



Metropolitan Development Commission Hearing Examiner (April 9, 2026) Meeting Agenda

Meeting Details

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

Date: Thursday, April 09, 2026

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. 2026-APP-007 | 7307 West 38th Street

Pike Township, Council District #5
PK-2
Barry Foster, by Justin Taylor

Park District Two Approval to provide for a 35,574 square-foot front entry pylon sign.

****Staff request for continuance for cause to May 14, 2026, with Notice**

2. 2025-ZON-123 | 8500 West 10th Street

Wayne Township, Council District #16
RSJ Holdings, LLC, by NDZA, Inc.

Rezoning of 5.96 acres from the C-1 (FW) (FF) district to the D-7 (FW) (FF) district to provide for residential development.

****Petitioner request for continuance for cause to May 14, 2026**

3. 2026-ZON-006 | 701 Shelby Street

Center Township, Council District #18
Patrick Burtch, by Brian Burtch

Rezoning of 0.143-acre from the C-5 district to the D-5 district to provide for residential uses.

****Automatic Continuance to May 14, 2026, filed by a Registered Neighborhood Organization**

4. 2026-ZON-018 | 5510 Millersville Road

Washington Township, Council District #3
R. Michael Thomas, by Ted Nolting

Rezoning of 2.75 acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

****Staff request for continuance for cause to April 23, 2026**

5. 2026-CVR-806 / 2026-CPL-806 | 2366 North College Avenue

Center Township, Council District #8

D-8
Atlas Group, LLC, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-unit single-family attached development, consisting of three units with a main floor area of 326 square feet and two units with a main floor area of 341 square feet (minimum main floor area of 660 square feet required).

Approval of a Subdivision Plat to be known as 24th and College Townhomes, dividing 0.19-acre into five lots.

****Automatic continuance to May 14, 2026, filed by a Registered Neighborhood Organization**

6. 2026-CVR-810 / 2026-CPL-810 | 6801 Stanley Road

Decatur Township, Council District #21

D-3

Claudia and Garcia Aboyetes & Jose M. Chicas, by David Gilman

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for two primary dwellings on two lots with the provision of a septic system for each dwelling (connection to public or semipublic sanitary sewer facilities required), and to both legally establish a detached accessory structure with a 5.3-foot north side yard setback (minimum 6-foot side yard required) and temporarily allow for a residential lot improved with solely an accessory structure (not permitted).

Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quilin Acres Subdivision, subdividing 2.01 acres into two lots.

****Automatic Continuance to May 14, 2026, filed by a Registered Neighborhood Organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2026-APP-005 | 4600 Sunset Avenue

Washington Township, Council District #7

UQ-1

Butler University, by Brian J. Touhy

University Quarter One Approval to provide for a 16,000 square-foot ballroom that will connect to the existing Clowes Memorial Hall and the Schrott Center for the Arts.

8. 2026-APP-006 | 1702 & 1706 Ruckle Street and 516 East 17th Street

Center Township, Council District #13

PK-2

Holly Mate Holdings LLC, by Matthew Peyton

Park District-Two Approval to provide for a 5-unit townhome structure with attached garages accessed from the alley to the west.

9. 2026-ZON-007 | 2107 Columbia Avenue

Center Township, Council District #13

City of Indianapolis, Department of Metropolitan Development, by Antonio Monserrat

Rezoning of 0.119-acre from the I-3 district to the D-8 district to provide for residential development.

10. 2026-ZON-019 | 1714 West Minnesota Street

Center Township, Council District #18

Habitat for Humanity of Greater Indianapolis Inc., by Chris Barnett

Rezoning of 0.104-acre from the C-1 district to the D-8 district to provide for residential uses.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 2025-ZON-114 (Second Amended) / 2026-VAR-002 | 4005 East Southport Road

Perry Township, Council District #24
Southport Road Development LLC, by David Gilman

Rezoning of 3.67 acres from the D-P (FF) (FW) district to the C-S (FF) (FW) district to provide for all C-4 uses, except adult entertainment, and to permit commercial or building contractors, artisan manufacturing (e-commerce), and warehouse, wholesale, and distribution.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial structure with zero feet of street frontage (minimum 50 feet of street frontage required), and for a zero-foot front setback (minimum ten-foot front setback required).

12. 2026-ZON-003 | 951 South White River Parkway West Drive

Center Township, Council District #18
951 White River Parkway LLC, by Justin Kingen

Rezoning of 0.99-acre from the SU-2 (RC) district to the CS (RC) district to provide for a surface parking lot.

PETITIONS FOR PUBLIC HEARING (New Petitions):

13. 2026-CZN-808 / 2026-CVR-808 | 8540 Westfield Boulevard

Washington Township, Council District #2
C-3 (TOD) and SU-38 (TOD)
Black Panther Athletica, LLC, by Michael Rabinowitch

Rezoning of 6.16 acres from C-3 (TOD) and SU-38 (TOD) to SU-16 (TOD) to provide for an indoor and outdoor recreational facility, with accessory uses including daycare, a restaurant, and retail.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for development with a 6.5-foot north side transitional yard setback (minimum 20-foot side transitional yard required), a five-foot rear yard setback (minimum 10-foot rear yard setback required), a zero-foot south side yard setback (minimum 10-foot side yard setback required), a building height of 64 feet along a transitional yard (maximum 18-foot height permitted), a front building line 94 feet from the property line and 51% of the lot width (range of 0-20 feet and 60% required), a single primary entry feature (3 required), 254 parking spaces (minimum 363 parking spaces required), a driveway with 32 feet in width (maximum 24-foot width), and front-yard parking with a 20-foot setback (25-foot setback required), and to provide for a pylon sign with an Electronic Variable Messaging Sign (EVMS) component (pylon sign within 600 feet of a protected district not permitted, EVMS not permitted).

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. Written objections to a proposal are encouraged to be filed via email at 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, 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](#)

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

| Contractual Zoning Professional | Approving Authority | Term |
|--|----------------------------|-------------------------|
| Judy Weerts Hall | MDC | 01/01/2026 - 12/31/2026 |
| David DiMarzio (Alternate) | MDC | 01/01/2026 - 12/31/2026 |

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/WatchPreviouslyRecordedPrograms).



METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER **April 9, 2026**

Case Number: 2026-APP-007
Property Address: 7307 West 38th Street
Location: Pike Township, Council District #5
Petitioner: Barry Foster, by Justin Taylor
Request: Park District Two Approval to provide for a 35.574 square-foot front entry pylon sign.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This petition will need to be **continued from the April 9, 2026 hearing, to the May 14, 2026 hearing**, to provide required notice.



METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER **April 9, 2026**

Case Number: 2025-ZON-123
Property Address: 8500 West 10th Street
Location: Pike Township, Council District #16
Petitioner: RSJ Holdings, LLC, by NDZA, Inc.
Request: Rezoning of 5.96 acres from the C-1 (FW) (FF) district to the D-7 (FW) (FF) district to provide for residential development.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The petitioner’s representative has requested a **continuance from the April 9, 2026 hearing, to the May 14, 2026 hearing**, to provide additional time for further discussion with staff related to the request. This is the first continuance requested and staff would not object to the request.



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 9, 2026

Case Number: 2026-ZON-006
Address: 701 Shelby Street (*Approximate Address*)
Location: Center Township, Council District #18
Petitioner: Patrick Burtch, by Brian Burtch
Request: Rezoning of 0.143-acre from the C-5 district to the D-5 district to provide for residential uses.
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

A Registered Neighborhood Organization has filed an Automatic Continuance, **continuing this petition to the May 14, 2026, hearing**, from the April 9, 2026, hearing.

This will require the Hearing Examiner’s acknowledgement.



METROPOLITAN DEVELOPMENT COMMISSION **April 9, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-018
Address: 5510 Millersville Road (approximate address)
Location: Washington Township, Council District #3
Petitioner: R. Michael Thomas, by Ted Nolting
Request: Rezoning of 1.97-acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

Staff is requesting that this petition be continued for cause, to the April 23, 2026, hearing, in order for it to be heard together with associated petition 2026-VAR-004.



METROPOLITAN DEVELOPMENT COMMISSION **April 9, 2026**
HEARING EXAMINER

Case Number: 2026-CVR-806 / 2026-CPL-806
Property Address: 2366 North College Avenue
Location: Center Township, Council District #8
Petitioner: Atlas Group, LLC, by John Cross
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-unit single-family attached development, consisting of three units with a main floor area of 326 square feet and two units with a main floor area of 341 square feet (minimum main floor area of 660 square feet required).
 Approval of a Subdivision Plat to be known as 24th and College Townhomes, dividing 0.19-acre into five lots
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance was filed by a registered neighborhood organization that would **continue these petitions from the April 9, 2026 hearing, to the May 14, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER** **April 9, 2026**

Case Number: 2026-CVR-810 / 2026-CPL-810

Property Address: 6801 Stanley Road (*Approximate Address*)

Location: Decatur Township, Council District #21

Petitioner: Claudia and Garcia Aboyetes & Jose M. Chicas, by David Gilman

Current Zoning: D-3
Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for two primary dwellings on two lots with the provision of a septic system for each dwelling (connection to public or semipublic sanitary sewer facilities required), and to both legally establish a detached accessory structure with a 5.3-foot north side yard setback (minimum 6-foot side yard required) and temporarily allow for a residential lot improved with solely an accessory structure (not permitted).

Request:
Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quilin Acres Subdivision, subdividing 2.01 acres into two lots.

Current Land Use: Residential

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

A timely automatic continuance was filed by a registered neighborhood organization to continue this petition to the May 14th Hearing Examiner date. A full staff report will be made available in advance of that hearing.



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 9, 2026

Case Number: 2026-APP-005

Property Address: 4600 Sunset Avenue

Location: Washington Township, Council District #7

Petitioner: Butler University, by Brian J. Tuohy

Current Zoning: UQ-1

Request: University Quarter One Approval to provide for a 16,000-square-foot ballroom that would connect to the existing Clowes Memorial Hall and the Schrott Center for the Arts.

Current Land Use: Parking Lot

Staff Recommendations: Approval

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 36.34-acre site, zoned UQ-1, is developed with a university campus. It is surrounded by a university campus to the north, south and west, zoned UQ-1, and single-family dwellings to the east across Sunset Avenue, zoned D-5.

UNIVERSITY QUARTER-ONE APPROVAL

This request for University Quarter One approval would provide for a 16,000-square-foot ballroom that would connect to the existing Clowes Memorial Hall and the Schrott Center for the Arts.

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:



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

- 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.

“The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission. The Commission must, also make written findings concerning any decision to approve or disapprove a Site and Development Plan.”

The Comprehensive Plan recommends regional special use, which is a non-typology land use for the site.

As proposed, this request would align with the Comprehensive Plan while providing amenities and expanded offerings consistent with the educational goals of the University. The request would also broaden the experience of the students, the adjacent neighborhood, and the community.

Staff, therefore, recommends approval of this request.

GENERAL INFORMATION

| | | | |
|-----------------------------------|---------------------------------------|--|-------------------------|
| Existing Zoning | UQ-1 | | |
| Existing Land Use | University Campus | | |
| Comprehensive Plan | Regional Special Use | | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> | |
| | North: | UQ-1 | University campus |
| | South: | UQ-1 | University campus |
| | East: | D-5 | Single-family dwellings |
| | West: | UQ-1 | University campus |
| Thoroughfare Plan | | | |
| Sunset Avenue | Local Street | Existing 82-foot right-of-way and proposed 40-foot right-of-way. | |
| Context Area | Compact | | |
| Floodway / Floodway Fringe | No | | |
| Overlay | No | | |
| Wellfield Protection Area | No | | |
| Site Plan | February 20, 2026 | | |
| Site Plan (Amended) | N/A | | |
| Elevations | February 20, 2026 | | |
| Elevations (Amended) | N/A | | |
| Landscape Plan | N/A | | |
| Findings of Fact | February 20, 2026 | | |
| Findings of Fact (Amended) | N/A | | |
| C-S/D-P Statement | February 20, 2026 – Project Narrative | | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Regional Special Use (a non-typology land use). “This category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway.”

Long Range Planning staff should provide guidance regarding any property use changes in this typology. Partial property changes should remain thematically or economically supportive of the special use while also being contextually sensitive to adjacent existing development and land use plans. Redevelopment,



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Division of Planning
Current Planning**

use changes, or other significant changes to the entire property must be informed by a planning study conducted by Department of Metropolitan Development to determine Land Use Plan recommendations.

Pattern Book / Land Use Plan

Not Applicable to the Site.

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 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.



ZONING HISTORY

2011-CAP-806 / 2011-CVR-806; 4600 Sunset Avenue, requested UQ-1 approval to provide for performance arts teaching; a 450-seat theater; stage and wing space for music, theater, dance and other performances; space for visual arts exhibits, a scene shop; box office; lobby; stage; staircase; control room; dressing rooms; choral rehearsal halls, an instrumental rehearsal hall; dance studios; theatre studios; an electronic music laboratory; a percussion studio and office space for community arts organizations, with additional off-street parking, and variance of development standards of the Special Districts Zoning Ordinance to provide for a 55.33-foot tall building and to provide for a canopy with a 24-foot front setback along Sunset Avenue, **granted**.

VICINITY

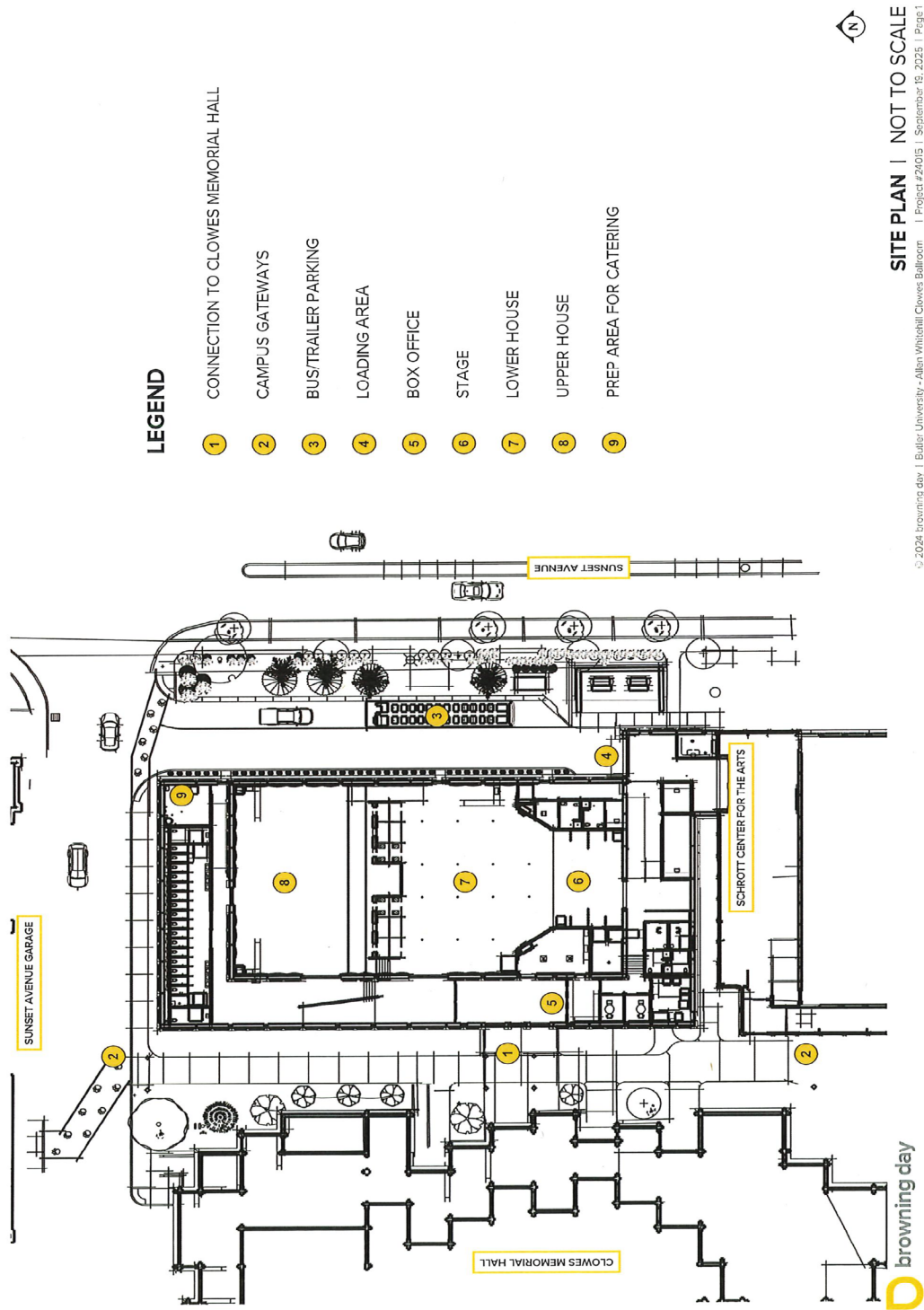
2024-CZN-801 / 2024-CVR-801; 521 Blue Ridge Road (south of site), requested rezoning of 0.32 acres from the D-5 District to the UQ-2 District to provide for a residence for the university president and a variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 10-foot north rear yard setback and without a primary entry on the front façade, **approved and granted**.

