



# Metropolitan Development Commission Hearing Examiner (November 20, 2025) Meeting Agenda

## Meeting Details

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

**Date:** Thursday, November 20, 2025      **Time:** 1:00 PM

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

## Business:

### Special Requests

#### PETITIONS REQUESTING TO BE CONTINUED:

**1. 2025-ZON-075 / 2025-VAR-005 (Amended) | 5416 North College Avenue**

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

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

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a small mixed-use building, with zero-foot side and transitional yard setbacks, zero open space, zero-foot rear transitional yard, a 48-foot tall building without street frontage landscaping, with a 40-foot street frontage (minimum five-foot side yard and 15-foot transitional yard setbacks required, minimum 5%, or 50 square feet per unit of open space required, minimum of 15-foot landscape buffer, or a six-foot-tall opaque wall, berm, fence or dense vegetative screen required, 35-foot maximum transitional building height, street frontage landscaping required, 50-foot street frontage required).

**\*\*Petitioner request for continuance for cause, continuance date not yet requested**

**2. 2025-ZON-119 | 8560 North College Avenue**

Washington Township, Council District #2  
Cooper Property Management LLC, by Joseph D. Calderon

Rezoning of 0.64-acre from the SU-7 District to the C-1 classification to provide for an optometrist office.

**\*\*Automatic Continuance to December 18, 2025, filed by Remonstrator**

**3. 2025-ZON-108 (Amended) / 2025-VAR-008 | 1360 East 30th Street**

Center Township, Council District #8  
Monon Development Group, LLC, by Christopher White

Rezoning of 0.98-acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail, hotel, entertainment, and recreational amenities.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.

**\*\*Staff continuance for cause to December 18, 2025**

**4. 2025-CZN-845 / 2025-CVR-845 | 1032 and 1040 South East Street**

Center Township, Council District #18  
1032 1040 LLC, by David and Justin Kingen

Rezoning of 0.34 acres from the C-5 district to the D-8 classification to provide for residential development.

Variance of Use and Development Standards of Consolidate Zoning and Subdivision Ordinance to provide for the construction of three townhomes containing a total of nine units across two lots (one primary building permitted per lot, each townhome unit required to be on its own platted lot), with each unit providing less than 100 square feet of main floor area (minimum 660-square-feet of main floor area required) with

- a) one three-unit townhome structure providing a three-foot corner side yard setback from I-70, a 60-foot front yard setback from East Street, a 10-foot rear yard setback and no front entry feature (eight-foot corner side setback, 15-foot rear setback, front entry required, maximum 19.9-foot front yard setback permitted);
- b) one two-unit building providing a three-foot corner side yard setback; and
- c) one four unit building with a 35-foot front yard setback from East Street.

**\*\*Petitioner request for continuance for cause to December 18, 2025**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**5. 2025-APP-006 | 1701 and 2055 North Senate Avenue**

Center Township, Council District #12  
HD-1 (TOD) and HD-2 (TOD)  
IU Health, by Blake Langley

Hospital District-One Approval and Hospital District-Two Approval to provide for two freestanding signs.

**6. 2025-CZN-846 / 2025-CVR-846 | 1940 Riviera Street**

Washington Township, Council District #2  
Park Place Investments LLC, by David and Justin Kingen

Rezoning of 0.35-acre from the D-A district to the D-2 district to provide for residential development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory structure with a four-foot east side yard setback (seven-foot setback required).

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

**7. 2025-ZON-090 | 3309 South Arlington Avenue**

Franklin Township, Council District #20  
Arlington Distribution and Storage, LLC, by David Gilman

Rezoning of 9.037 acres from the D-A (FF) district to the I-2 (FF) district to provide for a distribution facility.

**8. 2025-ZON-094 | 2505 South Arlington Avenue**

Warren Township, Council District #20  
Sky Real Estate, Inc., by David Gilman

Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.

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

**9. 2025-APP-016 | 2018 and 2022 North College Avenue**

Center Township, Council District #13  
PK-2  
CrossRhodes Investments LLC, by Josh Smith

Park District Two Approval to provide for the construction of a duplex and concrete parking pad on each lot.

**10. 2025-ZON-122 | 1700 and 1730 West Thompson Road & 1650 Harco Way**

Perry Township, Council District #22

Heritage Aggregates LLC, by Misha Rabinowitch

Rezoning of 71.753 acres from I-4 / C-7 (FF) district to the I-4 (FF) (GSB) districts to provide for gravel sand burrow operations.

**Additional Business:**

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

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

**HEARING EXAMINER**

for

**METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

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

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



**METROPOLITAN DEVELOPMENT COMMISSION** **November 20, 2025**  
**HEARING EXAMINER**

**Case Number:** 2025-ZON-075 / 2025-VAR-005 (Amended)

**Property Address:** 5416 North College Avenue (Approximate Address)

**Location:** Washington Township, Council District #7

**Petitioner:** Firkins, LLC, by Joseph D. Calderon

**Current Zoning:** D-3 (TOD) and C-3 (TOD)

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

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a small mixed-use building, with zero-foot side and transitional yard setbacks, zero open space, zero-foot rear transitional yard, a 48-foot tall building without street frontage landscaping, with a 40-foot street frontage (minimum five-foot side yard and 15-foot transitional yard setbacks required, minimum 5%, or 50 square feet per unit of open space required, minimum of 15-foot landscape buffer, or a six-foot-tall opaque wall, berm, fence or dense vegetative screen required, 35-foot maximum transitional building height, street frontage landscaping required, 50-foot street frontage required).

**Current Land Use:** Commercial Building

**Staff Recommendations:** To be determined.

**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This petition was automatically continued from the July 24, 2025 hearing to the August 28, 2025 hearing at the request of a Registered Neighborhood Organization.

This petition was continued for cause from the August 28, 2025 hearing to the October 9, 2025 hearing at the request of the petitioner to allow additional time to amend the request and provide new notice.

This petition was continued for cause from the October 9, 2025 hearing to the November 20, 2025 hearing at the request of the petitioner to allow additional time to amend the request and provide new notice.

The petitioner notified staff that they will be requesting an additional **continuance for cause request** at the November 20, 2025 hearing. The petitioner did not provide the intended continuance date, but staff notified them that this will be the last continuance request that staff would support. Therefore, the date selected should be one that allows them the sufficient time to meet the filing and mailing deadlines.



## STAFF RECOMMENDATION

Staff recommendation to be determined.

## PETITION OVERVIEW

This petition is to be continued at the November 20, 2025 hearing.



**METROPOLITAN DEVELOPMENT COMMISSION** **November 20, 2025**  
**HEARING EXAMINER**

**Case Number:** 2025-ZON-119

**Property Address:** 8560 North College Avenue (Approximate Addresses)

**Location:** Washington Township, Council District #2

**Petitioner:** Cooper Property Management LLC, by Joseph D. Calderon

**Current Zoning:** SU-7

**Request:** Rezoning of 0.64-acre from the SU-7 District to the C-1 classification to provide for an optometrist office.

**Current Land Use:** Vacant Building

**Staff Recommendations:** To be determined.

**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

A timely **automatic continuance** request was filed by a remonstrator, continuing this petition **from the November 20, 2025 hearing to the December 18, 2025 hearing**. This would require acknowledgement from the Hearing Examiner.

**STAFF RECOMMENDATION**

Staff recommendation to be determined.

**PETITION OVERVIEW**

This petition is to be continued to the December 18, 2025 hearing.



**METROPOLITAN DEVELOPMENT COMMISSION** **November 20, 2025**  
**HEARING EXAMINER**

**Case Number:** 2025-ZON-108 (Amended) / 2025-VAR-008  
**Property Address:** 1360 East 30<sup>th</sup> Street  
**Location:** Center Township, Council District #8  
**Petitioner:** Monon Development Group, LLC, by Christopher White  
**Request:** Rezoning of 0.98 acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail, hotel, entertainment, and recreational amenities.  
 Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner continued these petitions from the October 23, 2025 hearing, to the November 20, 2025 hearing, to amend the request and provide new notice

Staff is requesting a **continuance from the November 20, 2025 hearing, to the December 18, 2025 hearing**, to provide time to resolve issues related to property ownership.



**METROPOLITAN DEVELOPMENT COMMISSION** **November 20, 2025**  
**HEARING EXAMINER**

**Case Number:** 2025-CZN-845/ 2024-CVR-845  
**Property Address:** 1032 and 1040 South East Street  
**Location:** Center Township, Council District # 18  
**Petitioner:** 1032 1040 LLC, by David Kingen and Justin Kingen  
**Request:** Rezoning of 0.34 acres from the C-5 district to the D-8 classification to provide for residential development.

