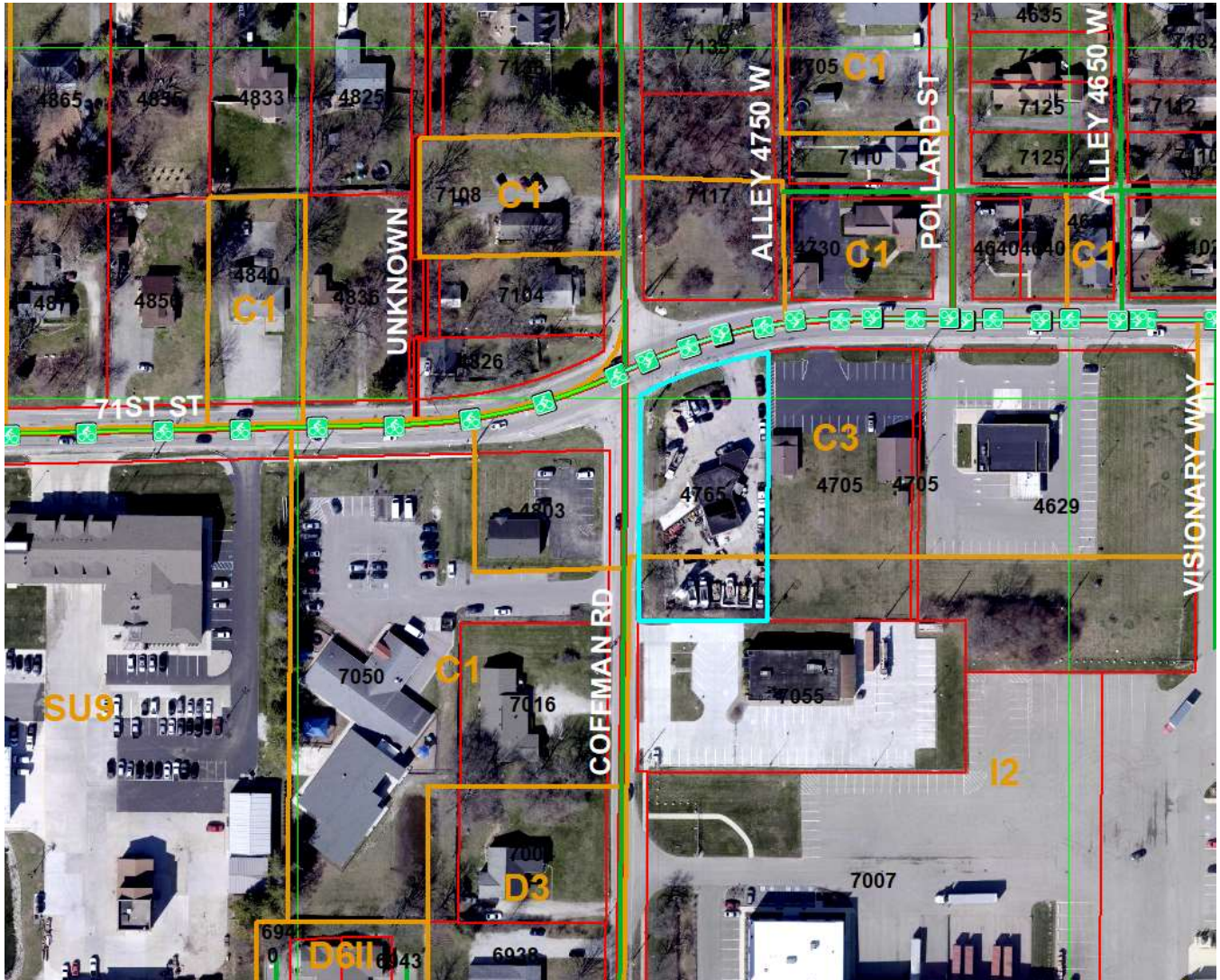
**2013-UV2-001; 4765 West 71<sup>st</sup> Street** (subject site), Variance of use of the Commercial Zoning Ordinance to provide for a construction contractor's office, with outdoor storage of equipment (not permitted), **granted**.

**96-UV1-20; 4765 West 71<sup>st</sup> Street** (subject site), Variance of use and development standards to legally establish the continued operation of an automobile repair facility with a 32-foot by 32-foot building addition with outdoor storage and insufficient setbacks, **granted**.