2016-CAP-807 / 2016-CVR-807; 4721 Sunset Avenue (north of site), requested University Quarter-Two Approval to provide for a building addition to an existing fraternity house and a variance of development standards of the Special Districts Zoning Ordinance to provide for a building addition, with a nine-foot side setback and building mechanicals, with an eight-foot rear setback, to provide for a maximum building height of 40 feet, including rooftop mechanicals, **approved and granted**.

2013-CAP-819 / 2013-CVR-819; 4721 Sunset Avenue (north of site), requested n University Quarter Two Approval to provide for a 540-square foot, one-story addition to a fraternity house and a variance a of development standards of the Special Districts Zoning Ordinance to provide for a 540-square foot, one-story addition to a fraternity house, with a proposed 11-foot south side setback, **approved and granted**.

89-AP-157; 4610 Sunset Avenue (north of site), requested UQ-1 Approval to provide for a master parking plan, renovation of Hinkle Fieldhouse, three surface parking lots, and an Indianapolis Police Department antenna, **approved**.

88-AP-185; 4610 Sunset Avenue (north of site), requested UQ-1 Approval of a living-learning center with associated parking, **approved**.



LEGEND

- 1 CONNECTION TO CLOWES MEMORIAL HALL
- 2 CAMPUS GATEWAYS
- 3 BUS/TRAILER PARKING
- 4 LOADING AREA
- 5 BOX OFFICE
- 6 STAGE
- 7 LOWER HOUSE
- 8 UPPER HOUSE
- 9 PREP AREA FOR CATERING

SITE PLAN | NOT TO SCALE
 © 2026 Browning Day | Butler University - Allan Whitcomb Clowes Ballroom | Project #24015 | September 18, 2025 | Page 1





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

Project Narrative
4600 Sunset Avenue

Petitioner, Butler University (“Butler”) respectfully requests UQ-1 Approval to allow for the construction of the Allen Whitehill Clowes Ballroom (“Ballroom”) as approximately depicted on the proposed plans filed herewith. The Ballroom is the final addition to one of the nation’s finest fine arts educational facilities and will connect to both the existing Clowes Memorial Hall (“Clowes Memorial”) and the existing Schrott Center for the Arts (“Schrott Center”). The Ballroom will not only provide a world-class facility for fine arts students at Butler but will also welcome performances by a wide range of entertainers for enjoyment by the Indianapolis community.

Ballroom Building:

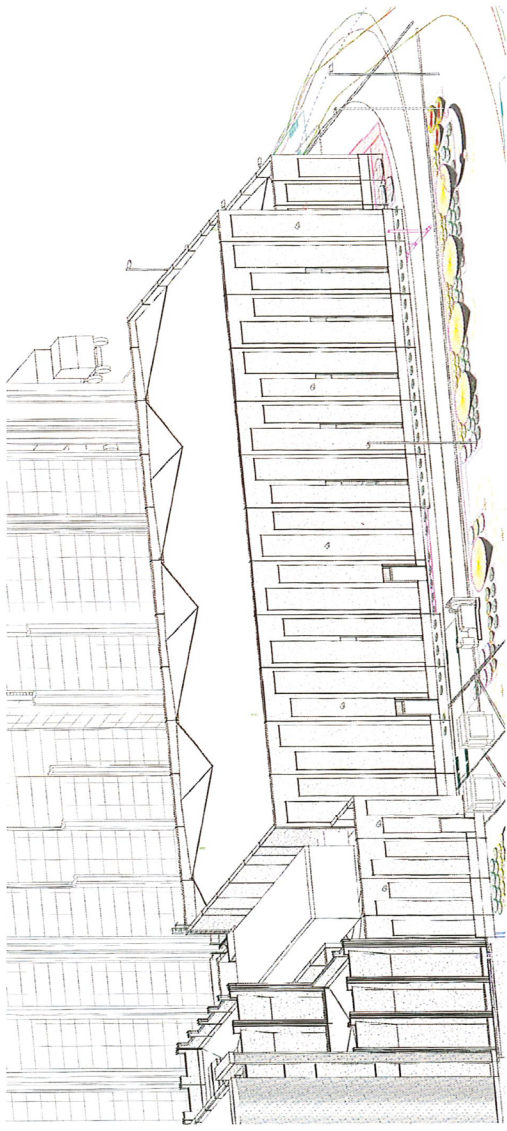
The proposed Ballroom is approximately 16,000 square feet, single-story, and the exterior walls are sandblasted precast concrete with projected and reveal detailing. The Ballroom is approximately 36-feet tall at the highest point. A new covered walkway along the west side of the Ballroom will serve as a campus entry as part of an “arts walk,” connecting the Ballroom, Clowes Memorial and Schrott Center. The project is designed to submit for LEED certification.

Site and landscape architecture:

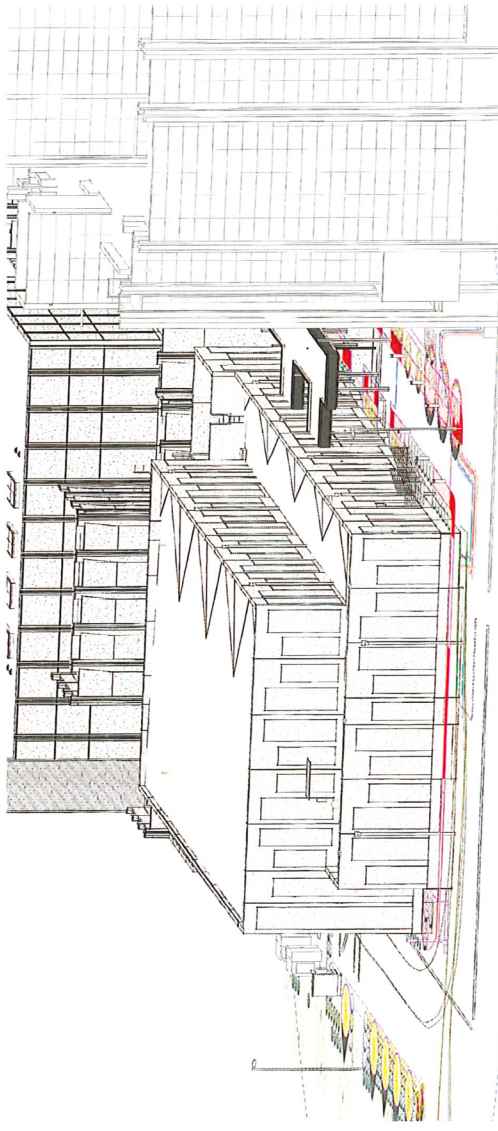
Between the existing Clowes Memorial and the proposed Ballroom is a new 12’ wide concrete walk, flanked with shade tolerant ornamental shrubs and perennials. This walk provides access from the existing parking garage to the center of Butler campus. Along the east side of the site is a new 25’ wide concrete service drive and loading zone to access the proposed Ballroom loading area. The existing dumpster enclosure will remain to house and screen the proposed electrical transformers. The existing landscape along Sunrise Avenue has been widened and planted with evergreen trees and ornamental grasses to screen the loading area. A new dumpster enclosure will be located west of Clowes Memorial Hall and will feature the same ashlar limestone veneer as the adjacent building.

Drowning day

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 Indianapolis, IN 46202
 Phone: 317.440.1000
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1 3D View Southeast



2 3D View Northwest

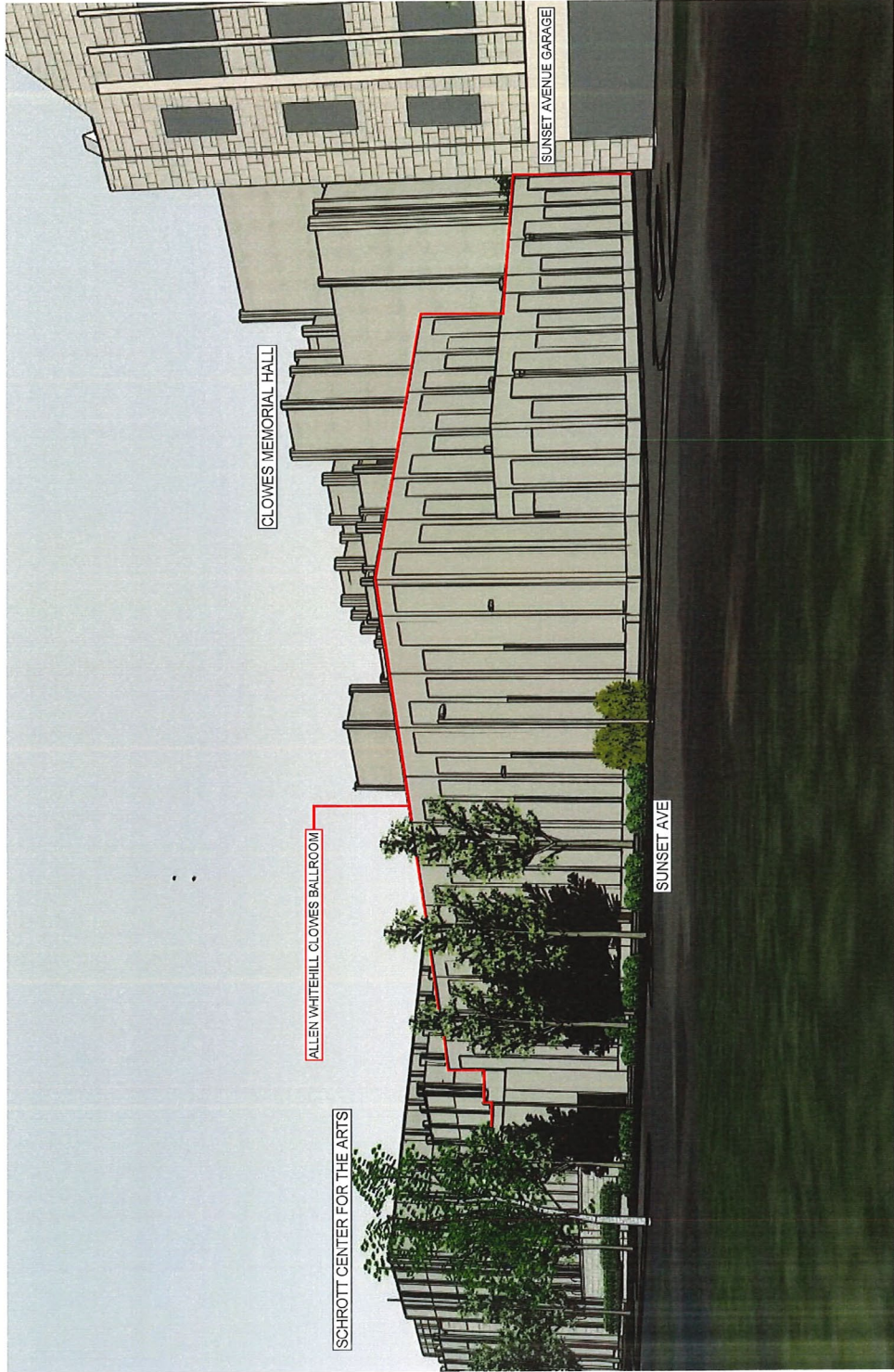
NOT FOR CONSTRUCTION

75% CONSTRUCTION DOCUMENT SET

BITLER UNIVERSITY -
 ALLEN WHITEHILL
 CLOVES BALLROOM
 INDIANAPOLIS, IN 46228

DATE: 08/14/2013
 TIME: 10:00 AM
 PROJECT: 13-000001

EXTERIOR PERSPECTIVES
 A2.21



ALLEN WHITEHILL CLOWES BALLROOM | Street Level Northeast
 © 2024 Browning Day | Ballroom | Project #24015 | Feb 17, 2025 | Page 1





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 _____, 2026

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

The Comprehensive Plan recommends Regional Special Use for the site, which provides that "Partial property changes should remain thematically or economically supportive of the special use . . ." Land Use Plan Pattern Book, p. 16. The proposed use and plan are consistent with the Comprehensive Plan because Petitioner, Butler University ("Butler"), the owner of the site and the existing special use, proposes to construct a ballroom addition ("Ballroom") to connect to Clowes Memorial Hall ("Clowes Memorial") and the Schrott Center for the Arts ("Schrott Center") which is both thematically and economically supportive of Butler.

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:

The proposed Ballroom is an efficient and economical use of land as it is an addition to existing buildings, which addition will be constructed with high quality exterior and aesthetically valuable materials that complement the existing Clowes Memorial and Schrott Center buildings. The Ballroom is a compatible use, and is an additional amenity, to the Butler campus and to the Indianapolis community.

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

As an addition to Clowes Memorial and Schrott Center, the Ballroom will utilize the existing parking garage north of the site, the new approved parking garage to be located in the southwestern portion of the Butler Campus and other available existing parking areas. A new loading area for the Ballroom is proposed on the east side of the Ballroom and a new pedestrian covered walkway is proposed on the west side of the Ballroom to serve as an "art walk" which will connect the Ballroom, Clowes Memorial and Schrott Center.

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

As an addition to Clowes Memorial and Schrott Center, access to the Ballroom will be provided by the existing transportation network utilized for access to Clowes Memorial and Schrott Center.

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

Clowes Memorial and Schrott Center have adequate existing utility services, which will be extended to the proposed Ballroom.



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F. Allocates 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, because:

The location of the Ballroom as an addition to Clowes Memorial and Schrott Center is an appropriate and logical addition to the Butler campus, as it will provide ample room for events and performances on the Butler Campus in an area which is already developed to accommodate on campus residents and visitors. The proposed Ballroom, which is thematically and economically supportive of Butler, is consistent with the Comprehensive Plan.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

A new covered pedestrian walkway is proposed on the east side of the Ballroom which will connect the Ballroom, Clowes Memorial and the Schrott Center. Other pedestrian connections to the Ballroom are available, including the use of existing pedestrian connections on the Butler Campus.

DECISION

IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



View looking north along Sunset Avenue



View looking south along Sunset Avenue



View of Clowes Memorial Hall and the Schrott Center for the Arts looking northeast



View of Clowes Memorial Hall and the Schrott Center for the Arts looking north



View of Schrott Center for the arts



View of site looking south



View from site looking north



View from site looking east



View looking west along the drive – site to the south

Enter any photographs or site plans



METROPOLITAN DEVELOPMENT COMMISSION **April 9, 2026**
HEARING EXAMINER

Case Number: 2026-APP-006

Property Address: 1702 & 1706 Ruckle Street and 516 East 17th Street (*approximate addresses*)

Location: Center Township, Council District #13

Petitioner: Holly Mate Holdings LLC, by Matthew Peyton

Current Zoning: PK-2

Request: Park District Two Approval to provide for a 5-unit townhome structure with attached garages accessed from the alley to the west.

Current Land Use: Undeveloped

Staff Recommendations: Approval

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject property is undeveloped and is comprised of three (3) parcels with a total size of 10,800 square feet. It is located at the intersection of 17th Street and Ruckle Street. The site has access to an improved alley, and surrounding land uses include single-family homes to the north, multi-family development to the south and west, and a school to the northeast. The property is near Dr. Martin Luther King Jr. Park to the east and the 16th Street Kroger to the south.

PARK DISTRICT APPROVAL

The PK-2 (Park District Two) zoning district is a Development Plan District that is designed to assure that the area peripheral to public parks will be compatible and harmonious with park uses. Permitted land uses include a variety of residential, institutional, agricultural, and commercial uses. The PK-2 district is a Development Plan District that requires Metropolitan Development Commission approval of most site and development plans.



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Division of Planning
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Approval would allow for the construction of a new, 5-unit townhome structure, per the site plan, elevations, and landscaping plan within Exhibits below. Four (4) of the proposed units would have front entry features facing 17th Street to the south, while the fifth unit would have a doorway oriented to Ruckle Street. Each unit would have a 2-car garage opening into a common maneuvering area with vehicle access granted from the alley to the west of the property. The structure would have a maximum height of 36 feet, although the height of the unit closest to the single-family homes to the north would reduce in height to only two (2) stories. The development would also place of new perimeter landscaping along the frontages, buffering along the northern property line, and a communal vegetable garden space.

STAFF ANALYSIS

Staff would note that the PK-2 district allows for the proposed residential use by-right and that the proposed 20.17 dwelling units per acre would roughly correspond with relevant guidance for the Traditional Neighborhood typology (5-15 du/ac with higher density recommended if within a quarter-mile of a park). The proposed density would also be consistent with development at corner nodes along Ruckle Street immediately adjacent to the subject property, to the south and west. The height reduction of the dwelling unit closest to 1710 Ruckle to the north is consistent with Infill Housing Guidelines, and the proposed landscape buffer to the north would reduce any negative externality. For these reasons, staff recommends approval of the petition to allow for construction of the 5-unit townhomes.