Variance of Use and Development Standards of Consolidate Zoning and Subdivision Ordinance to provide for the construction of three townhomes containing a total of nine units across two lots (one primary building permitted per lot, each townhome unit required to be on its own platted lot), with each unit providing less than 100 square feet of main floor area (minimum 660-square-feet of main floor area required) with

- a) one three-unit townhome structure providing a three-foot corner side yard setback from I-70, a 60-foot front yard setback from East Street, a 10-foot rear yard setback and no front entry feature (eight-foot corner side setback, 15-foot rear setback, front entry required, maximum 19.9-foot front yard setback permitted);
- b) one two-unit building providing a three-foot corner side yard setback; and
- c) one four unit building with a 35-foot front yard setback from East Street.

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

**PETITION HISTORY**

The petitioner’s representatives have requested a continuance from the November 20, 2025 hearing, to the December 18, 2025 hearing. Staff would not object to the continuance.





**METROPOLITAN DEVELOPMENT COMMISSION** **November 20, 2025**  
**HEARING EXAMINER**

**Case Number:** 2025-APP-006

**Property Address:** 1701 and 2055 North Senate Avenue

**Location:** Center Township, Council District #12

**Petitioner:** IU Health, by Blake Langley

**Current Zoning:** HD-1 (TOD) / HD-2 (TOD)

**Request:** Hospital District-One Approval and Hospital District-Two Approval to provide for two freestanding signs.

**Current Land Use:** Hospital Campus

**Staff Recommendations:** Approval.

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

**PETITION HISTORY**

The Hearing Examiner continued this petition from the October 23, 2025 hearing, to the November 20, 2025 hearing, to provide additional time for required notice.

**STAFF RECOMMENDATION**

Approval, subject to substantial compliance with the site plan and sign elevations file-dated September 24, 2025.

**PETITION OVERVIEW**

This 0.46-acre site, zoned HD-1 (TOD) and HD-2 (TOD), is developed with a hospital campus. It is surrounded by medical offices to the north, zoned HD-2 (TOD); a parking garage to the south, zoned HD-1 (TOD); hospital and medical offices to the east, zoned HD-1 (TOD) and HD-2 (TOD), respectively; and Senate Avenue / I-65 Ramp right-of-way to the west, zoned HD-1 (TOD) and HD-2 (TOD).

**HD-1 / HD-2 APPROVAL**

The request would provide for way finding signs generally related to the location of the Neuroscience Center and location of the parking for the Center and other destinations within the campus.

The Comprehensive Plan recommends Regional Special Use, which is a non-typology land use. These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.



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

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

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

“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.”

As proposed, staff believes that the request would meet all the goals of the HD-1 / HD-2 district listed above. The site layout and sign elevations shown on the submitted documents would be appropriately integrated with the existing signage throughout the campus and provide information and directions to medical facilities within this area of the campus.

### **Overlays**

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



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

**GENERAL INFORMATION**

<b>Existing Zoning</b>	HD-1 (TOD / HD-2 (TOD)	
<b>Existing Land Use</b>	Hospital Campus	
<b>Comprehensive Plan</b>	Regional Special Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	HD-2 (TOD	Medical offices
South:	HD-1 (TOD)	Parking garage
East:	HD-1 (TOD) / HD-2 (TOD)	Single-family dwelling
West:	HD-1 (TOD) / HD-2 (TOD)	North Senate Avenue right-of-way
<b>Thoroughfare Plan</b>		
North Senate Avenue	Primary Collector / I-65 Ramp	Existing 395-foot right-of-way and proposed 56-foot right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes – Transit Oriented Overlay (TOD)	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	September 24, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	September 24, 2025	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	June 12, 2025	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends regional special use for this. “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 lane use. 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, 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**

Red Line Transit-Oriented Development Strategic Plan (2021).

This site is located within a ½ mile walk of the transit stop located at the intersection of North Meridian Street and West 18<sup>th</sup> Street, with a Community Center typology.

Community Center stations are located within commercial hubs with varying types of commercial developments, from large strip centers to shipping malls, along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.

Characteristics of the Community Center typology are:

- A dense mixed-use neighborhood center
- Minimum of two stories at core
- No front or side setbacks a core; 0-10-foot front setbacks and 0-10-foot side setback at the periphery
- Multi-family housing with a minimum of three units
- Structured parking at the core and attractive surface parking at the periphery

**Neighborhood / Area Specific Plan**

Not Applicable to the Site.

**Infill Housing Guidelines**

Not Applicable to the Site.



Department of Metropolitan Development  
Division of Planning  
Current Planning

### 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-CZN-805 / 2011-CVR-805; 1355, 1421, 1515, 1801 and 2055 North Senate Avenue; 1515, 1919 and 2055 North Capitol Avenue, 227 West 14<sup>th</sup> Street, 102 East 16<sup>th</sup> Street, 269 West 16<sup>th</sup> Street, and 1615 and 1621 Hall Street**, requested rezoning of 45.8 acres from the HD-1 (W-5), HD-2 (W-5), C-1 (W-5) and C-3 (W-5) Districts to the HD-1 (W-5) classification to provide for hospital uses and 33 replacement signs and a variance of development standards of the Sign Regulations to provide for sign height exceeding permitted height and reduced setbacks, **approved and granted**.

**2010-APP-025; 1633, 1805, and 2010 North Capitol Avenue**, 1801 and 2055 North Senate requested Hospital District One and Two Approval to provide for 43 signs, **approved**.

**2005-APP-057; 1935 North Capitol Avenue**, requested Hospital District-Two approval to provide for 24, two-foot-wide window awnings, two door awnings, and a 40-square foot illuminated wall sign, **approved**.

**2001-APP-121; 1701 North Senate Boulevard**, requested a modification of a previous Hospital District-One Approval, petition 99-AP-197, to provide for a 5.5-foot by 65.5-foot wall sign on the west elevation of parking garage two, **approved**.

**2001-APP-079; 1702 North Senate Boulevard**, requested Hospital District-One approval to provide for phase two of a monorail system, **approved**.

**2001-APP-019; 1702 North Senate Boulevard**, requested Hospital District-One approval to provide for phase one of a monorail system, **approved**.

**94-AP-106; 1701 North Senate Boulevard**, requested a modification and site plan approval of signage master plan, **approved**.

**91-AP-89; 2007 North Capitol Avenue**, requested Hospital District-Two approval for the replacement of an existing monument sign, **approved**.

**88-APP-119; 2012 North Senate Boulevard**, requested Hospital District-One approval to provide for two ground signs, **approved**.

**88-APP-88; 2040-2066 North Capitol Avenue**, requested Hospital District-Two approval to provide for the construction of a health education center and parking area, **approved**.

**88-HOV-64; 2012 North Senate Boulevard**, requested a variance of development standards of the Sign Regulations to provide for a nine-foot-tall pylon sign, **approved**.

**88-HOV-57; 2040 North Capitol Avenue (site)**, requested a variance of development standards of the Sign Regulations to provide for identification and traffic control signs that exceed the maximum heights, sizes, with insufficient setbacks, **approved**.



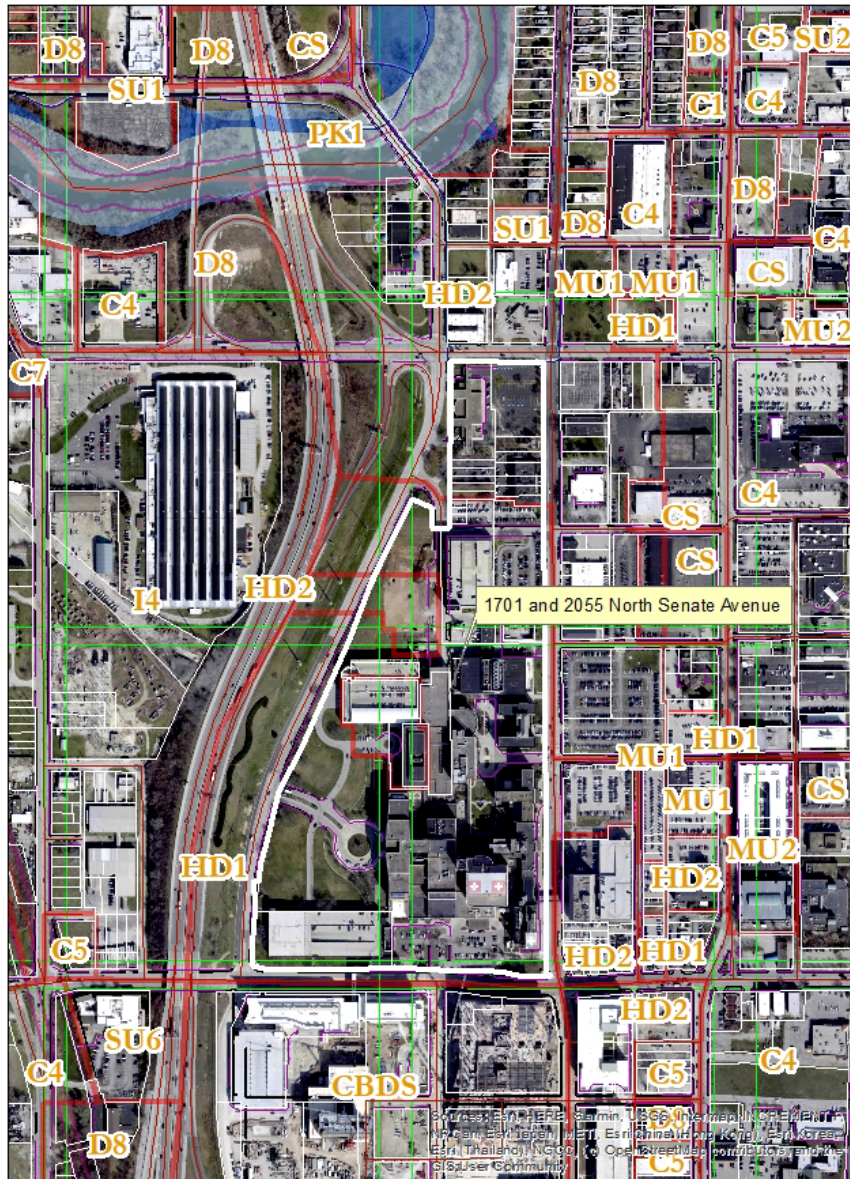
Department of Metropolitan Development  
Division of Planning  
Current Planning

**88-HOV-49; 1935 North Capitol Avenue**, requested a variance of development standards of the Sign Regulations to provide for the erection of a second wall sign (one sign permitted), **approved**.