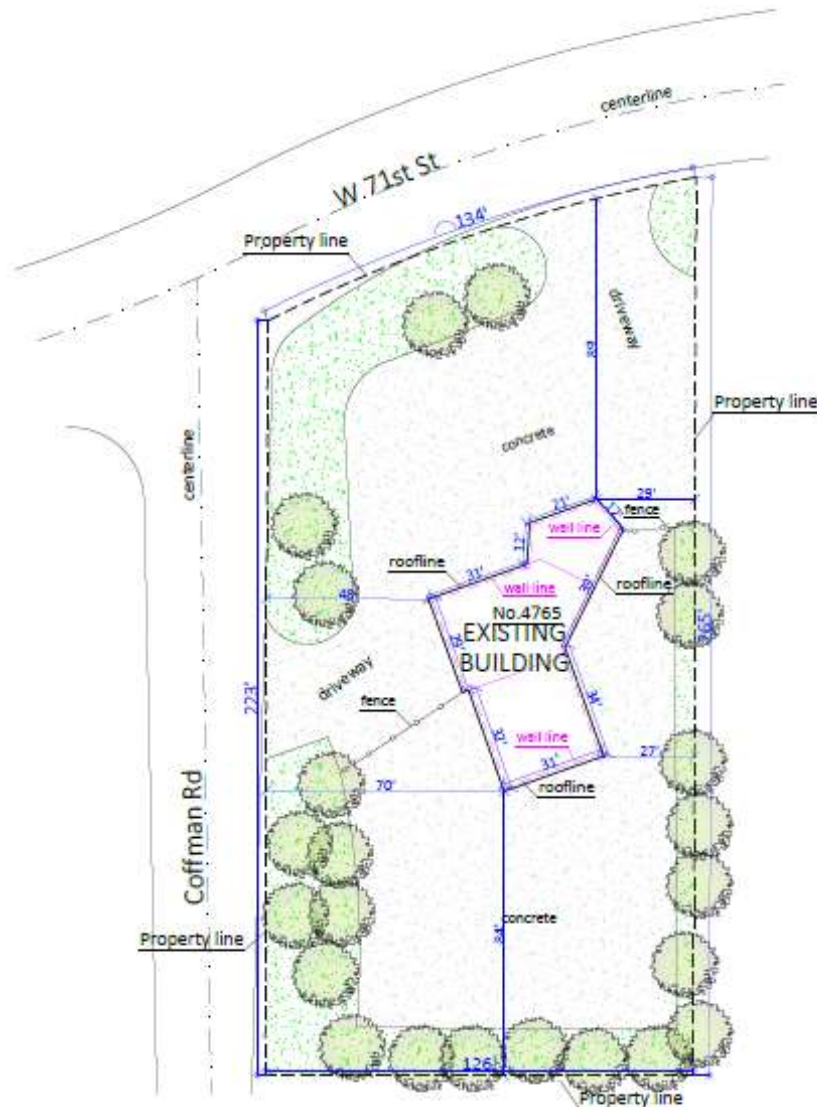
**91-UV3-64; 4765 West 71<sup>st</sup> Street** (subject site), Variance of use to permit the continued operation of an automobile repair business, **granted**.

**62-Z-99; Southeast corner of West 71<sup>st</sup> Street** (subject site), Rezoning of 0.98 acre, being in I-1 district to B-4 classification to permit the location and operation of a gasoline service station, **approved**.

**55-A-125; Southeast corner of 71<sup>st</sup> Street** (subject site), Rezoning of a tract of land 105 feet by 20 feet being in an A-2 district to a B-1 classification to provide for the acceptance of an illegally established non-conforming use, namely a grocery store, **approved**.



4765 W 71st Street  
Indianapolis, IN 46268  
Parcel ID: 49-03-31-109-005.000-600  
Lot area: 0.98 Acres  
Paper Size: 11"x17"



*This is not a legal library, nor is it intended to be so, replace text.*

*These documents are approximate and are for illustrative purposes only.*

*This work product represents only generalized location of features, subjects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, subject or boundary.*





Photo of the subject site looking south.



Photo of the overparked site with commercial vehicles.



Photo of the western street frontage and commercial vehicle that is blocking the driveway.



Photo of the western street frontage looking east and rear fenced in area on site.





Photo of an illegally located storage tank on site.



Photo of an office building east of the site.

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Photo of an event center south of the site.



Photo of undeveloped land north of the site.