GENERAL INFORMATION

| | | | |
|-----------------------------------|--------------------------|---|---------------------------|
| Existing Zoning | PK-2 | | |
| Existing Land Use | Undeveloped | | |
| Comprehensive Plan | Traditional Neighborhood | | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> | |
| | North: | PK-2 | Single-Family Residential |
| | South: | PK-2 | Multi-Family Residential |
| | East: | PK-2 | Institutional |
| | West: | PK-2 | Multi-Family Residential |
| Thoroughfare Plan | | | |
| Ruckle Street | Local Street | 48-foot proposed right-of-way and 50-foot existing right-of-way | |
| 17 th Street | Local Street | 48-foot proposed right-of-way and 50-foot existing right-of-way | |
| Context Area | Compact | | |
| Floodway / Floodway Fringe | No | | |
| Overlay | No | | |
| Wellfield Protection Area | No | | |
| Site Plan | February 26, 2026 | | |
| Site Plan (Amended) | March 31, 2026 | | |
| Elevations | February 26, 2026 | | |
| Elevations (Amended) | N/A | | |



| | |
|-----------------------------------|-------------------|
| Landscape Plan | March 31, 2026 |
| Findings of Fact | February 26, 2026 |
| Findings of Fact (Amended) | N/A |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- 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.

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

- The height of buildings sets the tone of the block and is a major factor in the overall character of a neighborhood. Development should consider the shortest and tallest buildings on the block when planning height and should avoid significant jumps in height. Taller-than-average buildings should consider step backs.

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

- Not Applicable to the Site.



ZONING HISTORY

Zoning History – Site

N/A

Zoning History – Vicinity

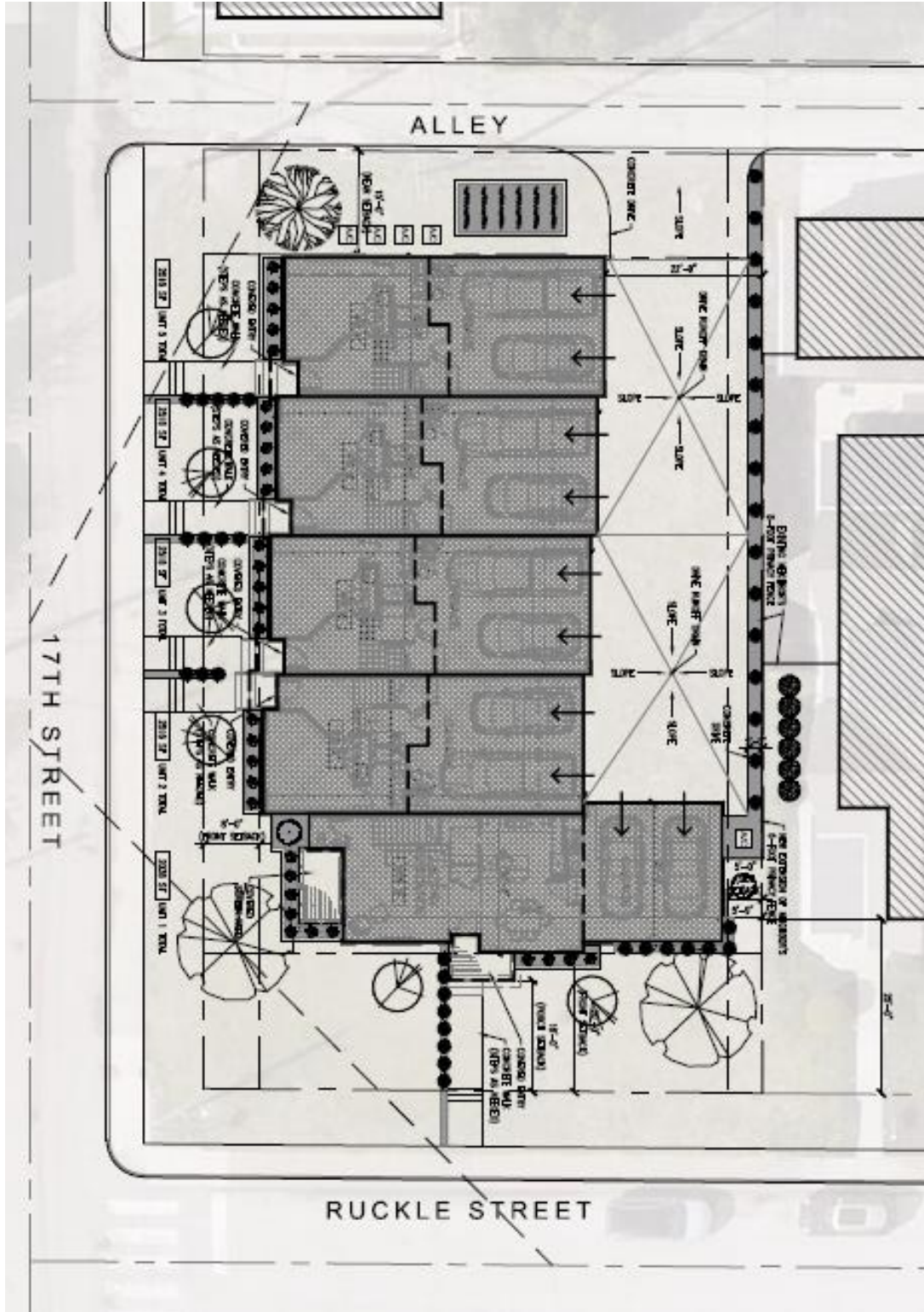
2010APP006 ; 1621 North Park Avenue (southeast of site), Park District-Two Approval to provide for 155 multifamily units, approved.

EXHIBITS

2026APP006 ; Aerial Map



2026APP006 ; Site Plan



2026APP006 ; Renderings



Development from Southeast



Development from Southwest

2026APP006 ; Renderings (continued)



Development from North



Height Comparison with Properties to North



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2026APP006 ; Findings of Fact

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

The proposed development is a 5-unit row house residence. The proposed development follows the direction of the comprehensive plan for a traditional neighborhood with a mix of building types from single-family homes to large-scale multifamily housing.

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:

The proposed development provides the use and density as recommended by the comprehensive plan for multifamily housing within a traditional neighborhood. The overall scale of the development matches adjacent structures along 17th Street, and reduces in scale along Ruckle Street where residential properties have a lower overall height. The development shares many of the characteristics of the surrounding residential neighborhood with similar materiality and quality.

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

The proposed development includes two (2) off street parking spaces inside an attached garage with direct access to the alley along the west side of the property. Guest parking is available utilizing existing street parking on Ruckle Street and 17th Street. The proposed development maintains multi-modal access with accessible sidewalks and street parking.

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

The proposed development through the use of sidewalks and driveway have access to the surrounding public streets and interior alley.

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

The low impact nature of the small-scale multifamily development provides open lawn area for proper drainage, as the driveway will be designed to mitigate all runoff to adjacent properties. The proposed development utilizes three (3) separate parcels that would have the same impact per unit on existing public sanitary and utilities that serve the existing neighborhood.

F. Allocates 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, because:

The proposed multifamily development complies with the Comprehensive Plan of Marion County for a traditional neighborhood with dedicated residential uses with this PK2 zoning area. A mix of housing types is encourage with a traditional neighborhood with this development adding to the mix of single family dwellings and multifamily housing. The units along 17th Street compliment the frontage and style of the other multifamily structures along the street, and the unit facing Ruckle Street relates to adjacent single family dwellings.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

The proposed development provides direct access via sidewalks to the existing public sidewalk found along the neighborhood streets.

2026APP006 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from South

2026APP006 ; Photographs (continued)



Photo 3: Subject Site Viewed from West



Photo 4: Adjacent Property to North

2026APP006 ; Photographs (continued)



Photo 5: Adjacent Property to East



Photo 6: Adjacent Property to Southeast

2026APP006 ; Photographs (continued)



Photo 7: Adjacent Property to South



Photo 8: Adjacent Property to Southwest

2026APP006 ; Photographs (continued)



Photo 9: Adjacent Building to West



Photo 10: Adjacent Parking Area to Northwest



METROPOLITAN DEVELOPMENT COMMISSION **April 9, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-007

Address: 2107 Columbia Avenue (Approximate Addresses)

Location: Center Township, Council District #13

Petitioner: City of Indianapolis, Department of Metropolitan Development, by Antonio Monserrat

Request: Rezoning of 0.119-acre from the I-3 district to the D-8 district to provide for residential development.

Staff Recommendations: Approval

Current Land Use: Undeveloped

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the March 12, 2026, hearing, to the April 9, 2026, hearing to meet the legal notice requirements.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.119-acre subject site is an undeveloped parcel located in the Martindale-Brightwood Neighborhood. The site is surrounded by single-family dwellings to the south and east, zoned I-3, an undeveloped lot to the north, zoned D-8, and multifamily dwellings to the west, zoned C-S.

REZONING

The request would rezone the property to the D-8 district to allow for residential uses that are not permitted in the existing I-3 district.

The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts Protected Districts, setbacks are large, and enclosure of activities and storage is required.



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The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed- use areas, or for infill situations in established urban areas, including medium- and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.

STAFF ANALYSIS

The request would rezone the property to the D-8 district to allow for residential uses.

Staff is supportive of the rezoning because it would allow for residential development that is compatible with the surrounding area and would align with the Traditional Neighborhood recommendation of the Comprehensive Plan.

GENERAL INFORMATION

| | | |
|-----------------------------------|--------------------------|--|
| Existing Zoning | I-3 | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Traditional Neighborhood | |
| Overlay | N/A | |
| Surrounding Context | Zoning | Surrounding Context |
| | North: D-3 | Undeveloped |
| | South: D-3 | Single-family dwellings |
| | East: I-3 | Single-family dwelling |
| | West: C-S | Multi-family dwellings |
| Thoroughfare Plan | | |
| Columbia Avenue | Local Street | 48-foot existing right-of-way and 60-foot proposed right-of-way. |
| Context Area | Compact | |
| Floodway / Floodway Fringe | N/A | |
| Wellfield Protection Area | N/A | |
| Site Plan | N/A | |
| Elevations | N/A | |
| Landscape Plan | N/A | |
| Commitments | N/A | |
| Findings of Fact | N/A | |
| C-S / D-P Statement | N/A | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)



Pattern Book / Land Use Plan

- Comprehensive Plan recommends Traditional Neighborhood development of the site.
- 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.

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.

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.

Detached Housing (defined as single-family dwellings)

- 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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Attached Housing (defined as duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium.)

- Duplexes should be located on corner lots, with entrances located on different sides of the lot.
- It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.
- If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes but should not make up more than 25% of the primary residential structures on a block.

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

The Infill Housing Guidelines (2021) should be considered when developing the site.

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
 - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed, or flush, narrow, or wide.
 - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements in the neighborhood. If so, add porches or stoops to new construction.
 - **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.



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- **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
- **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
- **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

Indy Moves

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

Not Applicable to the Site.

ZONING HISTORY

2025-CZN-858 / 2025-CVR-858: 2111 Columbia Avenue (north of site), Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit small apartment, **approved**.
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for front-loaded garages (not permitted) with a 25-foot front setback, **granted**.

2021-ZON-058 / 2021-VAR-008; 2127 Columbia Avenue (north of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district, to provide for a single-family dwelling with a detached garage, **approved**.

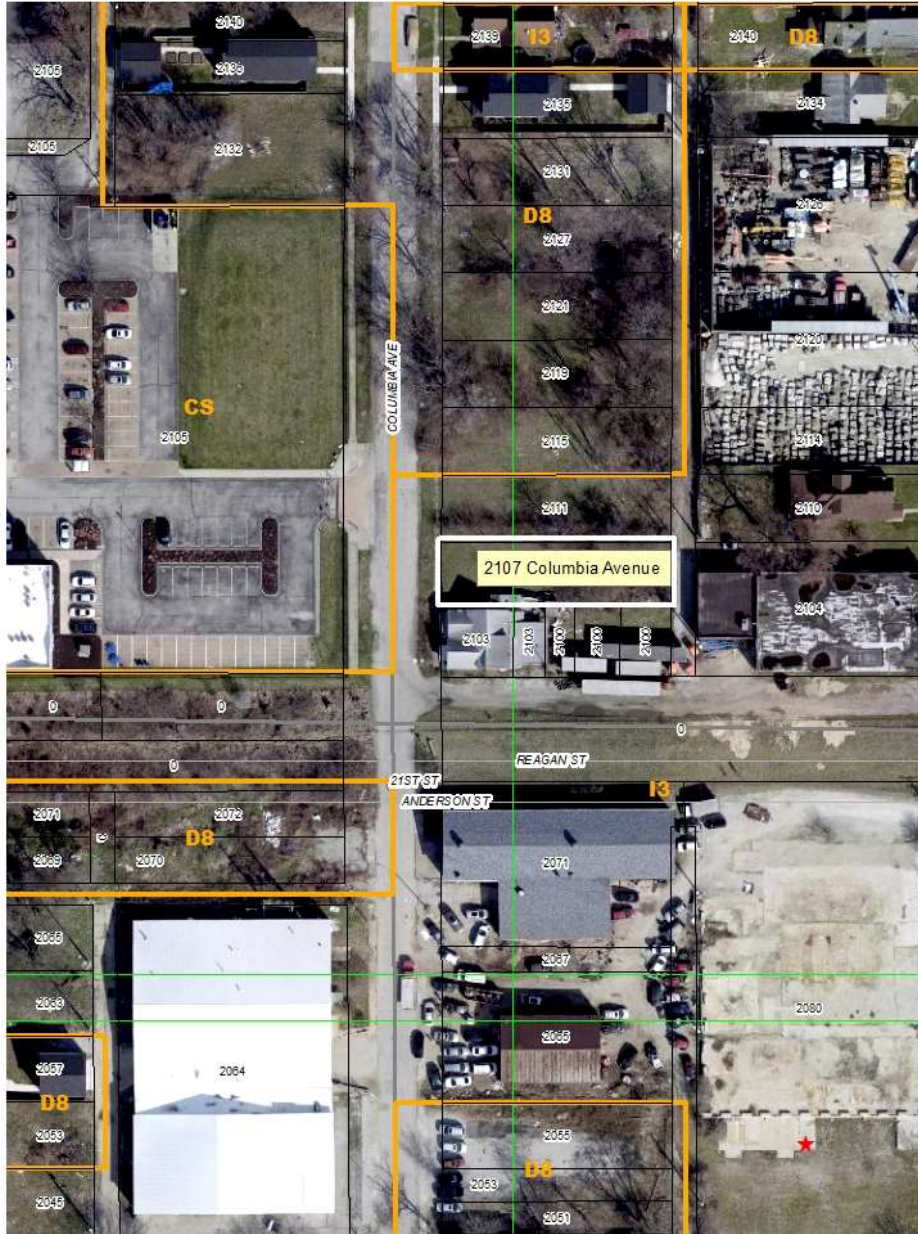
2018-ZON-049; 2111, 2121, 2131, 2132, 2136, 2140, and 2144 Columbia Avenue (north of site), Rezoning of 1.188 acres from the I-3 district to the D-8 classification, **approved**.

2007-ZON-866 / 2007-VAR-866; 1145 East 22nd Street and 2108 Columbia Avenue (west of site), Rezoning of 6.2 acres, from the I-3-U District, to the C-S classification to provide for two development areas: Parcel "A" permits: mixed-use or stand-alone buildings including dwelling units, offices, C-3 uses, I-1, I-2 and specified I-3 uses and schools and Parcel "B" permits: C-3C uses and two-family and multifamily residential uses and a variance of development standards of the Commercial Zoning Ordinance for reduced setbacks and a building taller than permitted, **approved and granted**.

RU

EXHIBITS

LOCATION MAP



PHOTOS



Photo of subject site, looking east from Columbia Avenue.



MDC HEARING EXAMINER

April 9, 2026

| | |
|-------------------------------|---|
| Case Number: | 2026-ZON-019 |
| Property Address: | 1714 West Minnesota Street (<i>approximate address</i>) |
| Location: | Center Township, Council District #18 |
| Petitioner: | Habitat for Humanity of Greater Indianapolis Inc., by Chris Barnett |
| Current Zoning: | C-1 |
| Request: | Rezoning of 0.104 acres from the C-1 district to the D-8 district to provide for residential uses |
| Current Land Use: | Undeveloped |
| Staff Recommendations: | Staff recommends approval of this petition. |
| Staff Reviewer: | Josh Levesque, Senior Planner |

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 1714 West Minnesota Street is an undeveloped .105-acre lot on West Minnesota Street between Richland and Reisner Streets. This lot appears to have been vacant since at least 1979. The parcel is surrounded by residential properties on the rest of the block and further to the North, East, and West. Properties to the North are zoned D-5. Those on Minnesota to the East and West are also zoned C-1 despite the prevalence of residential structures. Properties to the south are zoned I-3 and I-4. However, Minnesota Street and Minnesota Way act as natural buffers to help screen provide some distance from the industrial uses. Minnesota Street dead ends by the subject parcel and a large curb strip helps to distance the property from the industrial uses (see Aerial Map).
- This site is currently zoned C-1. Per the ordinance, this district “is designed to perform two functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not disrupt.” While C-1 could help to further buffer the industrial districts from the residential uses north of Minnesota, staff’s analysis is that the extended right of way already creates a natural buffer and requiring a C-1 use in the middle



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Division of Planning
Current Planning**

of this block would be incompatible with the surrounding residential uses. Additionally, the West Indianapolis Neighborhood Land Use Plan recommends that this property be zoned for 5-8 residential units per acre.

- The proposed D-8 zoning district is “intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, including medium and high-density residential recommendation of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.”
- While D-8 is one of the higher density residential districts, it does still allow for single-family homes, especially on smaller lots. With a lot width of 39’ feet and a lot area of roughly 4,500 square feet, this lot would be considered a deficient lot under D-5 standards and any rezoning to D-5 would also require a variance. Rezoning to a district that fits the lot dimensions without the use of variances is considered better planning practice.
- Given the existing historical use of the neighborhood and the constraints imposed by the lot size, staff recommends approval of this petition.