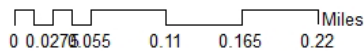
**87-AP-187; 1935 North Capitol Avenue**, requested Hospital District-Two approval for installation of an 8 by 3.5 wall sign, **approved**.

**85-AP-50; 1604 North Capitol Avenue**, requested Hospital District-Two approval for installation of identification and directional signs, **approved**.

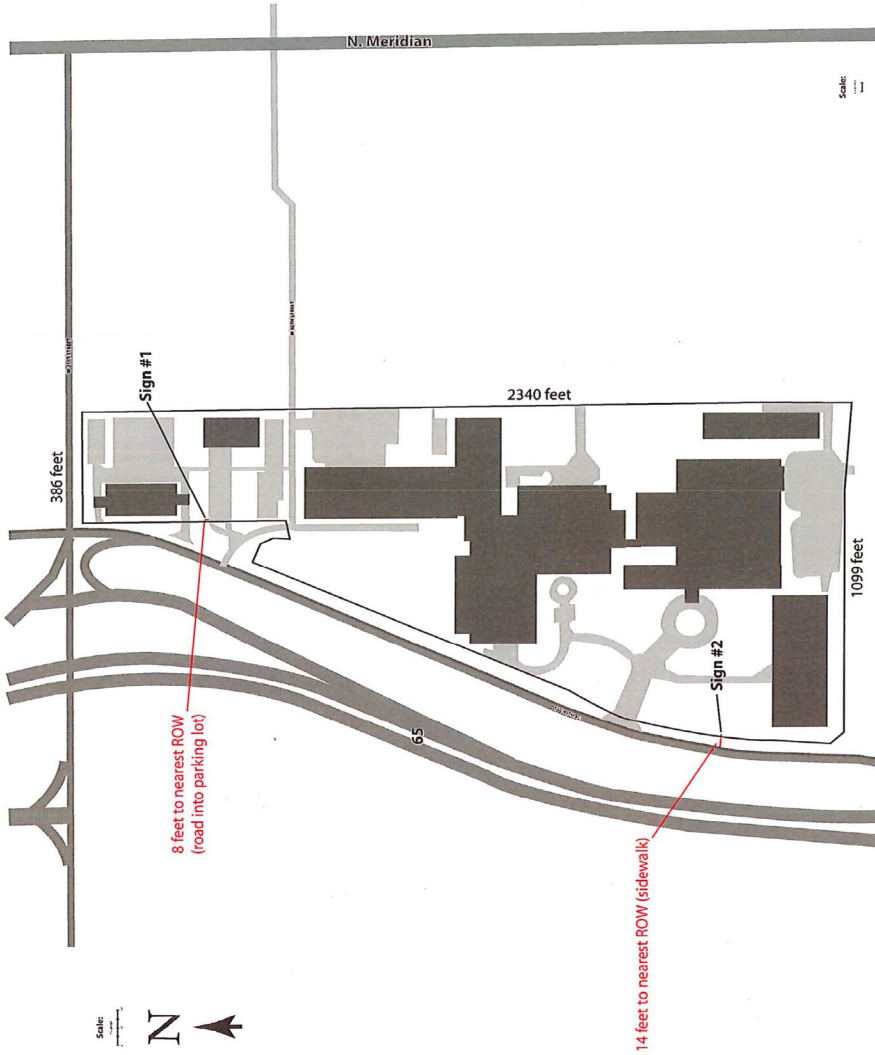
**EXHIBITS**



1701 and 2055 North Senate Avenue







**NON-LIT DIRECTIONAL SIGNS**

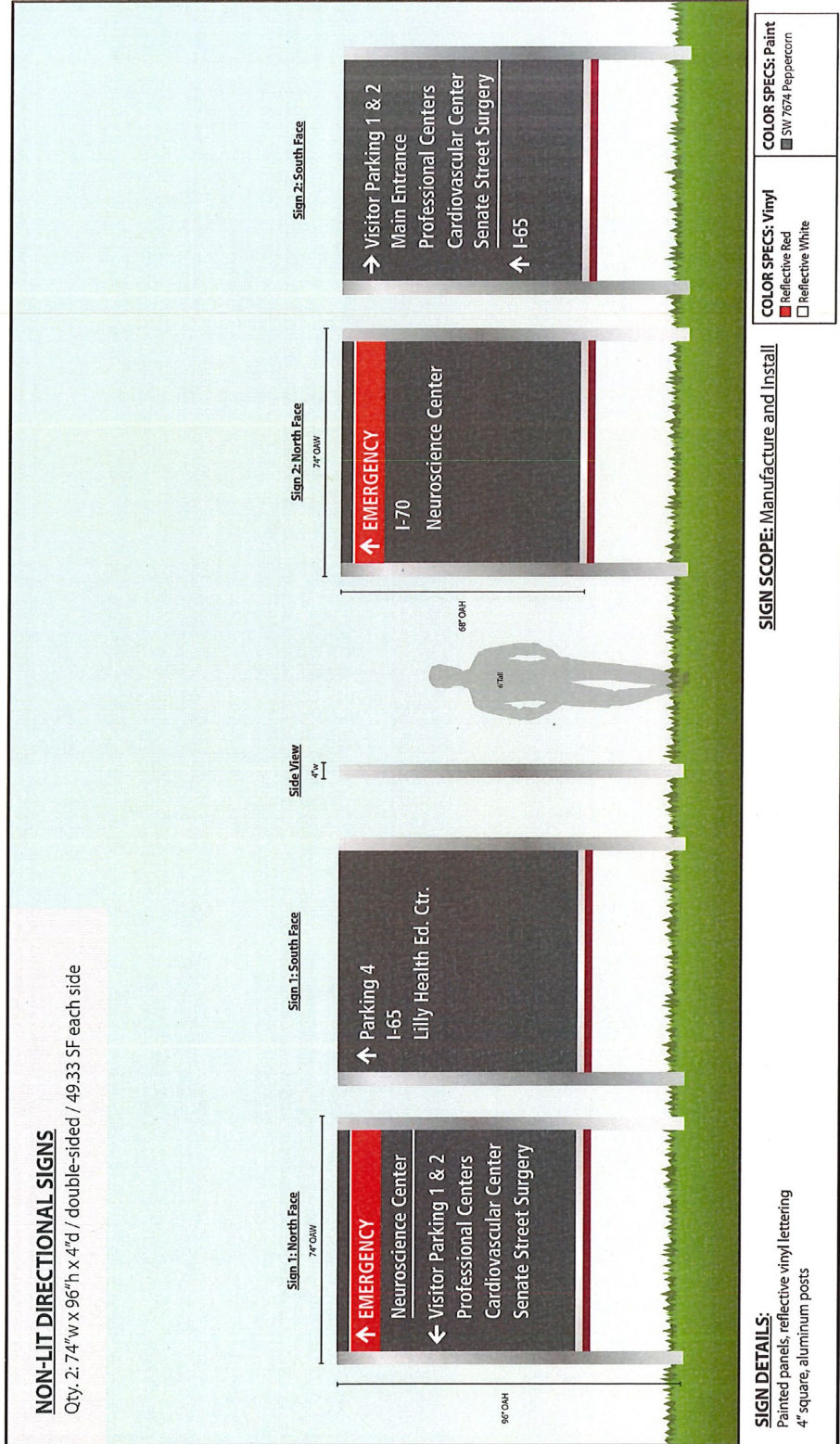
Site Map

1701 Senate Avenue  
 Indianapolis, IN 46202

Parcel #  
 1097245

**Legal Description**

PT NE 1/4 S35 T16 N R3E - BEG NW COR CAPITOL AVE & 16TH STREET N 1272.36' W 393.5' N 54' W 30' N 443.04' NW 47.70' W 65.22' SW 1030.26' SW RLY 666' E 513' S 234' E 228' SERLY 365' TO BEG .28355 AC.