GENERAL INFORMATION

| | | |
|-----------------------------------|--------------------------------|---|
| Existing Zoning | C-1 | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | 5-8 Residential Units per Acre | |
| Surrounding Context | Zoning | Surrounding Context |
| | North: D-5 | North: Residential |
| | South: I-3 | South: Industrial |
| | East: C-1 | East: Residential |
| | West: C-1 | West: Residential |
| Thoroughfare Plan | | |
| Minnesota Street | Local Street | 80-foot existing right-of-way and 48-foot proposed right-of-way |
| Context Area | Compact | |
| Floodway / Floodway Fringe | No | |
| Overlay | No | |
| Wellfield Protection Area | No | |
| Site Plan | 2/10/2026 | |
| 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

- West Indianapolis Neighborhood Land Use Plan (2011)

Pattern Book / Land Use Plan

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The West Indianapolis Neighborhood Plan recommends the property for residential with a density of 5.00 to 8.00 units per acre.

Infill Housing Guidelines

- While C-1 is not a district that is contemplated for infill housing guidelines, D-8 is. Should this property be rezoned to D-8, petitioners may consider using infill housing guidelines to guide their development.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

Not applicable

ZONING HISTORY – VICINITY



Department of Metropolitan Development
 Division of Planning
 Current Planning

94-UV1-106; 1555 South Reisner Street (east of site), Variance of Use and Development Standards of the Commercial Zoning Ordinance to legally establish an existing single-family resident with an above ground pool and a 6-foot fence with a zero-foot setback, **approved.**

97-HOV-20; 1534 South Reisner Street (north of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 24 by 24-foot detached garage for an existing single-family residence with 53% of the lot devoted to open space, **approved.**

EXHIBITS

2026ZON019; Aerial Maps



2026ZON019; Photographs



Photo 1: Subject parcel as seen from Minnesota Street

2026ZON019; Photographs (continued)



Photo 2: Surrounding residential properties on Minnesota Street looking east

2026ZON019; Photographs (continued)



Photo 3: Industrial uses across to the south across Minneosta Street and Minnesota Way

2026ZON019; Photographs (continued)



Photo 4: Surrounding residential properties on Minnesota Street

2026ZON019; Photographs (continued)



Photo 5: Alley behind subject property

2026ZON019; Photographs (continued)



Photo 6: Viewing property from rear alley looking onto Minnesota Street



METROPOLITAN DEVELOPMENT COMMISSION **April 9, 2026**
HEARING EXAMINER

Case Number: 2025-ZON-114 (Second Amended) / 2026-VAR-002

Property Address: 4005 East Southport Road

Location: Perry Township, Council District #24

Petitioner: Southport Road Development, LLC, by David Gilman

Current Zoning: D-P (FF)

(Second Amended) Rezoning of 3.67 acres from the D-P (FF) (FW) district to the C-S (FF) (FW) district to provide for all C-4 uses, except adult entertainment, and to permit commercial or building contractors, artisan manufacturing (e-commerce), and warehouse, wholesale, and distribution.

Request:

A Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial structure with zero feet of street frontage (minimum 50 feet of street frontage required), and for a zero-foot front setback (minimum ten-foot front setback required).

Current Land Use: Undeveloped

Staff Recommendations: Denial.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the November 13, 2025 hearing, to the December 18, 2025 hearing, January 15, 2026 hearing, and to the January 29, 2026 hearing at the request of the petitioner to provide time to amend the request.

The Hearing Examiner continued these petitions from the January 29, 2026 hearing, to the February 26, 2026 hearing, to the March 12, 2026 hearing, and to the April 29, 2026 hearing at the request of staff to provide time to meet with staff and discuss the request.

Staff requests a continuance of this petition from the January 29, 2026, hearing to the February 26, 2026, hearing, in order to meet with the petitioner.

Staff requests a continuance of this petition from the March 12, 2026, hearing to the April 9, 2026, hearing. The petitioner has submitted a variance petition that will companion this request.

STAFF RECOMMENDATION

Denial.



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

If approved, staff would request that approval be 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 tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 3.67-acre site, zoned D-P (FF), is undeveloped and surrounded by commercial uses to the north, zoned D-P (FF); undeveloped / open space to the south, zoned D-P (FW) (FF); commercial uses to the east, zoned C-4 (FW)(FF); and commercial uses (vacant) to the west, zoned D-P (FF).

Petitions 98-Z-129 / 98-DP-18 (FW) (FF) rezoned this site from D-6II, C-2 and C-6 (FW) (FF) districts to the D-P (FW) (FF) district to provide for commercial uses and park uses.

REZONING

The request would rezone the site to the C-S (FW) (FF) district to provide for all C-4 uses, except adult entertainment, and to permit commercial or building contractors, artisan manufacturing (e-commerce), and warehouse, wholesale, and distribution. "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 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."

The Comprehensive Plan recommends office commercial typology for the site.



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Recommended land uses in this typology include large scale offices, small-scale office, retailing, and personal or professional services; small-scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; and small-scale parks.

As proposed, this request would not be consistent with the Plan recommendation of office commercial.

C-S Statement

No C-S Statement has been submitted. However, Exhibit B provide a list of permitted uses that would include all C-4 uses (except adult entertainment), commercial or building contractors, artisan manufacturing (e-commerce) and warehouse, wholesale, distribution (under 12,000 square feet).

Site Plan / Elevations

The site plan provide for one-story 21,000 square foot building north of the retention pond with parking to the north and west of the building, with approximately 36 parking spaces.

Site access would be via the existing western access drive

Overlays

This site is also located within an overlay, specifically the Environmentally Sensitive Areas (ES) Overlay. "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 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.

Much of this site is covered floodway / floodway fringe of Little Buck Creek and woodlands are located along the eastern boundary of the site.

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.



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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. Unless otherwise prohibited, all uses permitted in the primary zoning district (C-S in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

Stream Protection Corridor

A stream protection corridor consists of a strip of land, extending along both sides of all streams, with measurements taken from the top of the bank on either side. The width of the corridor is based upon whether the stream is designated as a Category One or Category Two. Category One streams have a corridor width of 60 feet in the compact context area and 100 feet in the metro context area. Category Two streams have a corridor width of 25 feet in the compact context area and 50 feet in the metro context area.

Construction projects over one (1) acre are subject to the requirements of the Environmental Protection Agency (EPA) General Permit and Indiana Department of Environmental Management (IDEM) Construction Stormwater General Permit (CSGP).

The vegetative target for the Stream Protection Corridor is a variety of mature, native riparian tree and shrub species that can provide shade, leaf litter, woody debris, and erosion protection to the stream, along with appropriate plantings necessary for effective stream bank stabilization.

The Stream Protection Corridor is defined as:

“A vegetated area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake, or reservoir, and where alteration is strictly limited. Functionally, stream protection corridors provide erosion control, improve water quality (lower sedimentation and contaminant removal) offer flood water storage, provide habitat, and improve aesthetic value.”

Stream is defined as “a surface watercourse with a well-defined bed and bank, either natural or artificial that confines and conducts continuous or periodic flowing water.”

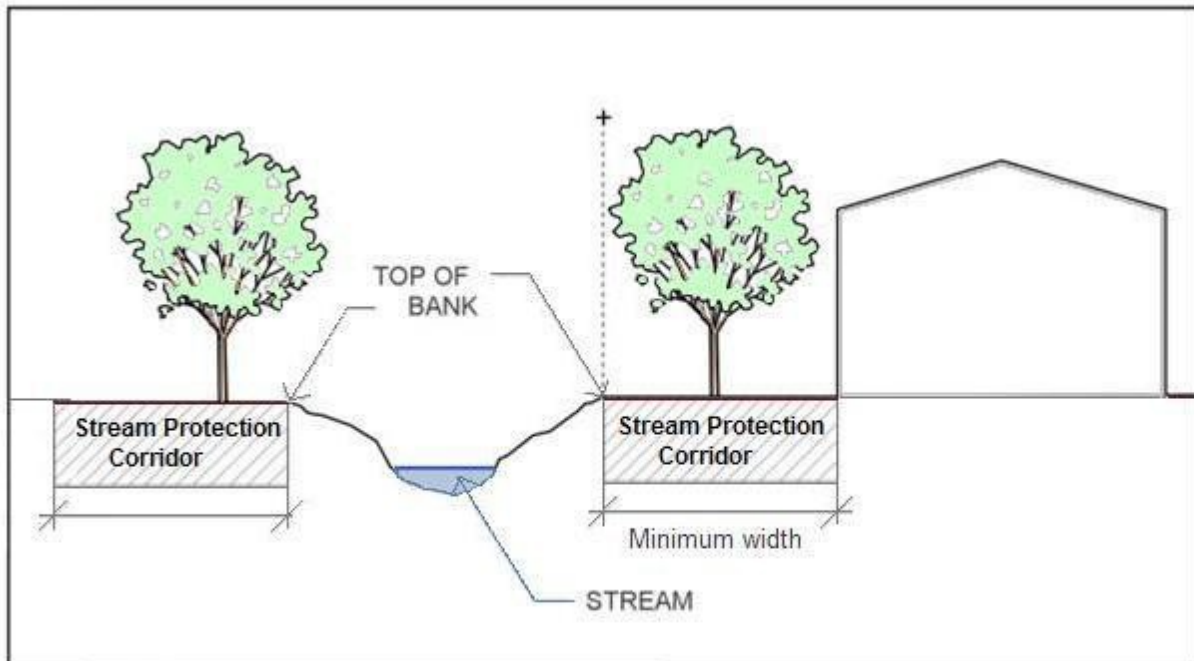
Stream Bank is defined as “the sloping land that contains the stream channel and the normal flows of the stream.”

Stream Channel is defined as “part of a watercourse that contains an intermittent or perennial base flow of groundwater origin.”

There are two types of categories of Streams: Category One Streams and Category Two Streams. Category One Stream is defined as: “A perennial stream that flows in a well-defined channel throughout most of the year under normal climatic conditions. Some may dry up during drought periods or due to excessive upstream uses. Aquatic organism such as some fish are normally present and easily found in these streams. The Category One Streams are listed in Table 744-205-2: Category One Streams.” A Category Two Stream is defined as: “An intermittent stream that flows in a well-defined channel during wet seasons of the year but not necessarily for the entire year. These streams generally exhibit signs of water velocity sufficient to move soil, material, litter, and fine debris. Aquatic organisms, such as fish, are often difficult to find or not present at all in these streams. These streams are identified on the United States Geological Survey (USGS) topographic maps and on the Department of Natural Resources Conservation Service (NRCS) soils maps.”

There are 34 Category One streams listed in the Ordinance. The stream protection corridor is a strip of land on both sides of the stream whose width varies according to whether it is within the Compact or Metro Context Area and whether it is a Category One or Category Two Stream.

Little Buck Creek lies within the Metro Context Area and is located along the northern portion of the site. It is designated as a Category One stream requiring a 100-foot-wide stream protection corridor on both sides of the stream, as measured parallel from the top of the bank. Top of the bank is not defined by the Ordinance, other than by Diagram UU, Stream Protection Corridor Cross-section, as shown below.



Stream Protection Corridor



Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees located on the northern portion of the site. Due to their inherent ecological, aesthetic, and buffering qualities, the maximum number of these existing trees should be preserved on the site.

All development shall be in a manner that causes the least amount of disruption to the trees.

A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development, b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

If any of the trees are heritage trees that would be impacted, then the Ordinance requires that the Administrator, Urban Forester or Director of Public Works determine whether the tree(s) would be preserved or removed and replaced.

The Ordinance defines "heritage tree" as a tree over 18 inches Diameter at Breast Height (DBH) and one of the Heritage tree species. Heritage tree species include: Sugar Maple (*Acer saccharum*), Shagbark Hickory (*Carya ovata*), Hackberry (*Celtis occidentalis*), Yellowwood (*Cladrastus kentukea*), American Beech (*Fagus grandifolia*), Kentucky Coffeetree (*Gymnocladus dioica*), Walnut or Butternut (*Juglans*), Tulip Poplar (*Liriodendron tulipifera*), Sweet Gum (*Liquidambar styraciflua*), Black Gum (*Nyssa sylvatica*), American Sycamore (*Platanus occidentalis*), Eastern Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), Red Elm (*Ulmus rubra*) and any oak species (*Quercus*, all spp.)

The Ordinance also provides for replacement of heritage trees if a heritage tree is removed or dies within three years of the Improvement Location Permit (ILP) issuance date. See Exhibit A. Table 744-503-3: Replacement Trees.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.



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Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;
2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

VARIANCE OF DEVELOPMENT STANDARDS

As proposed, the request would provide for a zero-foot street of frontage and zero-foot front setback. The Ordinance requires a minimum of 50 feet of frontage and a minimum 10-foot front setback.

Staff believes both requests indicate that this proposed development cannot be accommodated on this site and would result in a negative impact on surrounding land uses. One of the purposes of the street frontage is for visibility and easy access and the setback provides an appropriate buffer from adjacent land uses. The inability to provide these requirements is a strong indication that the proposed development is not appropriate and would have a detrimental impact on surrounding land uses.

Planning Analysis

As proposed this request would not align with the Comprehensive Plan recommendation of office commercial.

Site access would be from two drives along East Southport Road that could present safety issues and conflicts with the existing commercial uses related to truck traffic entering and leaving the site along this primary arterial.

Staff is also concerned that outdoor storage would become an issue because no information has been submitted that would describe this function related to commercial and building contractors.



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No information has been submitted related to signage. Because this site is located to the south and behind existing commercial uses, staff is concerned with how this proposed developed and the proposed uses would be identified.

The overlays of this site (floodplain / woodlands) along with the stream protection corridor presents challenges and concerns related to what staff views as industrial and intense commercial uses and the impact on those environmental features as well as surrounding land uses.

Based on the constraints of this site, staff believes the proposed use would be wholly inappropriate and too intense for this site.

GENERAL INFORMATION

| | | |
|-----------------------------------|-----------------------------|---|
| Existing Zoning | D-P (FW) (FF) | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Office Commercial | |
| Surrounding Context | Zoning | Land Use |
| | North: | D-P (FF) Commercial uses |
| | South: | D-P (FW) (FF) Undeveloped / open space |
| | East: | C-4 (FW) (FF) Commercial uses |
| | West: | D-P (FF) Commercial uses (vacant) |
| Thoroughfare Plan | | |
| East Southport Road | Primary arterial | Existing 95-foot right-of-way and proposed 102-foot right-of-way. |
| Context Area | Metro | |
| Floodway / Floodway Fringe | Yes. Little Buck Creek | |
| Overlay | Yes. Floodplain / Woodlands | |
| Wellfield Protection Area | No | |
| Site Plan | September 30, 2025 | |
| Site Plan (Amended) | N/A | |
| Elevations | September 30, 2025 | |
| Elevations (Amended) | N/A | |
| Landscape Plan | N/A | |
| Findings of Fact | March 8, 2026 | |
| Findings of Fact (Amended) | N/A | |
| C-S/D-P Statement | N/A | |



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Office Commercial typology. 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.

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 – Office 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.
- Master-planned developments in excess of two acres should include pedestrian amenities for passive and active recreation internal to the development.

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 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.



ZONING HISTORY

98-Z-129 / 98-CP-18; 3901 East Southport Road, requested rezoning of 16.39 acres from the D-6II, C-2 and C-6 ((FW) (FF) to the DP (FW)(FF) to provide for commercial uses and park uses, **approved**.

VICINITY

98-Z-65 / 98-DP-11; 7120 South Sherman Drive East (east of site), requested rezoning of 28.41 acres, being in the D-A district, to the D-P classification to provide for a mixed residential community of condominiums, **approved**.

88-Z-3, 4802 East Stop Eleven Road (south of site), requested rezoning of 174.73 acres, being in the A-2 district, to the D-3 classification to provide for single-family residential development, **approved**.

84-Z-110; 4001 East Southport Road, requested rezoning of 3.9 acres, being in the A-2 district, to the D-3 classification to provide for residential development **approved**.

71-Z-97C; 3731 East Southport Road, requested rezoning of 3.9 acres, being in the A-2 district, to the C-3 classification to provide for residential development, **approved**.

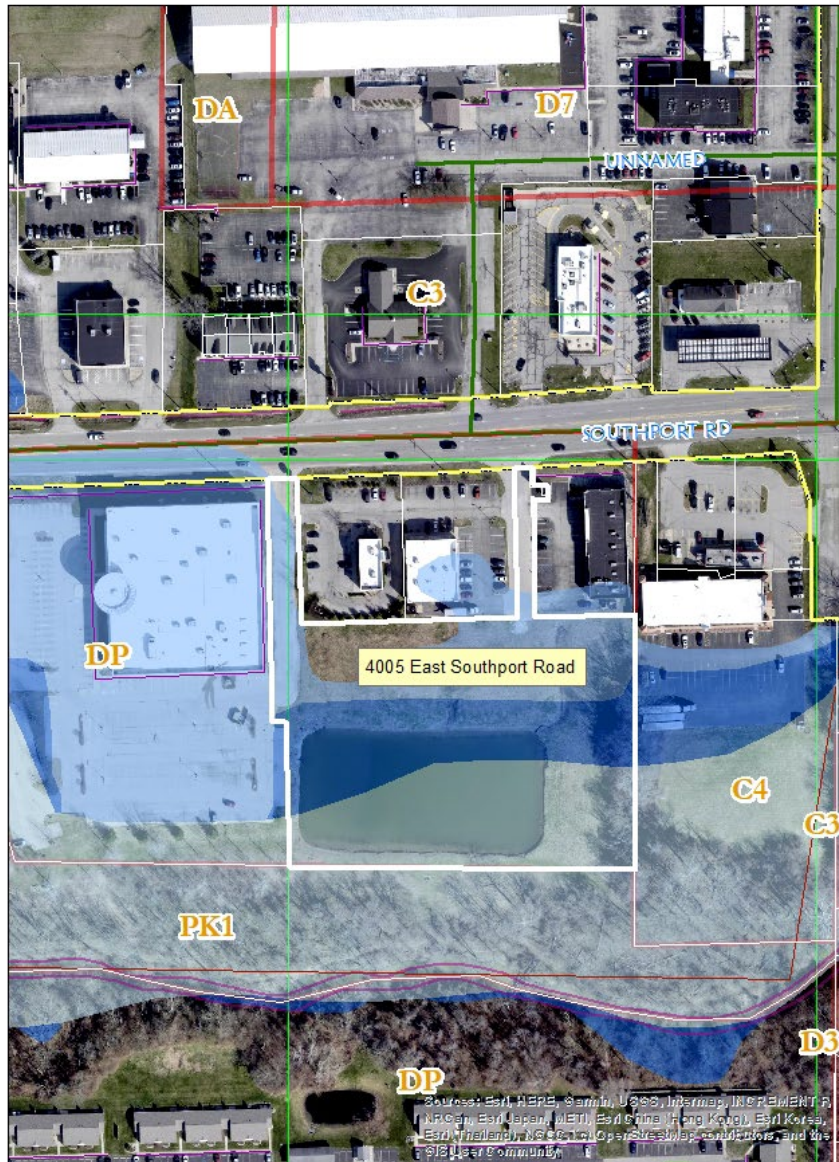
71-Z-97D; 4001 East Southport Road, requested rezoning of 9.7 acres, being in the A-2 district, to the C-2 classification to provide for commercial development, **approved**.

71-Z-97E; 3851 East Southport Road, requested rezoning of 9.3 acres, being in the A-2 district, to the D-6II classification to provide for multi-family residential development, **approved**.

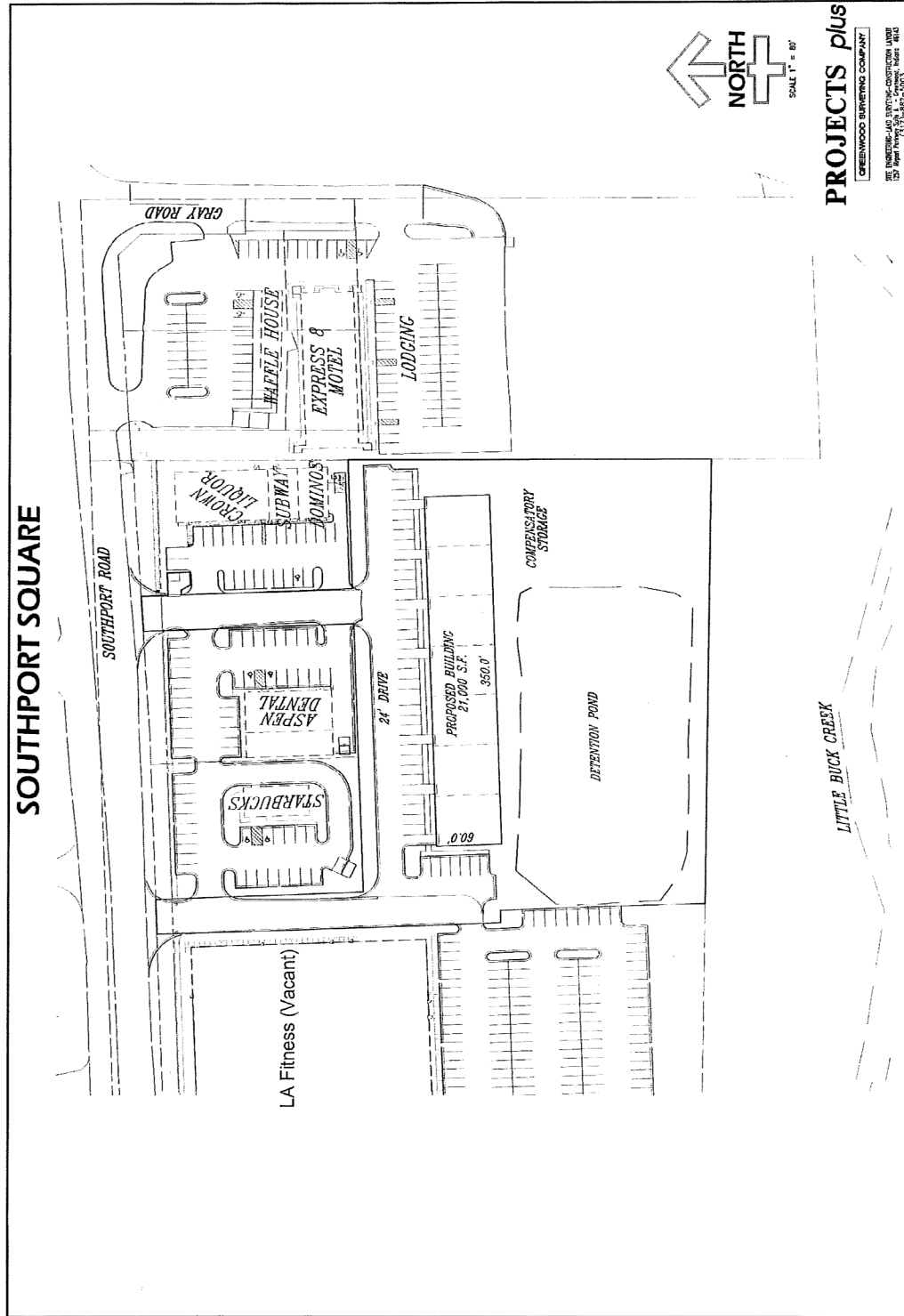
71-Z-19; 7300-7500 blocks of South Sherman Drive, requested rezoning of 29.7 acres, being in the A-2 district, to the D-3 classification to provide for residential development, **approved**.

71-Z-198; 7200-7500 blocks of South Sherman Drive, requested rezoning of 57.55 acres, being in the A-2 district, to the D-3 classification to provide for residential development, **approved**.

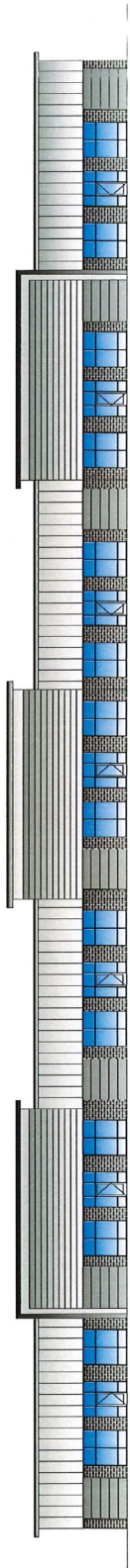
EXHIBITS



4005 East Southport Road
00.000 0.015 0.03 0.045 0.06 Miles



PROJECTS plus
 GREENWOOD SURVEYING COMPANY
 125 Maple Park Dr., Suite 100
 St. Louis, MO 63105
 Tel: 314-487-5000



3901 E Southport Road
Proposed Flex Space
21,000 SQFT



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EXHIBIT "B"

4005 East Southport Road
Permitted C4 and I-1 Use List
2025-ZON-114 (Amended)

1. All C-4 Uses, Except Adult Entertainment
2. Commercial or Building Contractors
3. Artisan Manufacturing (e-commerce)
4. Warehouse, Wholesale, Distribution (Under 12,000 sqft)



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Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The access easement serving the outlot functions as part of an integrated commercial center and is constructed as an asphalt drive designed for safe and efficient vehicular circulation. Its width, pavement structure, and internal circulation pattern support predictable traffic movements and ensure that vehicles can enter, exit, and maneuver without conflict. Because this easement provides a direct, well

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

All the adjacent parcels have developed under the same access arrangement without any negative impact on their use, marketability, or value. The continued development and stable condition of these surrounding properties demonstrates that the absence of direct street frontage on this outlot has not created any adverse effect on adjacent property values.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The outlot was originally approved by the Metropolitan Development Commission in this configuration, with the intent that it function as part of an integrated commercial center rather than as a standalone parcel. As a result, the site was designed and constructed with a shared entrance and a common internal access drive that provides circulation throughout the development. Because the parcel relies on this established access system and does not have the ability to obtain independent street frontage, it cannot be developed in compliance with current standards without the benefit of a variance.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____



EXHIBIT A

Heritage Tree Conservation

Removal of any Heritage Tree is prohibited unless any of the following determinations are made before removal:

1. The Administrator or the city’s Urban Forester determines that the tree is dead, significantly and terminally diseased, a threat to public health or safety, or is of an undesirable or nuisance species.
2. The Director of the Department of Public Works determines that the tree interferes with the provision of public services or is a hazard to traffic.
3. The Administrator determines that the location of the tree is preventing development or redevelopment that cannot be physically designed to protect the tree.
4. The site from which the tree is removed is zoned D-A and the tree is harvested as timber or similar forestry product.

| Table 744-503-3: Replacement Trees | | |
|--|---|--|
| Size of tree removed or dead (inches) | Number of Trees to be planted to replace a Heritage Tree | Number of Trees to be planted to replace an existing tree |
| Over 36 DBH | 15 | 10 |
| 25.5 to 36 DBH | 11 | 8 |
| 13 to 25 DBH | 8 | 6 |
| 10.5 to 12.5 DBH | 6 | 4 |
| 8.5 to 10 DBH | 5 | 4 |
| 6.5 to 8 | 3 | 2 |
| 4 to 6 | 2 | 2 |
| 2.5 to 3.5 | 1 | 1 |



View looking east along East Southport Road



View looking west along East Southport Road



View of site looking southwest



View of site looking northeast



View of site looking south



View of site looking southwest



View of site looking west



View of site looking east



View of site looking southeast



View from site looking north along western access drive



View looking south along western access drive



METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER **April 9, 2026**

Case Number: 2026-ZON-003
Property Address: 951 South White River Parkway West Drive
Location: Center Township, Council District #18
Petitioner: 951 White River Parkway LLC, by Justin Kingen
Current Zoning: SU-2 (RC)
Request: Rezoning of 0.99 acre from the SU-2 (RC) district to the C-S (RC) district to provide for a surface parking lot.
Current Land Use: Undeveloped
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the automatic continuance filed by a registered neighborhood organization that continued this petition from the March 12, 2026 hearing, to the April 9, 2026 hearing.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 2.16-acre site, zoned SU-2 (RC), is undeveloped and surrounded by school uses to the north and east, zoned SU-2 (RC); fire station to the south, zoned SU-9 (RC); and an event center to the west, across South White River Parkway West Drive, zoned C-S (RC).

REZONING

The request would rezone the site to the C-S district to provide for a paved parking lot. "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 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



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areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.”

The Comprehensive Plan recommends city neighborhood typology for the site.

As proposed, this request would not be consistent with the Comprehensive Plan recommendation.

Recommended land uses in this typology include attached / small- and large- scale multi-family housing, assisted living facilities / nursing homes; group homes; bed and breakfast; boutique hotels; small- and large- scale retailing, and personal or professional services; offices; small- scale schools, places of worship, neighborhood serving institutions / infrastructure; small-scale parks; structured parking; and community farms / gardens.

C-S Statement

The C-S Statement (Development Statement) file dated April 3, 2026, limits the use of this site to an 88-space parking lot for the Biltwell Event Center.

No outdoor storage would not be permitted.

A 10-foot perimeter landscaped strip would be installed on the site. Two directional pylon signs would be located at the northwest and southwest corner of the site and in compliance with the Sign Regulations.

The site would also be subject to the Plan of Operation associated with petition 2014-ZON-024. Staff, however, was unable to locate the Plan of Operation but the amended Development Statement indicates that this site would operate in accordance with the approved commitments related to 2014-ZON-024.

Site Plan – April 3, 2026

The amended site plan provides for an access drive along South White River Parkway West Drive and 83 parking spaces, with two landscaped islands.

The amended site plan provides for perimeter landscaping, as described in the Development Statement. Staff would note, however, that the eastern property line indicates a partial eight-foot perimeter space for landscaping, rather than the 10-foot provided in the Development Statement.

Regional Center

The Regional Center secondary district is designed to enhance the value of existing development and regulate development in the downtown area in which a diverse blend of uses, functions and facilities must coexist.



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“All development of land and demolition of structures located within the Regional Center and the North Meridian Street Corridor district shall be subject to the Commission's approval as included within a required Site and Development Plan in accordance with the Ordinance provisions.”

Consequently, this development will be required to gain Regional Center approval. Documents submitted for this approval shall include a landscape plan that provides for landscaping along the street frontage and the interior of the parking lot compliant with the Ordinance. Any proposed signage associated with this development would also be included in this process.

Planning Analysis

As proposed, this rezoning would be associated with the current use (event center) to the west. Staff observed during the site visit that the site is currently being used for unpaved parking for the event center.

Because of the encroachment into and impact on the neighborhood of the parking associated with the activities of the event center to the west of this site, staff supports this request because the additional 83 parking spaces would result in a level of relief for the neighborhood and would not negatively impact the surrounding land uses.

Additionally, the required landscaping and paved / striped parking lot would mitigate the use and provide a buffer for the surrounding neighborhood, while improving the appearance of the area.

GENERAL INFORMATION

| | | |
|--------------------------------------|-------------------|---|
| Existing Zoning | SU-2 | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | City Neighborhood | |
| Surrounding Context | Zoning | Land Use |
| North: | SU-2 | School |
| South: | SU-9 | Fire Station |
| East: | SU-2 | School |
| West: | C-S | Event Center |
| Thoroughfare Plan | | |
| South White River Parkway West Drive | Primary Collector | Existing 100-foot right-of-way and proposed 56-foot right-of-way. |
| Kentucky Avenue | Primary arterial | Existing 80-foot right-of-way and proposed 78-foot right-of-way. |
| Context Area | Compact | |
| Floodway / Floodway Fringe | No | |



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| | |
|-----------------------------------|--|
| Overlay | No |
| Wellfield Protection Area | No |
| Site Plan | January 14, 2026 |
| Site Plan (Amended) | April 3, 2026 |
| 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 | Development Statement, dated April 3, 2026 |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends City Neighborhood typology. “The City Neighborhood typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.”

Indianapolis Regional Center Plan 2020 (2004).

- This Plan recommends parks and open space.

Indianapolis Regional Center Guidelines (2008).

- These design guidelines provide a community standard for urban design. They were developed to encourage creativity, interest, and variety, and to build upon local heritage and character. The guidelines are intended to protect the investments of stakeholders by maintaining downtown Indianapolis as an efficient, sustainable, and vital place in which to live, work, learn and spend free time.
- The purpose of these Guidelines is to set standards that will produce a more thoughtful design response to Regional Center development projects. They focus on a wide range of characteristics of the built environment.

This proposed development would be required to file an approval petition for Regional Center that would require design review in accordance with the Guidelines.



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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 – City 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.

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 describe the purpose, policies and tools:



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- 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

2014-ZON-024; 950 South White River Parkway West Drive (west of site), requested rezoning of 3.14 acres from the I-3U (RC) district to the C-S (RC) classification to provide for all C-1, C-2, C-3C and C-3 uses, catering facilities, event centers and banquet halls, restaurant, with live entertainment and outdoor dining, bed and breakfast, multifamily dwellings and commercial storage areas, **approved**.

2013-UV3-027; 950 South White River Parkway, West Drive (west of site), requests a variance of use of the Industrial Zoning Ordinance to provide for offices, a restaurant, banquet hall and a private social club, **granted**.

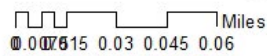
90-Z-155; 1002 Kentucky Avenue (south of site), requested the rezoning of 0.745 acre, being in the I-3-U (RC) to the SU-9 (RC) classification to provide for the development of a fire station, **approved**.