**SIGN SCOPE: Manufacture and Install**

<b>COLOR SPECS: Vinyl</b>	<b>COLOR SPECS: Paint</b>
<input checked="" type="checkbox"/> Reflective Red	<input checked="" type="checkbox"/> SW 7674 Peppercorn
<input checked="" type="checkbox"/> Reflective White	

**DESIGN APPROVAL**

CLIENT SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

DATE	CLIENT	LOCATION	ADD. NOTES
04/03/2025	IU HEALTH - INDY HEALTH DISTRICT	INDIANAPOLIS, IN	
JOB #	PROJECT MANAGER	DESIGNER	
240607-04	BLAKE L.	ASHLEIGH F.	

**HOOSIER SIGN GUY**  
 317-984-5500  
 4484 S. State Road 19, Tipton IN 46072  
 hsgsigns.com

Before signing this Artwork Approval Form, please be sure to review your proof carefully and confirm that every detail on your proof is correct including wording, dates, spelling, punctuation, capitalization, color choices, layout and graphics. We do our best to alert you to color choices we think will make wording difficult to read. Ultimately, it is the responsibility of the customer to choose their colors. Since all computer monitors and devices display color differently, we cannot guarantee print colors will match colors viewed on screen. For these reasons, we do not accept returns based on color nor do we accept returns for approved proof errors. If Pantone colors are specified, they will be matched according to Pantone specifications and be matched as close as possible. **All artwork is property of Hoosier Sign Guy and is protected by copyright laws. External distribution is prohibited.**



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

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

**FINDINGS OF FACT**

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

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

The proposed non-illuminated directional signs, measuring 74 inches wide by 96 inches high and 4 inches deep, have been thoughtfully designed to enhance wayfinding while maintaining the visual and architectural integrity of the area. Their double-sided format and modest scale (49.33 square feet per side) ensure clear visibility without overwhelming the streetscape. The signs are consistent with the Comprehensive Plan's goals of promoting pedestrian-oriented design, preserving aesthetic cohesion, and supporting orderly development within the HD1/HD2 zoning districts of the Regional Center.

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 directional signs provide essential wayfinding in a clear, efficient, and non-intrusive manner, supporting both vehicular and pedestrian navigation throughout the site. Their placement has been strategically planned to maximize functionality while minimizing visual clutter. The signs' clean, professional design complements surrounding architectural styles and land uses within the HD1/HD2 zoning districts, enhancing overall site organization and user experience. As non-illuminated features, they maintain low energy impact while still delivering high functional value in an attractive and contextually appropriate format.

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

The proposed directional signs are strategically positioned to enhance navigation and circulation for all modes of transportation, including vehicular, pedestrian, and bicycle traffic. By clearly identifying access points, parking areas, and key destinations, the signage supports the efficient use of existing infrastructure and improves the overall accessibility of the site. Their integration into the site layout contributes to a well-organized and user-friendly environment, aligning with the development district's intent to promote multi-modal connectivity and reduce confusion for all users.

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

317-984-5500  
Secretary@hoosiersignguy.com

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

The installation of the proposed non-illuminated directional signs requires minimal disturbance to existing infrastructure and does not adversely affect sanitation, drainage, or utility systems. Their design and placement have been planned to avoid interference with underground utilities and surface water flow, maintaining existing drainage patterns and utility access. As non-illuminated signs, they consume no electricity, aligning with sustainable, low-impact development practices appropriate for the HD1/HD2 zoning context.

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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:

Their placement considers existing topography and avoids interference with views, pedestrian paths, and vehicular circulation. The size, character, and orientation of the signs are appropriate for wayfinding purposes and complement both the functional layout and architectural context of the development. This thoughtful integration supports the Comprehensive Plan's objectives of creating orderly, accessible, and context-sensitive development within the HD1/HD2 zoning districts.

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 directional signs are strategically located to support pedestrian accessibility and enhance connectivity within the development and to surrounding public transit options. The signage is placed near existing pedestrian pathways and sidewalks, ensuring clear directional guidance for those walking or cycling within the site and to transit stops. Additionally, the design aligns with the required provisions for sidewalk installations and pedestrian transitions, helping integrate the site with the broader network of public streets and pedestrian amenities in accordance with the Comprehensive Plan and zoning requirements.

**DECISION**

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Commission President/ Secretary



View of proposed location of northern sign (Sign #1) looking south along North Senate Avenue



View of proposed location of northern sign (Sign #1) looking north across access drive



View of proposed location of northern sign (Sign #1) looking west from access drive



View of proposed location of southern sign (Sign #2) looking east across North Senate Avenue



View of proposed location of southern sign (Sign #2) looking east across North Senate Avenue



**METROPOLITAN DEVELOPMENT COMMISSION** **November 20, 2025**  
**HEARING EXAMINER**

**Case Number:** 2025-CZN-846 / 2025-CVR-846

**Property Address:** 1940 Riviera Street

**Location:** Washington Township, Council District #2

**Petitioner:** Park Place Investments, LLC, by David and Justin Kingen

**Current Zoning:** D-A  
Rezoning of 0.35-acre from the D-A district to the D-2 district to provide for residential development.

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory structure with a four-foot east side yard setback (seven-foot setback required).

**Current Land Use:** Single-family dwelling / accessory building

**Staff Recommendations:** Approval of the rezoning and variance requests.

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

**PETITION HISTORY**

This is the first hearing on these petitions.

**STAFF RECOMMENDATION**

Staff recommends approval of both the rezoning request and the variance request, subject to the site plan, file dated October 9, 2025.

**PETITION OVERVIEW**

This 0.35-acre site, zoned D-A, is developed with a one-story single-family dwelling and accessory building. It is surrounded by single-family dwellings to the north, east, west and south across Riviera Street, all zoned D-A.





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Current Planning**

## REZONING

The request would rezone the parcel to the D-2 district to provide for residential development. “The D-2 district is intended for use in suburban areas. Ample yards, trees and passive open spaces easily serving each individual lot are envisioned for this district. The D-2 district has a typical density of 1.9 units per gross acre. Two- family dwellings are permitted on corner lots in this district. This district fulfills the lowest density recommendation of the Comprehensive General Land Use Plan. Public water and sewer facilities must be present. Development plans, which may include the use of clustering, should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.”

The Comprehensive Plan recommends Suburban Neighborhood typology for the site.

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

As proposed, this request would be consistent with the Plan recommendation of suburban neighborhood.

This neighborhood is zoned D-A, but the lots do not and cannot comply with the D-A development standards including a lot area of three acres and a lot width of 250 feet. Furthermore, the lots would not be able to be developed when applying required D-A setbacks. For example, the side setbacks are 30 feet, with an aggregate of 75 feet and the rear setback is 75 feet.

This lot is approximately 80 feet by 186 feet, which would be consistent with the D-2 district lot area and lot width and would allow for development of the lot that aligns with the existing neighborhood character.

For these reasons, staff supports this rezoning request.

## VARIANCE OF DEVELOPMENT STANDARDS

This variance request would provide for the construction of an accessory structure with a four-foot (4) east side yard setback when a seven-foot (7) setback would be required. Admittedly, the requested rezoning provides relief from the development standards but given the surrounding land uses, staff believes a three-foot (3) side yard reduction would not negatively impact the adjoining neighbors. Furthermore, the proposed accessory structure would be located behind the dwelling to the east, further mitigating the impact of the reduced setback.



**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-A	
<b>Existing Land Use</b>	Single-family dwelling / accessory structure	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-A	Single-family dwelling
South:	D-A	Single-family dwelling
East:	D-A	Single-family dwelling
West:	D-A	Single-family dwelling
<b>Thoroughfare Plan</b>		
Rivera Street	Local Street	Existing 50-foot right-of-way and proposed 50-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	October 9, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	October 9, 2025	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends Suburban Neighborhood typology. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

## Pattern Book / Land Use Plan

The Comprehensive Plan consists of two (2) 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 – Suburban 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.
- Hydrological patterns should be preserved wherever possible.
- Curvilinear streets should be used with discretion and should maintain the same general direction.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

### *Conditions for All Housing*

- A mix of housing types is encouraged.
- Developments of more than 30 housing units must have access to at least one arterial street of three or more continuous travel lanes between the intersections of two intersecting arterial streets.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

*Detached Housing (Detached housing refers to detached single-family homes. While this type of housing may include a secondary dwelling unit (such as a mother-in-law suite or carriage house), the secondary dwelling unit is usually smaller than the primary home and the entire property is under a single ownership).*

- The house should extend beyond the front of the garage.
- Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.



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

Not Applicable to the Site.

### Neighborhood / Area Specific Plan

Not Applicable to the Site.

### Infill Housing Guidelines

Not Applicable to the Site.

### Indy Moves

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

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.

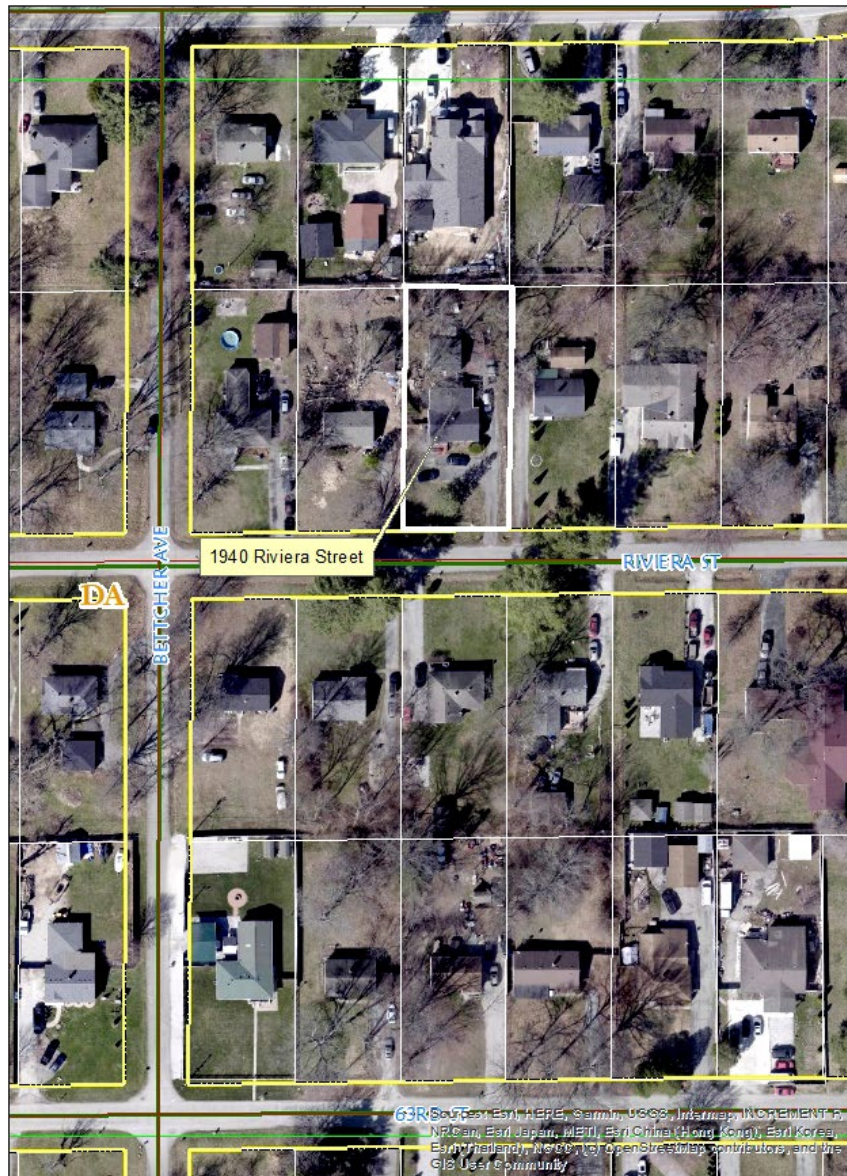


**ZONING HISTORY**

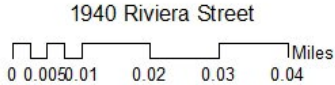
None.

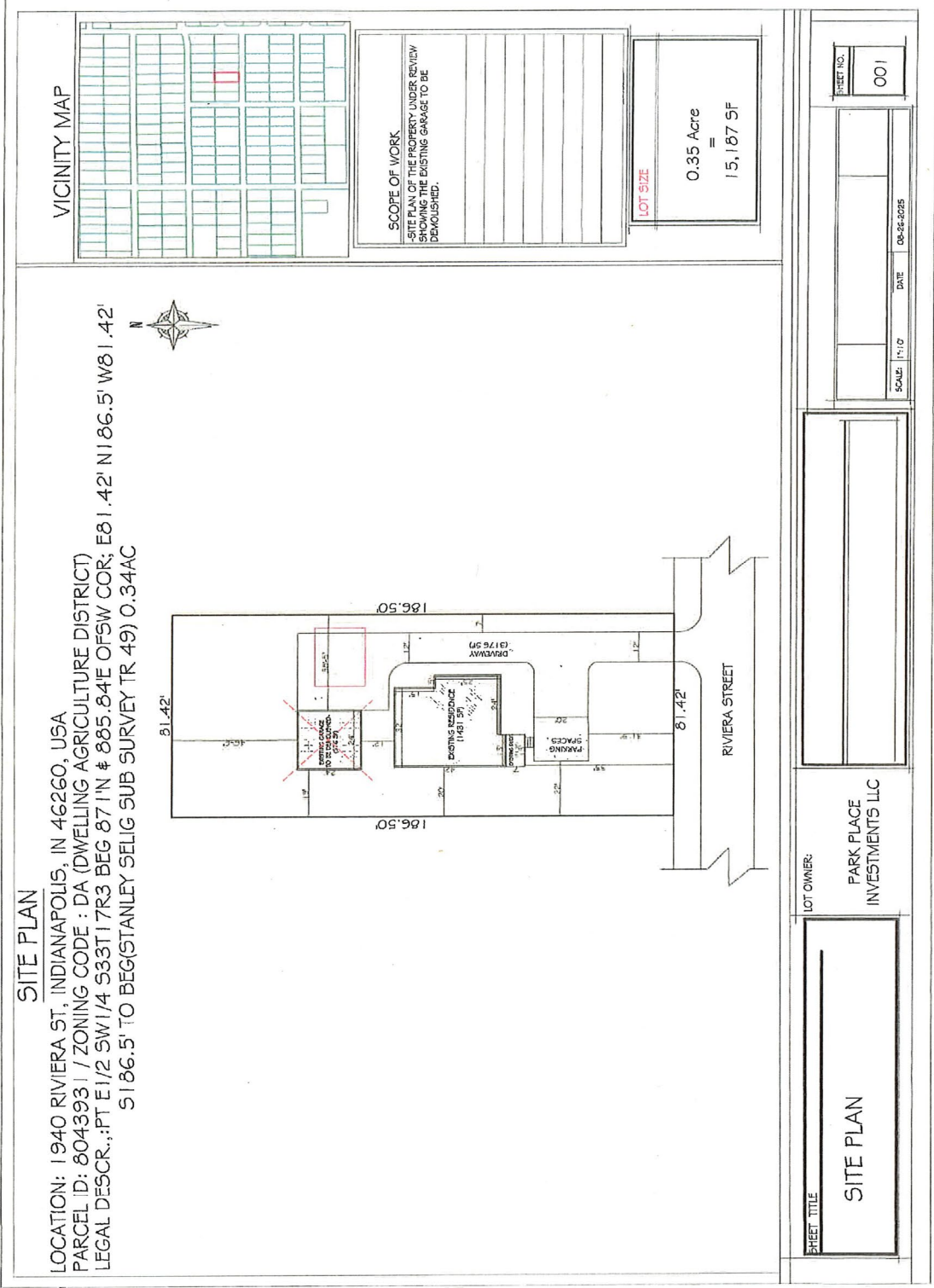
EXHIBITS

Site Aerial



63R Sources: Esri, HERE, Garmin, USGS, Imagery, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Ireland), Esri (UK), Swire, Bing, contributors, and the GIS User Community







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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 proposed accessory structure would contain a similar side-yard setback and, in numerous cases, a greater side-yard setback than other accessory structures in the immediate vicinity. The proposed accessory structure will be located on the subject site so that it aligns with the existing driveway that runs parallel to the eastern property line. In order to line up the proposed accessory structure with the existing driveway, a reduced side-yard setback is necessary.

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 use of the property is consistent with the Marion County Land Use Plan Pattern Book. The value of the nearby residences will benefit from the demolition of the existing dilapidated accessory structure and the newly constructed accessory structure on the subject site, should this variance request be granted.

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 accessory structure will be located on the subject site so that it aligns with the existing driveway that runs parallel to the eastern property line. In order to line up the proposed accessory structure with the existing driveway, a reduced side-yard setback is necessary.

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





View looking west along Riviera Street



View looking east along Riviera Street



View of site looking north across Riviera Street



View of site looking northwest across Riviera Street



View from site looking south



**METROPOLITAN DEVELOPMENT COMMISSION** **November 20, 2025**  
**HEARING EXAMINER**

**Case Number:** 2025-ZON-090  
**Property Address:** 3309 South Arlington Avenue  
**Location:** Franklin Township, Council District #20  
**Petitioner:** Arlington Distribution and Storage, LLC, by David Gilman  
**Current Zoning:** D-A (FF)  
**Request:** Rezoning of 9.037 acres from the D-A (FF) district to the I-1 (FF) district to provide for a distribution facility.  
**Current Land Use:** Undeveloped  
**Staff Recommendations:** Denial.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the September 11, 2025 hearing, to the October 9, 2025 hearing.

The Hearing Examiner continued this petition from the October 9, 2025 hearing, to the November 20, 2025 hearing, at the request of the petitioner’s representative.