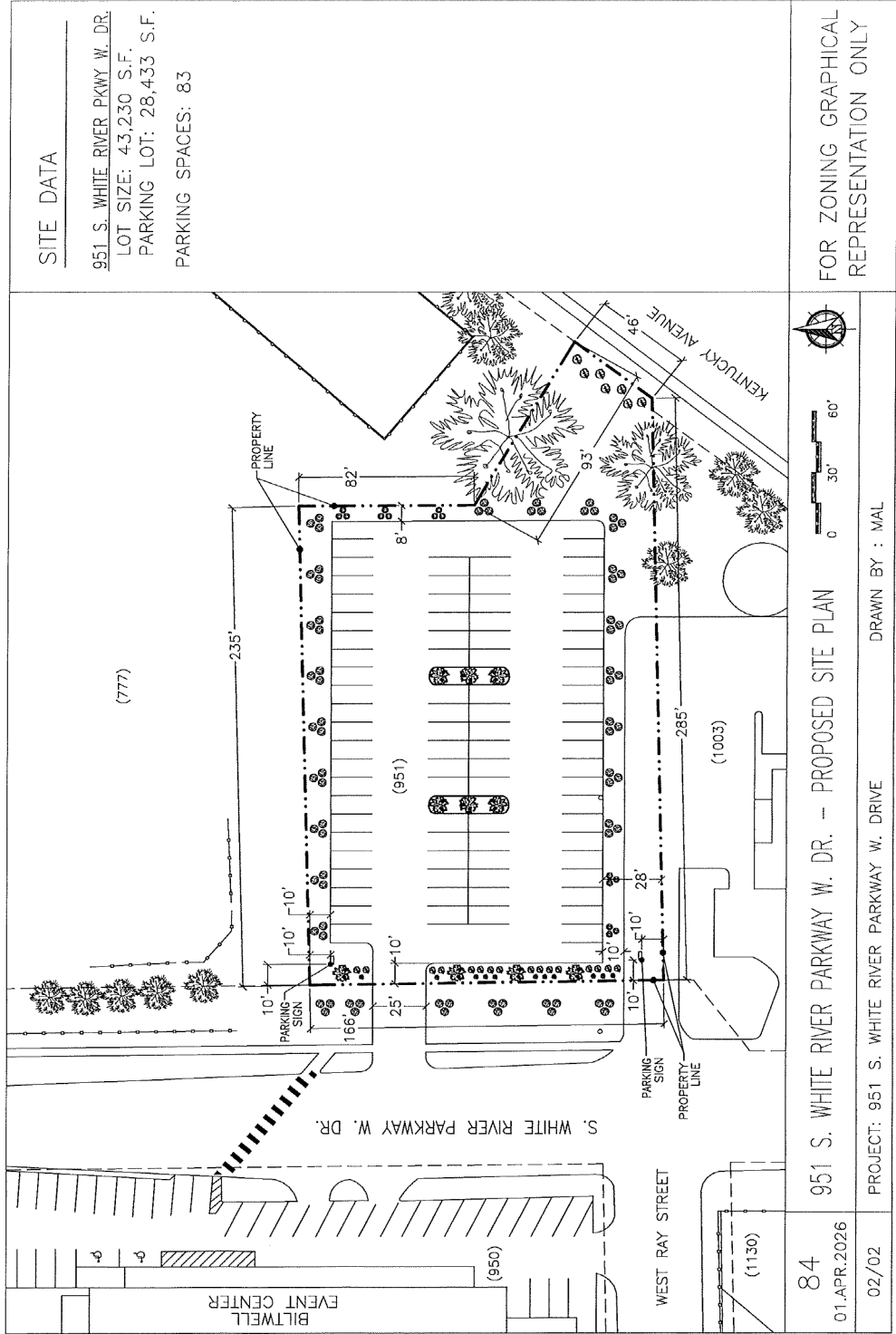
79-Z-78; 851 South White River Parkway West Drive (north of site), requested the rezoning of 1.16 acres, being in the PK-1 (RC) and I-3-U (RC) districts, to the SU-2 (RC) classification to provide for the construction of a school, **approved**.

EXHIBITS



951 South White River Parkway WDR





951 South White River Parkway, West Drive - Development Statement

Petitioner requests approval of a rezoning to the C-S (Commercial Special) district and approval of this Development Statement, which shall govern all permitted uses and development on the Real Estate.

I. Permitted Uses

The following uses shall be permitted on the Real Estate. Any use not expressly listed below shall be prohibited.

- A. Parking Lot, Commercial** - The subject site will only be used for/by the Biltwell Event Center (950 South White River Parkway, West Drive).
- B. Outdoor Storage** - There will be no outdoor storage on the subject site.

II. Buildings

- A. None**

III. Parking

- A. Parking Lot, Commercial** – Eighty-three (83) parking spaces shall be provided on the subject property and be used for overflow parking for events at the Biltwell Event Center (950 South White River Parkway, West Drive).

IV. Signs

- A. Pylon sign** – Two proposed directional pylon signs will be installed at the northwest corner & southwest corner (1 sign in each location), per the site plan on file. All signage shall comply with applicable Sign Regulations.

V. Landscaping

- A. Landscaping** – A ten-foot (10') landscape strip will surround the perimeter of the parking lot, per the site plan on file.

VII. Compliance with Plan of Operation

All uses shall operate in accordance with the **Commitments** approved with petition 2014-ZON-024. Any substantial deviation from that Plan shall require administrative approval or an amendment, as determined by the Department of Metropolitan Development.

4.3.26



View looking north along South White River Parkway West Drive



View looking south along South White River Parkway West Drive



View from site looking north



View from site looking east



View from site looking east



View from site looking west across South White River Parkway West Drive



View from site looking northwest across South White River Parkway West Drive



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 9, 2026

| | |
|------------------------------|---|
| Case Number: | 2026-CZN-808 / 2026-CVR-808 (Amended) |
| Property Address: | 8450 Westfield Boulevard (<i>Approximate Address</i>) |
| Location: | Washington Township, Council District #2 |
| Petitioner: | Black Panther Athletica, LLC, by Misha Rabinowitch |
| Current Zoning: | C-3 (TOD) / SU-38 (TOD) Rezoning of 6.16 acres from C-3 (TOD) and SU-38 (TOD) to SU-16 (TOD) to provide for an indoor and outdoor recreational facility, with accessory uses including daycare, a restaurant, and retail. |
| Request: | Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for development with a 6.5-foot north side transitional yard setback (minimum 20-foot side transitional yard required), a five-foot rear yard setback (minimum 10-foot rear yard setback required), a zero-foot south side yard setback (minimum 10-foot side yard setback required), a building height of 64 feet along a transitional yard (maximum 18-foot height permitted), a front building line 94 feet from the property line and 51% of the lot width (range of 0-20 feet and 60% required), a single primary entry feature (3 required), 234 parking spaces (minimum 363 parking spaces required), a driveway with 32 feet in width (maximum 24-foot width), and front-yard parking with a 20-foot setback (25-foot setback required), and to provide for a pylon sign with an Electronic Variable Messaging Sign (EVMS) component (pylon sign within 600 feet of a protected district not permitted, EVMS not permitted). |
| Current Land Use: | Undeveloped |
| Staff Recommendation: | Staff recommends approval of each of the requested variances, except for denial of the variance related to the EVMS sign. |
| Staff Reviewer: | Michael Weigel, Principal Planner I |

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the rezoning request as well as **approval** of the variances related to setbacks, building height, front building line, front entry features, number of parking spaces, driveway width, parking placement, and pylon sign.

Staff recommends **denial** of the variance related to allowing for a digital display on the proposed sign.



PETITION OVERVIEW

LAND USE

The subject site is comprised of approximately 6.16 acres and is currently undeveloped. The previous office building at the site was demolished in 2025, although two (2) vehicle access points remain at the site. The property is predominantly zoned C-3, although a small portion to the south is zoned SU-38 (Community Center). Surrounding land uses include apartment buildings to the north, a YMCA to the southwest, and several schools (Hilltop Elementary School, Northview Middle School) to the east. The site is located near the Monon Trail to the west, Nora Plaza shopping center to the north, and North Central High School to the northeast.

REZONE

Approval of this petition would rezone the subject site to the SU-16 zoning district, to allow for a multi-story indoor recreational facility containing tennis, pedal, and ping-pong facilities. The facility would also include accessory uses to the primary recreational facility: a daycare, two restaurants, first-floor retail space, and offices are noted on floor plans provided for staff review. daycare, a restaurant, and retail. The development would also result in the placement of new accessory parking areas, an outdoor playground associated with the daycare, the placement of new sidewalk and crosswalks, and alterations to both curb cuts: the northern entry point would be closed while the southern one would be removed and combined with the existing YMCA driveway to the south.

The SU-16 zoning district is the Special Use district to allow for indoor and outdoor recreation and entertainment establishments. Administrative Approval of plans would be required for new development within this district. Accessory uses related to a primary indoor/outdoor recreation facility would also be allowed by-right within SU-16 zoning.

C-3 is the Neighborhood Commercial District characterized extensive range of retail sales and personal, professional, and business services required to meet the demands of the residential neighborhood in proximity. C-3 generally does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations.

SU-38 is the Special Use District that permits a community center. Only a small portion of the subject site has this zoning designation, due to proximity to the existing YMCA facility to the southwest of the property.

The property also falls within the Transit-Oriented Development ('TOD') Secondary Zoning district since the property is within 1000 feet of a projected future extension of the existing Red Line (the closest contemplated stop would be a BRT station at 91st and College). The TOD designation would result in additional dimensional standards applicable for development in this zoning district (SU-16 standards would mirror those applicable for C-5 zoning).



VARIANCES OF DEVELOPMENT STANDARDS

Plans submitted by the applicant indicate the need for 12 Variances of Development Standards:

- Parking areas would be 6.5 feet from the property line to the north (20-foot transitional yard setback would be required).
- Parking areas would be 5 feet from the property line to the west (10-foot rear yard setback would be required).
- Parking areas would be 0 feet from the property line to the south (10-foot side yard setback would be required).
- The height of the building would be 64 feet, and since the building would encroach into the required transitional yard, a maximum height of 18 feet would be required.
- The front building line of the structure would be established 94 feet from the property line (a range of 0-20 feet would be required for the frontage type).
- The front building line of the structure would comprise 51% of the lot's total width (60% of the total lot width would be required for the frontage type).
- The building would have one primary entry feature on the front façade (3 would be required given the width of the front façade).
- The site would be improved with 234 parking spaces (the proposed uses and square footage of the facility would require the placement of at least 363 parking spaces).
- The newly placed driveway would have a width of 32 feet (a maximum of 24 feet would be permitted for the frontage type).
- The parking area proposed within the front yard would have a setback of 20 feet from the front property line to the east (25-foot setback would be required).
- The proposed freestanding sign would be a pylon sign given its height of 11.17 feet (pylon signs are not allowed within 600 feet of protected districts in SU zoning).
- The proposed freestanding sign would incorporate a digital display (Electronic Variable Messaging Signs are not permitted within SU zoning).

STAFF ANALYSIS

Staff feels that the proposed SU-16 zoning would be consistent with other institutional uses that have Special Use zoning along this corridor (SU-2 to the east, SU-38 to the south), and that the proposed mix of uses would be consistent with the Village Mixed Use recommendation of the Comprehensive Plan. Maintaining a Special Use zoning (as opposed to a higher-intensity commercial district which might introduce uses less appropriate for the corridor context) would more closely match the existing YMCA facility and would reflect the likelihood of utilization by the various educational facilities to the east. Staff recommends approval of the request to rezone to the SU-16 zoning district.

Findings of Fact related to the requested setback variances note that each of the encroachments would only be from paved vehicle areas, that the southern setback would be for a parcel with which there would be integrated parking facilities, and that the transitional setback relates to a D-P zoning district that contains several multi-story apartment buildings of a similar intensity to the proposed facility. Staff concurs and recommends **approval** of the variances requested related to setbacks.



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Similarly, application documents provided by the petitioner indicate that approval of the transitional yard height variance would be justified given that the apartment buildings within the D-P zoning district to the north are of a similar height to the proposed structure. Staff agrees that this would constitute an atypical buffer yard, and would note that a building height of 65 feet is contemplated within the SU-16 zoning district for instances without a transitional yard. Staff recommends **approval** of the height variance.

Table 744-402-1 of the Ordinance regulates required parking minimums that are based on both building use and square footage. Required parking for a building with this size and this combination of uses would be 363 total parking spaces. Staff would note that the single largest contributor to the number of required parking spaces would be for the proposed tennis, padel, and ping-pong areas (85,493 square feet in total). While the minimum requirement of 1 space per 400 square feet would be logical for team sports such as basketball or soccer, the game courts proposed for this facility typically only allow for a max of 4 players per court. Additionally, the petitioner has noted that they have a parking agreement in place with the YMCA to the south and that a Traffic Impact Study will potentially be undertaken (not a requirement of petition approval). The property also falls within the TOD secondary overlay where off-street parking spaces are discouraged. Given this context, staff recommends **approval** of the parking space variance.

The site's location within the TOD overlay results in the need for five (5) separate variances outlined above. Those variances relate to the front building line, number of primary entry features, driveway width, and parking setback. Findings note the consistency of the proposed FBL width and placement with surrounding development, and staff would note that (a) the new driveway proposed at the southern edge of the property would be a shared drive with the YMCA that would consolidate and replace the two (2) driveways that currently exist there; (b) the single proposed entry feature on the provided elevations is substantial and that the rest of the front façade maintains a high level of transparency as contemplated by the Comprehensive Plan; and (c) landscape buffering would be placed between front-yard parking areas and both the frontage and the playground area which would reduce negative externality. Staff recommends **approval** of the five (5) variances applicable from Table 744-702-3.

Although SU zoning districts don't allow for pylon signage, staff would note that the proposed sign height provided in the given renderings (11 feet) would fall between the maximum heights of monument and pylon signs applicable for SU zoning (5 feet and 15 feet respectively) and would fall well below the maximum height for pylon signs contemplated in commercial districts (25 feet). Additionally, the closest protected district would be the D-P zoning district to the north containing several tall apartment buildings. The proposed sign would also comply with other dimensional standards (excepting the digital display; discussed below). Staff finds the pylon request to be minor in nature and recommends **approval**.

EVMS SIGNAGE

Findings of Fact provided in support of the request to allow for a digital display on the requested freestanding sign indicate that a similar digital display sign already exists for the school property to the east and that the EVMS display would be needed to notify the public of activities occurring on-site. Staff would note that neither the previous office tenant sign at the subject, the YMCA sign to the south, nor the school sign directly to the east incorporate a digital display. Additionally, alternate methods to inform the public of events would exist. Staff does not feel that a practical difficulty has been displayed to justify the placement of an EVMS sign and recommends **denial** of this variance.



GENERAL INFORMATION

| | | |
|-----------------------------------|-------------------------|---|
| Existing Zoning | C-3 (TOD) / SU-38 (TOD) | |
| Existing Land Use | Undeveloped | |
| Comprehensive Plan | Village Mixed Use | |
| Surrounding Context | Zoning | Surrounding Context |
| | North: D-P | North: Multi-Family Residential |
| | South: SU-38 | South: YMCA |
| | East: SU-2 | East: Middle School |
| | West: SU-38 | West: YMCA / Monon Trail |
| Thoroughfare Plan | | |
| Westfield Boulevard | Secondary Arterial | 102-foot existing right-of-way and 102-foot proposed right-of-way |
| Context Area | Metro | |
| Floodway / Floodway Fringe | No | |
| Overlay | No | |
| Wellfield Protection Area | No | |
| Site Plan | 02/20/2026 | |
| Site Plan (Amended) | 03/18/2026 | |
| Elevations | 02/20/2026 | |
| Elevations (Amended) | N/A | |
| Landscape Plan | 03/27/2026 | |
| Findings of Fact | 02/20/2026 | |
| Findings of Fact (Amended) | 03/17/2026 | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Red Line Transit Oriented Development Strategic Plan (2015)

Pattern Book / Land Use Plan

- The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contribute to a walkable environment in this



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typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

- Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly is a contemplated land use within this typology. Such uses should be located along arterial or collector streets, near bus or rapid transit stops, and should maintain continuous pedestrian connectivity.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Due to its proximity to the contemplated College & 91st BRT stop, this parcel is recommended to the Walkable Neighborhood TOD typology to allow for walkable areas that are primarily residential but may have a commercial node of one to two blocks, with a mix of uses near stations and stabilized residential beyond that. Off-street parking is discouraged and should be limited to garages.

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 property is located near the Monon Trail to the west (separated by one parcel).



ZONING HISTORY

ZONING HISTORY – SITE

58-Z-84, rezoning of 6.237 acres from A-2 to B-2 to allow for retail stores, offices, and personal service shops, **approved**.