Subsequently, a Traffic Impact Study was conducted, and additional documents were submitted, including a site plan, site details and proposed commitments.

**Traffic Impact Study (TIS) – October 30, 2025**

The parameter used to evaluate traffic operation conditions is referred to as the level-of-service (LOS). There are six LOS (A through F) categories, which relate to driving conditions from best to worst, respectively. LOS directly relates to driver discomfort, frustration, fuel consumption and lost travel time. Traffic operating conditions at intersections are considered to be acceptable if found to operate at LOS D or better.

The TIS, file dated November 5, 2025, has been reviewed by the Department of Public Works staff, who agreed with the study that a passing blister should be constructed for southbound traffic. See Exhibit A



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Staff continues to **recommend denial** despite the additional submittals. 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 59.5-foot half right-of-way shall be dedicated along the frontage of South Arlington Avenue as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP)
2. In accordance with the Traffic Impact Study, a passing blister shall be constructed at the entrance drive for southbound traffic.
3. 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.
4. 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 / receptables provided for the proper disposal of trash and other waste.

## STAFF RECOMMENDATION

Denial.

1. A 59.5-foot half right-of-way shall be dedicated along the frontage of South Arlington Avenue as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP)
2. A 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



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(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.

3. 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 9.037-acre site, zoned D-A (FF), is developed with a single-family dwelling and accessory building. It is surrounded by single-family dwellings and multi-family dwellings to the north zoned D-A and D-6II, respectively; industrial uses to the south, zoned I-2; single-family dwellings to the east, zoned D-P; and industrial uses to the west, across South Arlington Avenue, zoned I-3.

Petition 2006-ZON-069 requested rezoning to the I-2 district for light industrial uses but this request was withdrawn by the petitioner.

## REZONING

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

The Comprehensive Plan recommends light industrial typology for the site.

As proposed, this request would be consistent with the Comprehensive Plan recommendation, but residential development abuts this site to the north and east and The Pattern Book removes industrial uses "where they would be adjacent to a living typology."

Traffic generated by a distribution facility would not be appropriate in quiet neighborhoods. Warehousing and distribution centers could have specific needs that would be impactful to the residential uses that abut the site to the north and east, such as loading zones or pick-up / drop-off areas.

Compatibility between land uses is key to maintaining stable property values and resilient neighborhoods. Transitions in scale and character between residential uses and industrial uses should happen gradually. Staff believes that the proposed industrial uses would have a negative impact on the stability and resilience of the abutting residential neighborhoods.



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### **Department of Public Works**

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

### **Floodway / Floodway Fringe**

This site has a secondary zoning classification of a Floodway Fringe (FF). The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

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

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (I-1 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

### **Tree Preservation / Heritage Tree Conservation**

There are significant amounts of natural vegetation and trees located throughout 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.



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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 B, 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.

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.





**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-A (FF)		
<b>Existing Land Use</b>	Single-family dwelling / accessory building		
<b>Comprehensive Plan</b>	Light Industrial		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-A / D-6II	Single-family / multi-family dwellings
	South:	I-2	Industrial uses
	East:	D-P	Single-family dwellings
	West:	I-3	Industrial Uses
<b>Thoroughfare Plan</b>			
South Arlington Avenue	Primary arterial	Existing 90-foot right-of-way and proposed 119-foot right-of-way.	
<b>Context Area</b>	Metro		
<b>Floodway / Floodway Fringe</b>	Yes – unregulated 500-year floodplain of Sloan Ditch		
<b>Overlay</b>	No		
<b>Wellfield Protection Area</b>	No		
<b>Site Plan</b>	October 16, 2025		
<b>Site Plan (Amended)</b>	N/A		
<b>Elevations</b>	October 16, 2025		
<b>Elevations (Amended)</b>	N/A		
<b>Landscape Plan</b>	N/A		
<b>Findings of Fact</b>	N/A		
<b>Findings of Fact (Amended)</b>	N/A		
<b>C-S/D-P Statement</b>	N/A		

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends Light Industrial typology. The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.



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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:

- *Light Industrial Uses*
  - Industrial truck traffic should not utilize local, residential streets.
  - Streets internal to industrial development must feed into an arterial street.
  - Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.

**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



## ZONING HISTORY

**2006-ZON-069; 3309 South Arlington Avenue**, requested rezoning of 9.42 acres, being in the D-A District, to the I-2-S classification to provide for light industrial suburban uses, **withdrawn**.

### VICINITY

**2000-ZON-040; 3303 South Arlington Avenue (north of site)**, rezoning of 10.24 acres from D-A to D-6II to provide for multi-family dwellings, **granted**.

**98-Z-171 (98-DP-8); 6201 East Troy Avenue (east of site)**, rezoning of 68 acres from D-3 and D-6II to D-P to provide for single-family dwellings, **granted**.

**98-Z-238; 3313 South Arlington Avenue (south of site)**, rezoning of 9.28 acres from D-A to I-2-S to provide for light industrial uses, **granted**.

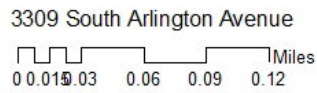
**91-Z-3; 3313 South Arlington Avenue (south of site)**, requested rezoning of 56.68 acres, being in the D-A, SU-18 and D-6II districts, to the I-5-S classification to provide for industrial uses, **withdrawn**.

**72-Z-304; 6295 East Troy Avenue (north of site)**, requested rezoning of 51.34 acres, being in the A-2 district to the D-3 classification to provide for single-family residential development, **approved**.

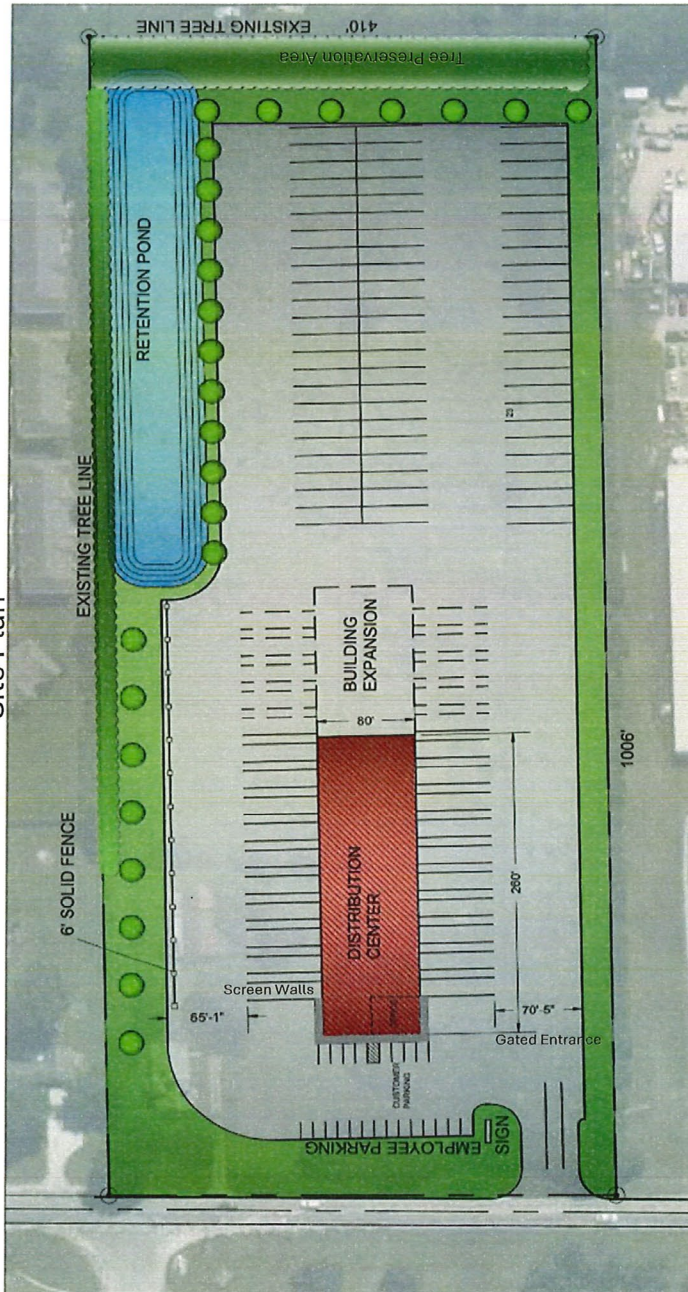
**72-Z-303; 6295 East Troy Avenue (north of site)**, requested rezoning of 547.89 acres, being in the A-2 district, to the D-6II classification to provide for multi-family residential development, **approved**.

**71-Z-55; 801 South Emerson Avenue (east of site)**, requested rezoning of 51.07 acres being in the A-2 district to the C-7 classification to provide for construction of wholesale grocery warehouse, **approved**.