RECENT ZONING HISTORY – VICINITY

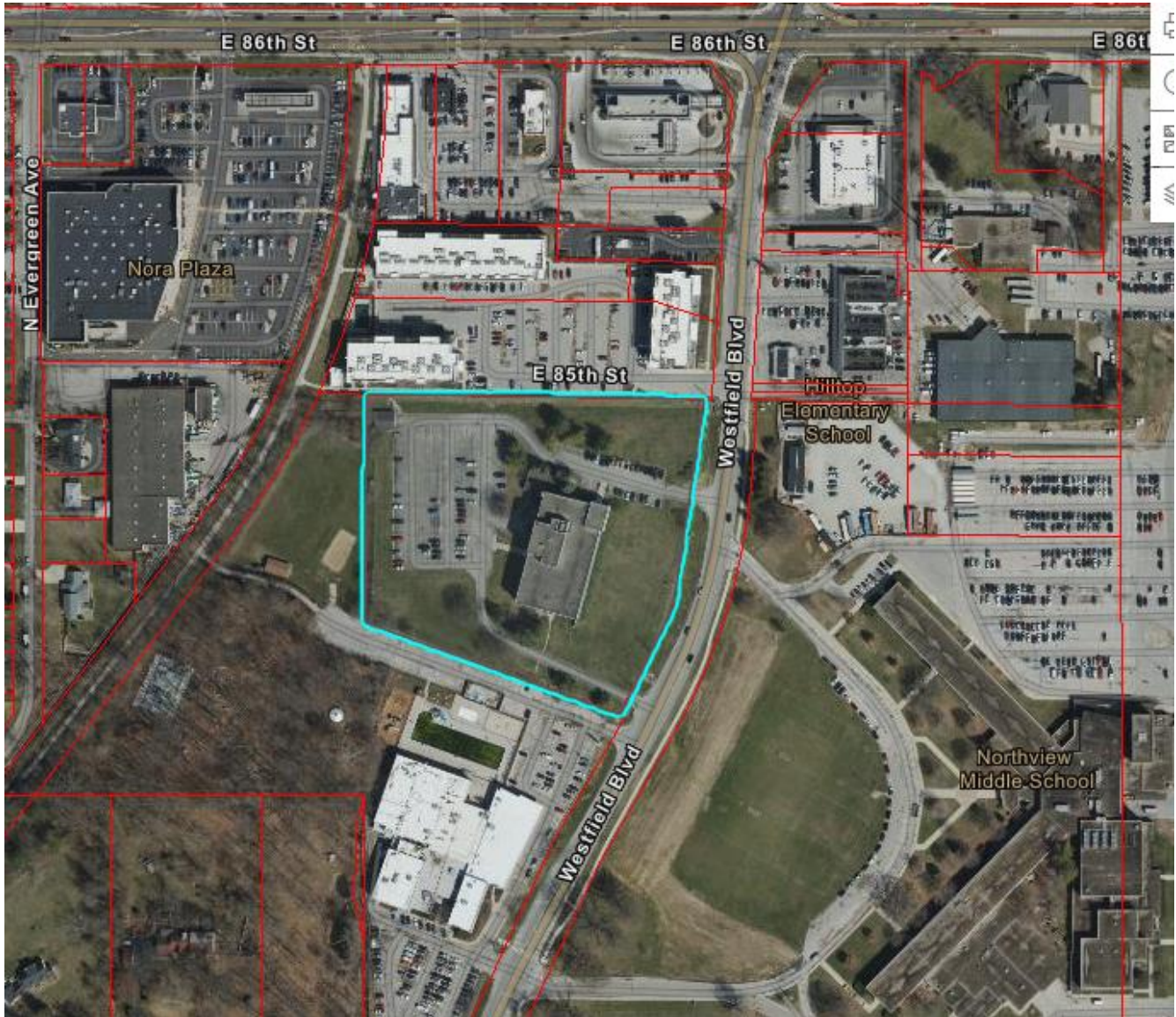
2017ZON037 ; 8502 Westfield Boulevard (north of site), Rezoning of 4.375 acres from the C-4 district to the D-P classification to provide for a 186-unit multi-family development, at a density of 42.5 units per acre, and a coffee shop, ice cream and/or frozen yogurt shop, **approved**.

2008DV3006 ; 8501 Westfield Boulevard (northeast of site), Variance of Development Standards of the Sign Regulations to provide for a 35.67-foot tall, 213.33-square foot pole sign, being within 91.167 of another freestanding sign along Westfield Boulevard within an integrated center with 250 feet of frontage (minimum 300-foot separation required, minimum 600 feet of frontage required for two signs), **approved**.

2001DV1041 ; 8401 Westfield Boulevard (east of site), variance of development standards of the Sign Regulations to provide for the construction of a 7.4-foot tall, 48.6 square foot pylon sign located within 535 feet of a dwelling district (pylon signs required to be 600 feet from a dwelling district), **withdrawn**.

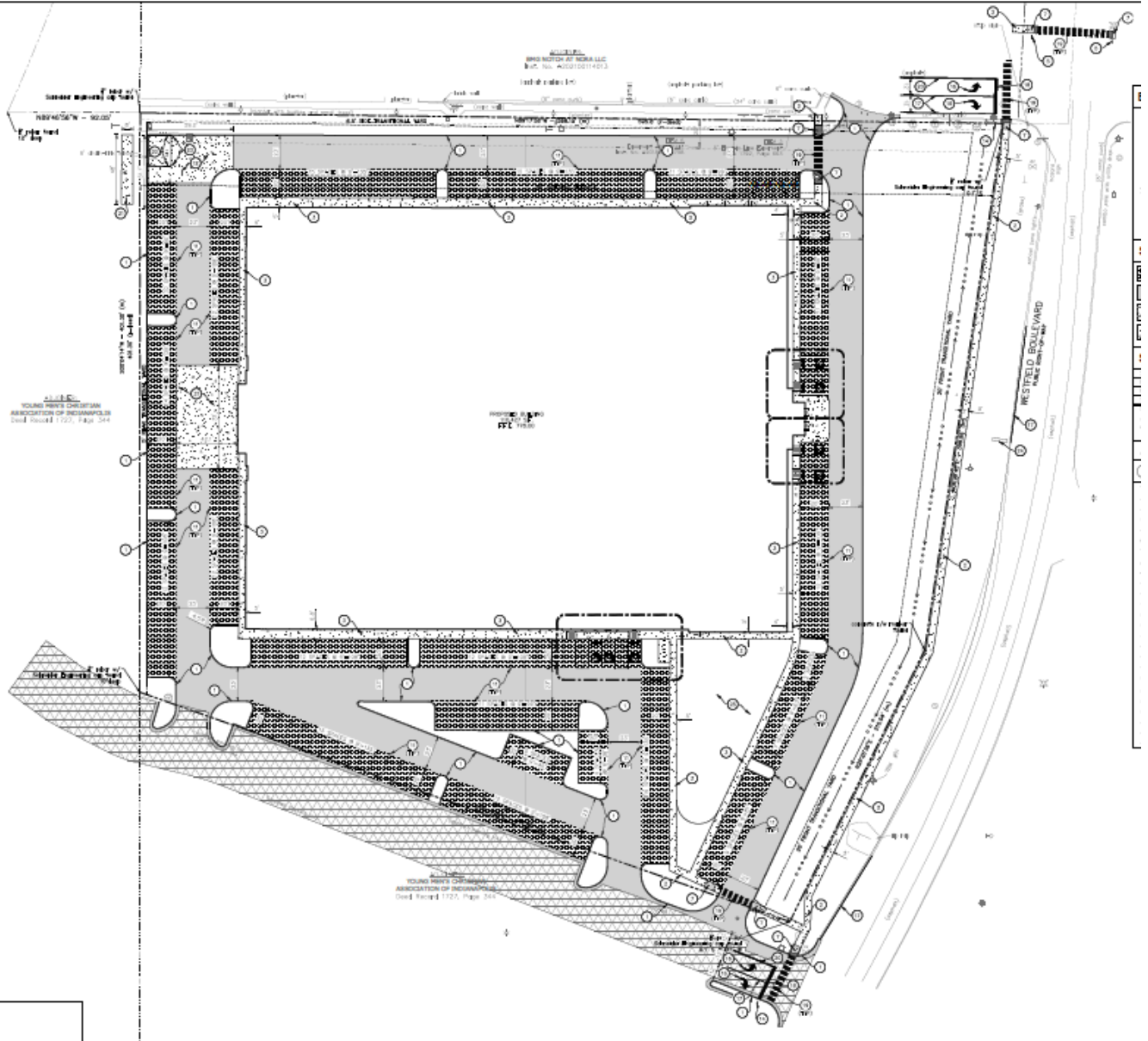
EXHIBITS

2026-CZN-808 / 2026-CVR-808 ; Aerial Map



Note: aerial photo was taken prior to demolition of the building and parking areas

2026-CZN-808 / 2026-CVR-808 ; Site Plan



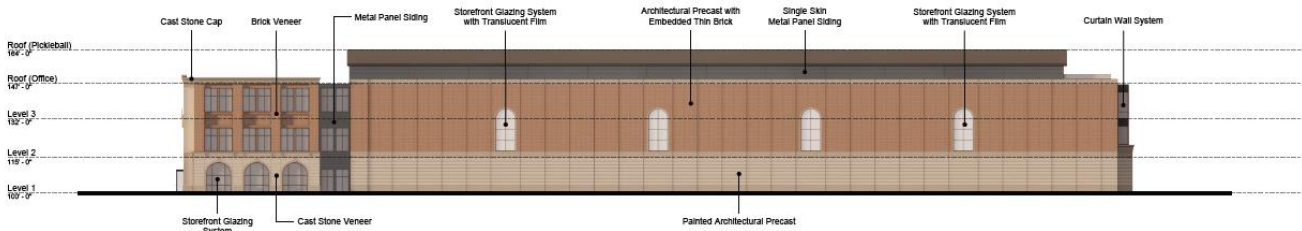
2026-CZN-808 / 2026-CVR-808 ; Elevations



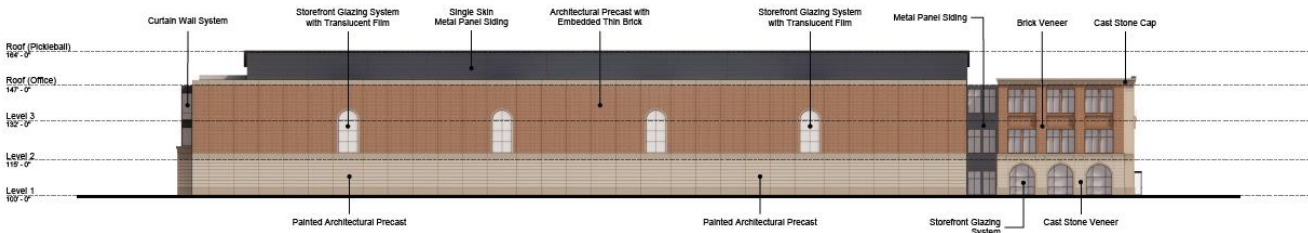
EAST ELEVATION



WEST ELEVATION

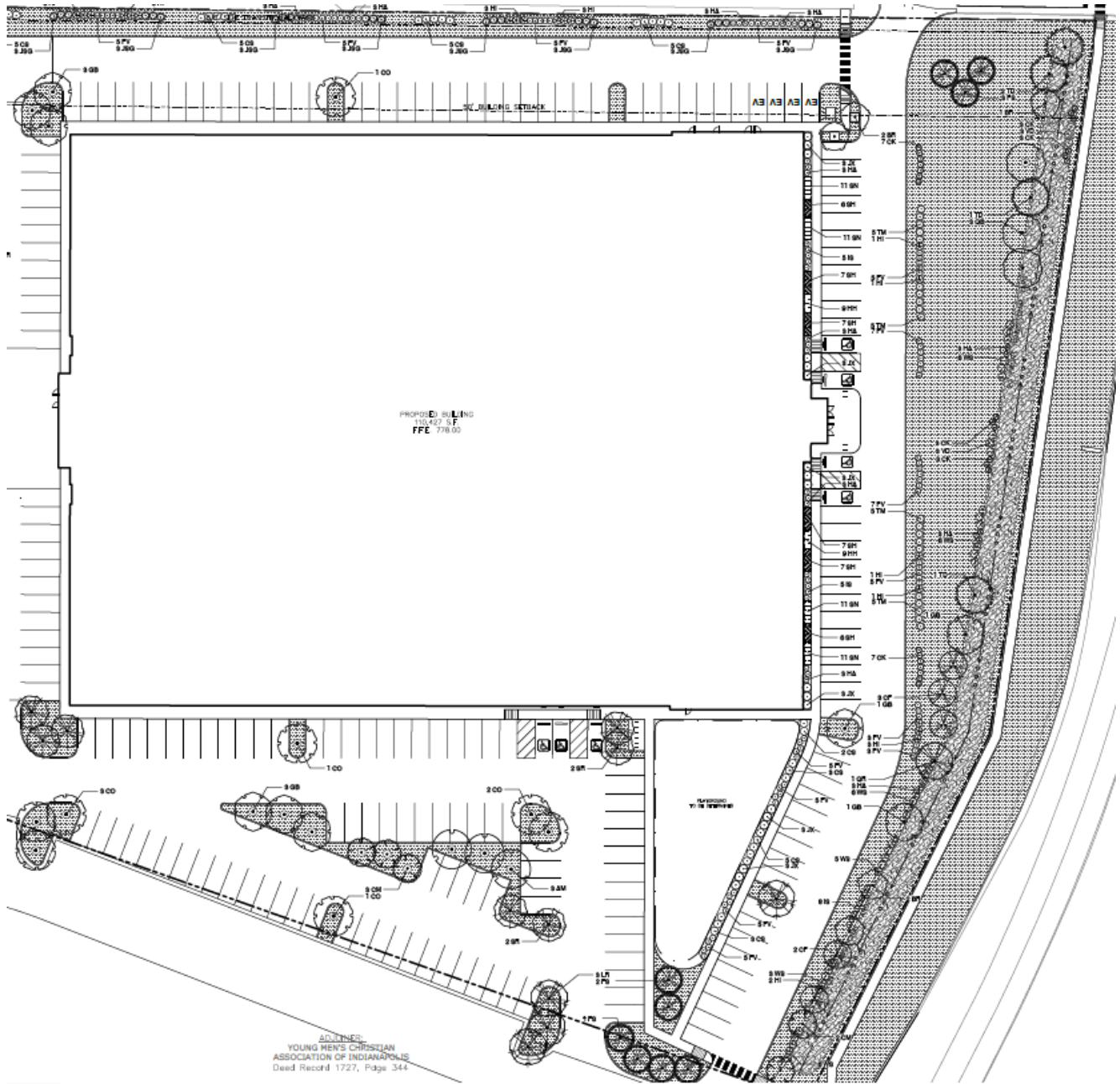


NORTH ELEVATION

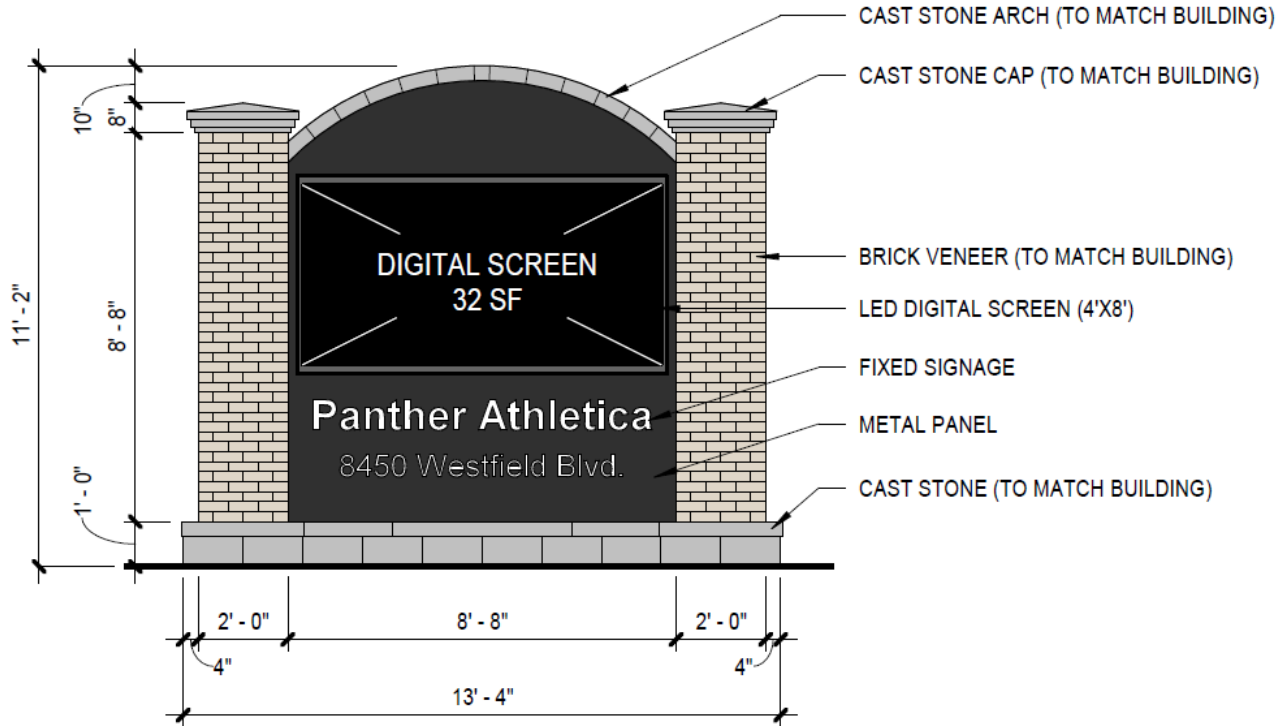


SOUTH ELEVATION

2026-CZN-808 / 2026-CVR-808 ; Landscape Plan (Detail along Eastern Boundary)