**EXHIBITS**



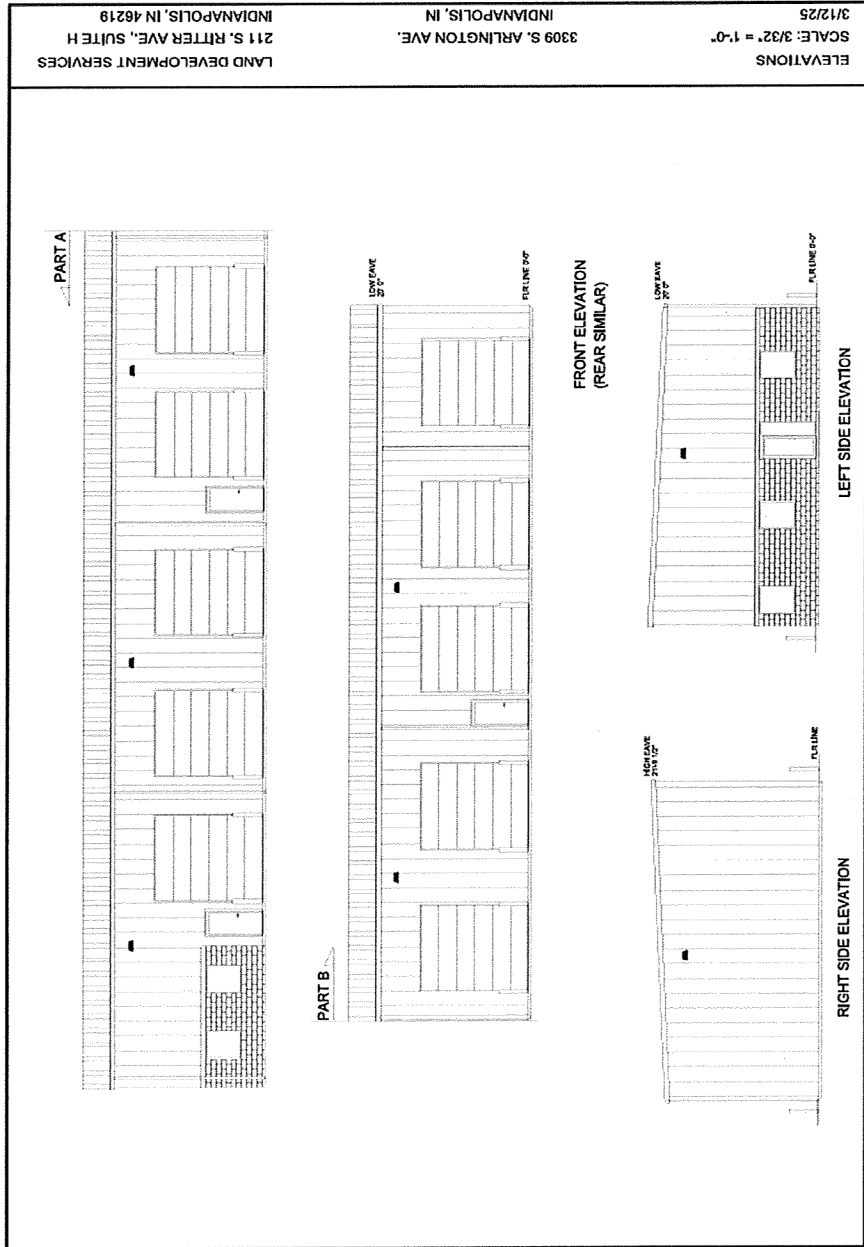
3309 S Arlington Ave  
Site Plan



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ELEVATIONS  
 SCALE: 3/32" = 1'-0"  
 3/12/25  
 INDIANAPOLIS, IN  
 3309 S. ARLINGTON AVE.  
 INDIANAPOLIS, IN 46219  
 LAND DEVELOPMENT SERVICES  
 211 S. RITTER AVE., SUITE H  
 INDIANAPOLIS, IN 46219



PART A

PART B

FRONT ELEVATION  
(REAR SIMILAR)

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

**EXHIBIT A – Traffic Impact Study**

Executive Summary

This traffic impact study evaluates the proposed re-zoning of the property at 3309 Arlington Ave, located in Indianapolis, Indiana. The study focuses on the impact of the re-zone on the property and the Arlington Ave roadway at the proposed entrance.



The proposed development will include 20,800 SFT of warehouse space for a Distribution Center, with room to expand to 26,000 SFT, including locations for semis to back into the center.

Turn lane warrants for left- and right-turn lanes, and a passing blister, were considered for the new entrance. While a right-turn lane was not warranted, a left-turn lane was reviewed, and the conditions indicated that a passing blister be constructed for southbound traffic. A dedicated left-turn lane was not warranted for SB traffic.

The post-development analysis indicates that the vehicles leaving the development will operate at an LOS of C during the peak hours, which is acceptable.





**EXHIBIT B**

**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.

<b>Size of tree removed or dead (inches)</b>	<b>Number of Trees to be planted to replace a Heritage Tree</b>	<b>Number of Trees to be planted to replace an existing tree</b>
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 north along South Arlington Avenue



View looking south along South Arlington Avenue



View of site looking southeast across South Arlington Avenue



View of site and adjacent property to the north looking east across South Arlington Avenue



View of site looking east across South Arlington Avenue



View of site and adjacent property to the south looking southeast across South Arlington Avenue



View of adjacent property to the south of site looking east across South Arlington Avenue



**METROPOLITAN DEVELOPMENT COMMISSION** **November 20, 2025**  
**HEARING EXAMINER**

**Case Number:** 2025-ZON-094  
**Property Address:** 2505 South Arlington Avenue  
**Location:** Warren Township, Council District #20  
**Petitioner:** Sky Real Estate, Inc., by David Gilman  
**Current Zoning:** C-3  
**Request:** Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.  
**Current Land Use:** Undeveloped  
**Staff Recommendations:** Denial.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner continued this petition from the September 25, 2025 hearing, to the October 23, 2025 hearing, and to the November 20, 2025 hearing, at the request of the petitioner’s representative.

On October 13, 2025, the petitioner’s representative submitted documents, including proposed commitments, site plan and building elevations. An amended site plan was submitted on November 13, 2025, that provides for three industrial buildings totaling 72,000 square feet, with 105-foot south setback.

**October 23, 2025**

The site plan proposes four industrial buildings totaling 80,000 square feet, ranging from 12,000 square feet to 24,000 square feet, with one access drive. A 30-foot-wide setback would be provided along the west, north and east property boundaries, with a 50-foot-wide setback along the southern boundary that abuts the residential neighborhood.

The proposed commitments limit the industrial uses to vocational school / technical school or training, veterinarian, medical or dental office / clinic / lab, commercial or building contractors, artisan manufacturing (e-commerce), life sciences, and wholesale / distribution / warehouse.

The commitments also provide for Administrator Approval of the site plan, landscape plan and building elevations, along with a six-foot tall perimeter chain link fence and tree preservation.

Despite these additional submittals, staff continues to recommend denial and would note that The Pattern Book removes industrial uses “where they would be adjacent to a living typology.”



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Division of Planning  
Current Planning**

Traffic generated by a distribution facility would not be appropriate in quiet neighborhoods. Warehousing and distribution centers could have specific needs that would be impactful to the residential uses that abut the site to the north and east, such as loading zones or pick-up / drop-off areas.

Compatibility between land uses is key to maintaining stable property values and resilient neighborhoods. Transitions in scale and character between residential uses and industrial uses should happen gradually.

Staff believes that the proposed industrial uses would not provide a reasonable transition to the residential uses to the south and would have a negative impact on the stability and resilience of the abutting residential neighborhood.

### **STAFF RECOMMENDATION**

Denial. 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 five business days prior to the MDC hearing:

1. A 59.5 half right-of-way shall be dedicated along the frontage of South Arlington Avenue as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. A 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.
3. 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 / receptables provided for the proper disposal of trash and other waste.

### **PETITION OVERVIEW**

This 8.264-acre site, zoned C-3, is undeveloped and surrounded by commercial uses to the north, zoned C-3; single-family dwellings to the south, zoned D-3; commercial uses to the east, zoned C-S; and undeveloped land to the west, across South Arlington Avenue, zoned C-4.



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Division of Planning  
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Petitions 2018-CZN-867 / 2018-CVR-867 requested rezoning to the I-2 classification to provide for truck parking and a variance of development standards to provide for a temporary gravel parking lot. Both these petitions were denied.

## REZONING

The request would rezone the site to the I-1 district to provide for light industrial uses. “The I-1 district is designed for those industries that present the least risk to the public. In the I-1 district, uses carry on their entire operation within a completely enclosed building in such a manner that no nuisance factor is created or emitted outside the enclosed building. No storage of raw materials, manufactured products, or any other materials is permitted in the open space around the buildings. Loading and unloading berths are completely enclosed or shielded by solid screening. This district has strict controls on the intensity of land use providing protection of each industry from the encroachment of other industries. It is usually located adjacent to protected districts and may serve as a buffer between heavier industrial districts and business or protected districts.”

The Comprehensive Plan recommends community commercial typology for the site.