2026-CZN-808 / 2026-CVR-808 ; Sign Rendering



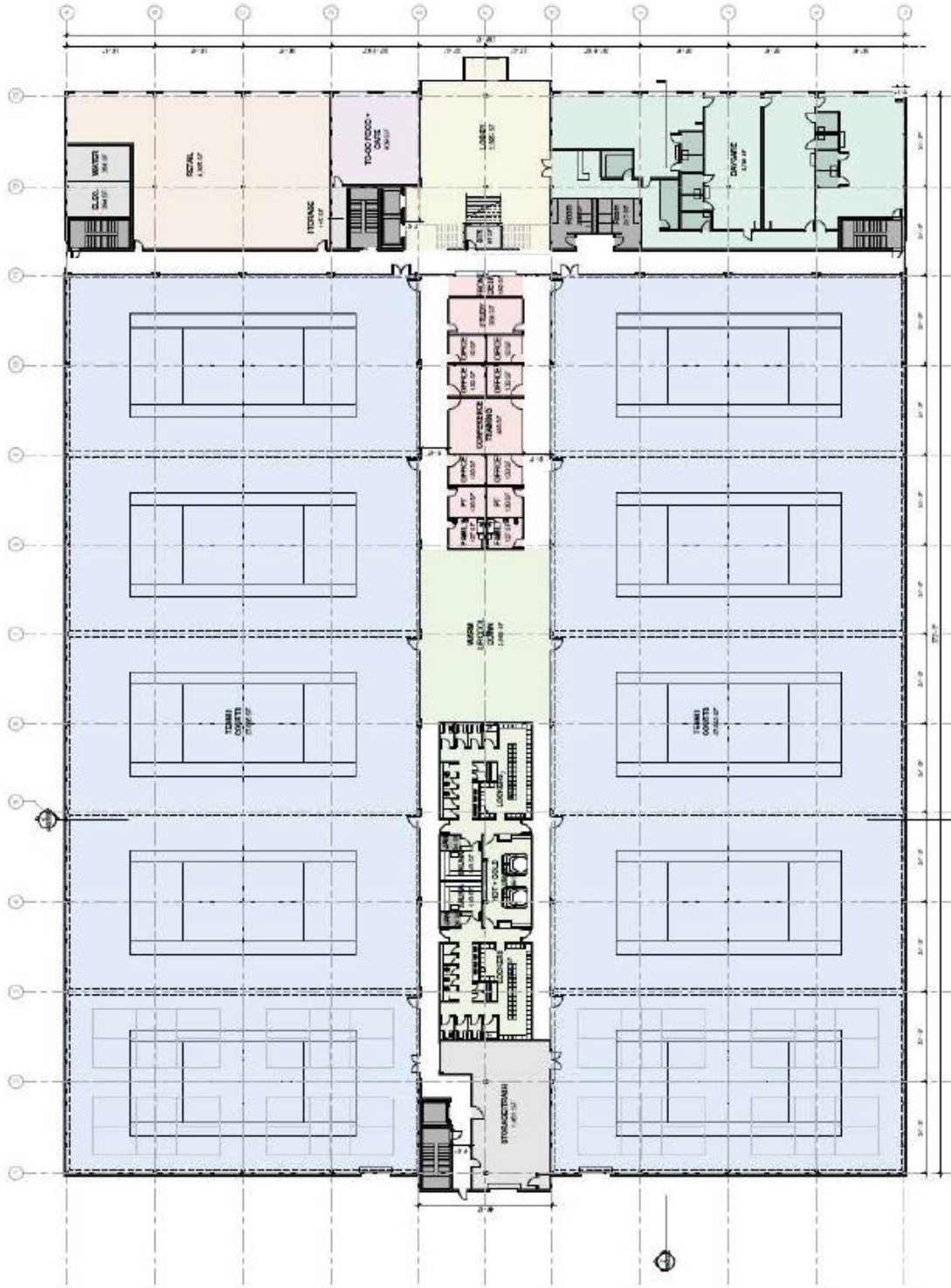
2026-CZN-808 / 2026-CVR-808 ; Building Rendering



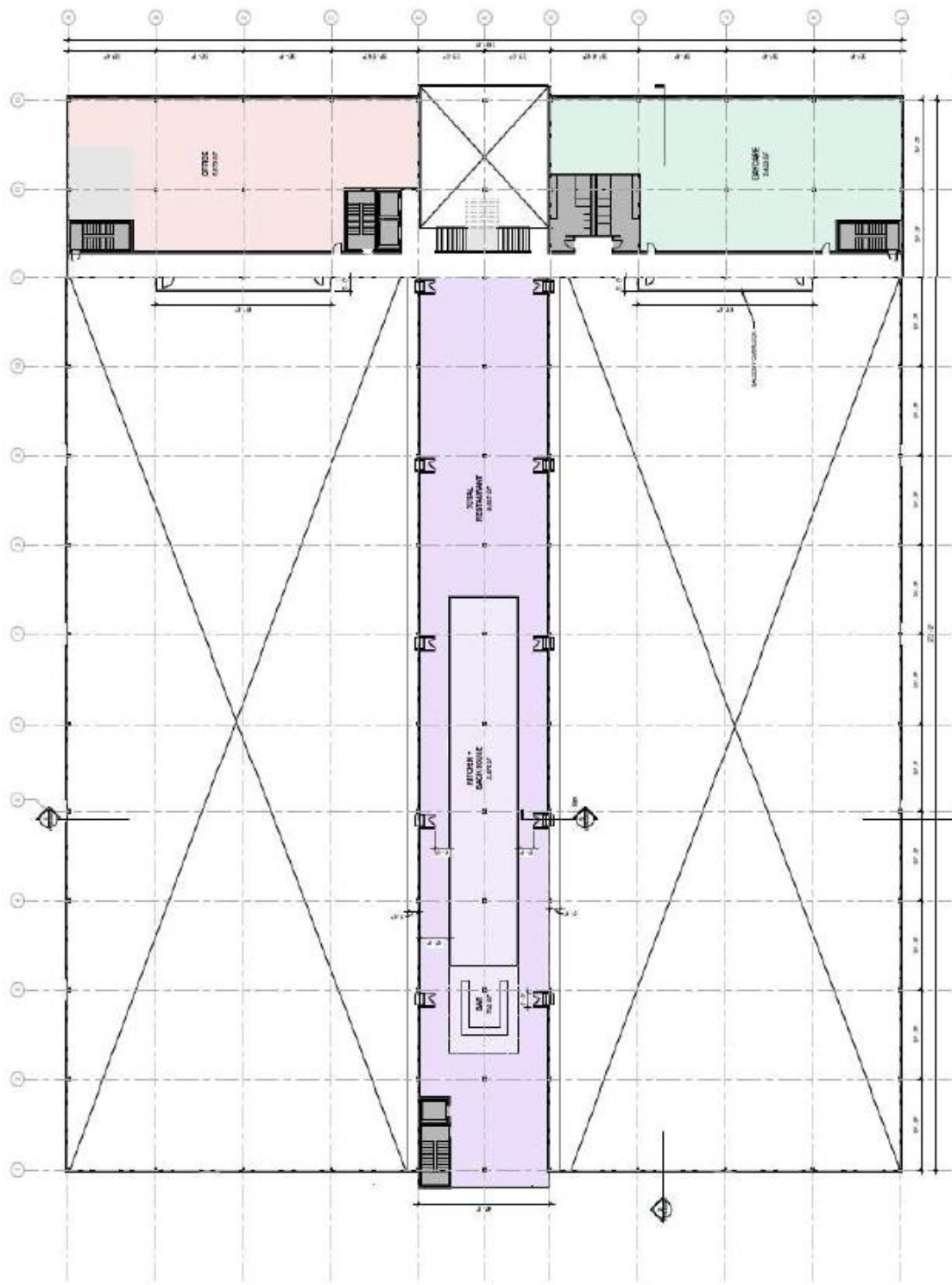


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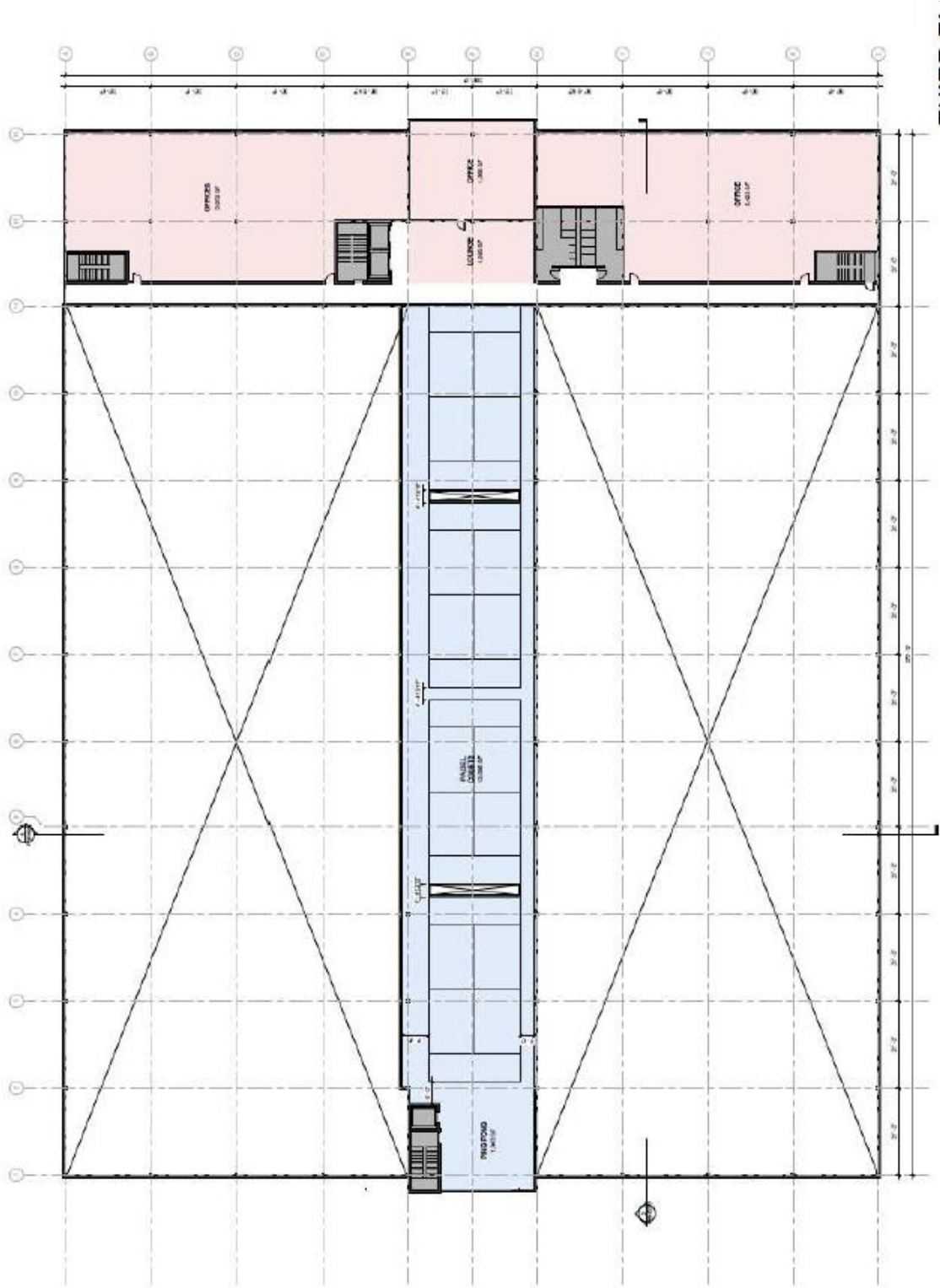
2026-CZN-808 / 2026-CVR-808 ; Floorplan (First Floor)



2026-CZN-808 / 2026-CVR-808 ; Floorplan (Second Floor)



2026-CZN-808 / 2026-CVR-808 ; Floorplan (Third Floor)





2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Northern Transitional Yard Setback)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The adjacent property to the north is a 4 story, multifamily development. A landscape buffer will be provided.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The adjacent property to the north is a 4 story, multifamily development. A landscape buffer will be provided.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Although the property to the north is within a protected district, it is developed with a four (4) story multifamily development.

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Rear Yard Setback)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the property is adjacent to an open athletic field and only parking improvements will be located within the required rear yard setback.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

the property is adjacent to an open athletic field and only parking improvements will be located within the required rear yard setback.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

due to the configuration of the property, the topographical slope toward Westfield Blvd., and location of existing established adjacent uses, given the logical orientation of the building toward Westfield Blvd., meeting the rear yard setback requirements presents practical difficulties.

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Side Yard Setback)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the parking area for the proposed development along the west side yard will be integrated with the adjacent YMCA parking area to facilitate a complimentary parking situation for public health uses that are desirable to the community.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

the parking area for the proposed development along the west side yard will be integrated with the adjacent YMCA parking area to facilitate a complimentary parking situation.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

the parking areas for the two properties along the west side yard will be integrated such that a setback between the two areas and complimentary uses is not practical



2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Building Height)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The apartment building to the north is consistent with the 47' height of the proposed structure at the north elevation. Also, the building is setback from the road and is not adjacent to any single family residential buildings.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The apartment building to the north is consistent with the 47' height of the proposed structure at the north elevation. Also, the building i setback from the road and is not adjacent to any single family residential buildings.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Although adjacent property to the north is a protected district, it is multifamily residential development with buildings that are four (4) stories tall.

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Front Building Line Placement)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The front building line at 94' is consistent with the location of other buildings along Westfield Blvd. in this area and will permit proper drainage and other improvements along Westfield Blvd.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The front building line at 94' is consistent with the location of other buildings along Westfield Blvd. in this area and will permit proper drainage and other improvements along Westfield Blvd.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The Transit Oriented Development overlay does not contemplate the established building line along Westfield Blvd. in this area.

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Front Building Line Width)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The building architecture is designed in an attractive manner to break-up the massing of the building, which is required for the proposed indoor recreation use.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The building architecture is designed in an attractive manner to break-up the massing of the building, which is required for the proposed indoor recreation use.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The ordinance does not contemplate the proposed indoor recreation use, which requires a lengthy front expanse to accommodate standard tennis (and other playing) court dimensions.



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2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Minimum Parking)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Sufficient onsite parking is provided for the proposed tennis and padel facility.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Sufficient onsite parking is provided for the proposed tennis and padel facility.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The parking requirement under the ordinance for indoor recreation does not accurately take into account that tennis and padel courts which is the balance of the proposed facility, requires far less parking than the ordinance requires, as typically a maximum of 4 people will be on a court at time.

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Single Entry Feature)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Due to the unique nature of the primary use - indoor tennis facility - a single primary entrance along the Westfield frontage provides for the safest and most secure manner of entry, and is functionally, and aesthetically, appropriate.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Due to the unique nature of the primary use - indoor tennis facility - a single primary entrance along the Westfield frontage provides for the safest and most secure manner of entry, and is functionally, and aesthetically, appropriate.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The ordinance does not specifically contemplate a building of the size required for an indoor recreation building like the one being proposed.

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Driveway Width)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The site driveways are shared with adjacent properties for more efficient and congruent traffic flow, and will result in the minimization of curb cuts along Westfield Blvd.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The site driveways are shared with adjacent properties for more efficient and congruent traffic flow, and will result in the minimization of curb cuts along Westfield Blvd.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The ordinance required minimum driveway width does not contemplate the shared access arrangement among adjacent properties, which results in more efficient traffic flow.



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Division of Planning
Current Planning

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Parking Setback)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The location of the parking in the front yard is only 5' from the ordinance requirement and is consistent with the location of other improvements in the area. Also, landscape screening and a sidewalk will be provided along Westfield Blvd.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The location of access and parking improvements provides for integrated circulation of traffic and parking among adjacent property owners.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The location of the proposed parking is consistent with established setbacks of the adjacent properties and the configuration of the lot is consistent with the curvature of Westfield Blvd. which dictates location of the building on the site as well as onsite parking in the safest location.

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Pylon Sign)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the proposed pylon sign, which will be tastefully designed with appropriate architectural features, is for on-site informational purposes only, and the only adjacent residential district is a multifamily building to the north which will not be negatively impacted by the proposed pylon sign.

The proposed pylon sign is similar to the existing digital display for North Central High School on E. 86th Street

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

the proposed pylon sign, which will be tastefully designed with appropriate architectural features, is for on-site informational purposes only. The adjacent residential district is a multifamily development and additional landscape screening will be provided.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

the proposed pylon sign will be located within 600 ft. of a school property where a similar digital display sign already exists and the residential district to the north is multifamily.

2026-CZN-808 / 2026-CVR-808 ; Findings of Fact (Digital Display)

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the proposed digital sign, which will be tastefully designed with appropriate architectural features, is for on-site informational purposes only, and will comply with ordinance required digital display standards.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

the proposed digital sign, which will be tastefully designed with appropriate architectural features, is for on-site informational purposes only, and will comply with ordinance required digital display standards. Moreover, the proposed digital sign is similar to the existing digital display for North Central High School on E. 86th Street.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

the proposed digital sign will be located within 400 ft. of a school property where a similar digital display sign already exists and the digital information is important to notify the public of activities occurring onsite.

2026-CZN-808 / 2026-CVR-808 ; Photographs



Photo 1: Subject Site Viewed from East



Photo 2: Subject Site Viewed from Southeast

2026-CZN-808 / 2026-CVR-808 ; Photographs (continued)



Photo 3: Subject Frontage Viewed from South



Photo 4: Site of Demolished Structure Viewed from Northeast

2026-CZN-808 / 2026-CVR-808 ; Photographs (continued)



Photo 5: Adjacent Property to South



Photo 6: Adjacent Property to East

2026-CZN-808 / 2026-CVR-808 ; Photographs (continued)



Photo 7: Adjacent Property to North



Photo 8: Adjacent Property to Northeast