As proposed, this request would not be consistent with the Comprehensive Plan recommendations. Community commercial typology is contemplated to be consistent with the C-3 (neighborhood commercial) or the C-4 (community-regional) zoning districts, depending upon the location and the surrounding land uses.

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

Staff would note that a C-3 district abuts the site to the north and a C-4 district is adjacent to the west of the site, across South Arlington Avenue. A residential neighborhood is adjacent to the south. Staff believes that supporting encroachment of an industrial use in an area devoid of industrial districts would not be appropriate.

Staff further believes this is a classic case of spot zoning because the closest industrial district (I-3) is located over one-half mile to the southwest. Spot zoning is defined as “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners’ benefits.” Spot zoning implies a certain level of preference and in this case demonstrates the antitheses of the adopted Comprehensive Plan.

## Department of Public Works

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





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

### **Tree Preservation / Heritage Tree Conservation**

There are significant amounts of natural vegetation and trees located along the eastern (approximately 155 feet wide) and southern (approximately 56 feet wide) perimeter 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.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-3	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Community Commercial	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	C-3 Commercial uses
	South:	D-3 Single-family dwellings
	East:	C-S Commercial uses
	West:	C-4 Undeveloped land
<b>Thoroughfare Plan</b>		
South Arlington Avenue	Primary Arterial	Existing 75-foot right-of-way and proposed 119-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	October 13, 2025	
<b>Site Plan (Amended)</b>	November 13, 2025	



<b>Elevations</b>	October 13, 2025
<b>Elevations (Amended)</b>	N/A
<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	N/A
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	N/A

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

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

**Pattern Book / Land Use Plan**

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

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

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

Staff would also note that the Pattern Book recommends that light industrial land uses be “removed as a recommended land use where they would be adjacent to a living or mixed-use typology.”

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

Not Applicable to the Site.



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Current Planning

### 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

**2018-CZN-867 / 2018-CVR-876; 6105 Southeastern Avenue**, requested rezoning of 8.264 acres from the C-3 district to the I-2 classification and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for temporary gravel parking, **denied**.

### VICINITY

**2016-ZON-052; 6011 Southeastern Avenue (north of site)**, requested rezoning of two acres from the C-3 district to the C-4 classification to provide for a gasoline station, **denied**.

**2007-ZON-082; 6011 Southeastern Avenue (north of site)**, requested the rezoning of 0.5-acre from the D-A District to the C-3 classification, **approved**.

**2016-UV1-009; 6033 Southeastern Avenue (east of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for automobile sales and display, with a parking area with a reduced setback, **granted**.

**2014-ZON-022; 6300 Southeastern Avenue (east of site)**, requested the rezoning of 133.5 acres, being in the D-A and C-S districts, to the C-S classification to provide for an industrial use, including corporate offices, light and heavy vehicle and equipment sales and rental, light and heavy vehicle and equipment service, repair and storage facilities, new and used vehicle and equipment parts sales, service and storage, outdoor display and storage of light and heavy vehicles, equipment, machines and parts, with accessory uses and operations including, welding shops, wash bays, fuel islands, sandblast shops, painting booths, test facilities, cold storage areas, outdoor equipment and machinery test area, outdoor equipment and machinery staging area, trash compactor and old tractor storage / museum building, **approved**.

**2011-ZON-056; 5900 Southeastern Avenue (north of site)**, requested rezoning of 18.151 acres, from the C-1 and C-4 Districts to the D-6II classification to provide for 140 cottage-style senior apartments, **withdrawn**.

**2004-ZON-048; 6010 and 6020 Southeastern Avenue (north of site)**, requested the rezoning of 2.999 acres, being in the D-A and C-3 Districts, to the C-3 classification to provide for a dental office, **approved**.

**2002-UV1-013; 6125 Southeastern Avenue (north of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for weekend live entertainment in an existing 9,960 square foot restaurant, and to legally establish a landscaping strip located within the right-of-way of Southeastern Avenue, **granted**.

**95-Z-185; 6021-6029 Southeastern Avenue (north of site)**, requested the rezoning of 0.937 acre, being in the D-A Districts to the C-3 classification provide neighborhood commercial development, **approved**.



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**95-Z-6, 95-CV-2; 6105 Southeastern Avenue (east of site)**, requested the rezoning of 2.285 acres, being in the C-3 District, to the C-S classification to provide for mini-warehouses, in addition to an existing fence, deck, and patio store, and a Variance of Development Standards to allow access to the mini-warehouse facility from a 30-foot wide access easement, **approved and granted**.

**86-UV3-115, 6101 Southeastern Avenue (north of site)**; requests a variance of use and development standards of the Commercial Zoning Ordinance to provide for the outdoor sales and display of lawn furniture and parking located along the existing right-of-way of Southeastern Avenue, **granted**.

**85-V1-58; 2465 South Arlington Avenue (west of site)**, requested a variance of development standards of the Dwelling District Zoning Ordinance to provide for total accessory building space to exceed the primary residential space, **granted**.

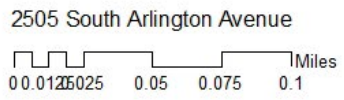
**85-UV2-78; 6030 Southeastern Avenue (north of site)**, requested a variance of use to provide for the outside display and sales of automobiles, **withdrawn**.

**85-Z-145, 85-CV-18; 6011 Southeastern Avenue (north of site)**, requested the rezoning of 1 acre, being in the A-2 district to the C-7 classification to provide a commercial custom glass fabrication and installation facility, **denied**; with a variance of development standards of the Commercial Zoning Ordinance to reduce the required 40-foot transitional yard requirement to 10 feet on the western property line and 5.5 feet on the eastern property, **denied**.

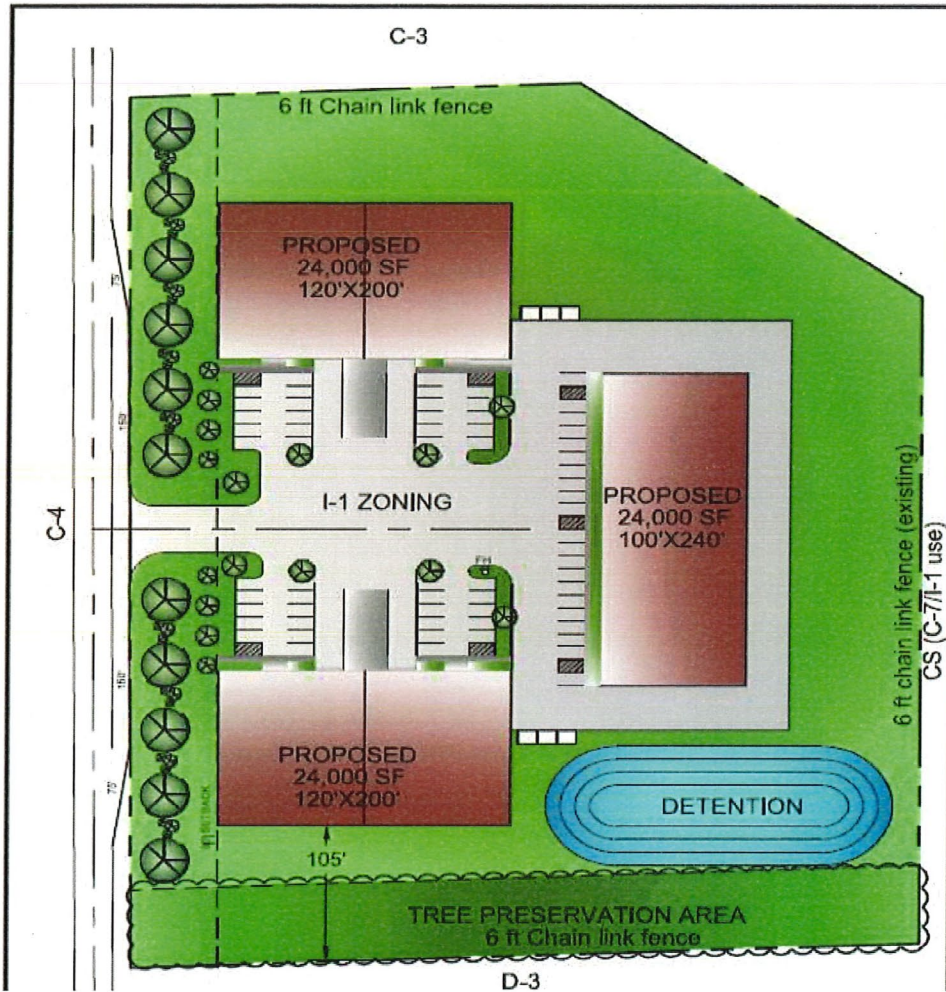
**77-UV2-119, 6033 Southeastern Avenue (north of site)**; requests a variance of use of the Commercial Zoning Ordinance to provide for retail and wholesale of fencing supplies, with outdoor storage and a pole sign, **granted**.

**71-Z-113; 6201 Southeastern Avenue (north of site)**, requested rezoning of 5.0 acres, being in the A-2 District, to the SU-34 classification to provide for a lodge, **approved**.

**EXHIBITS**

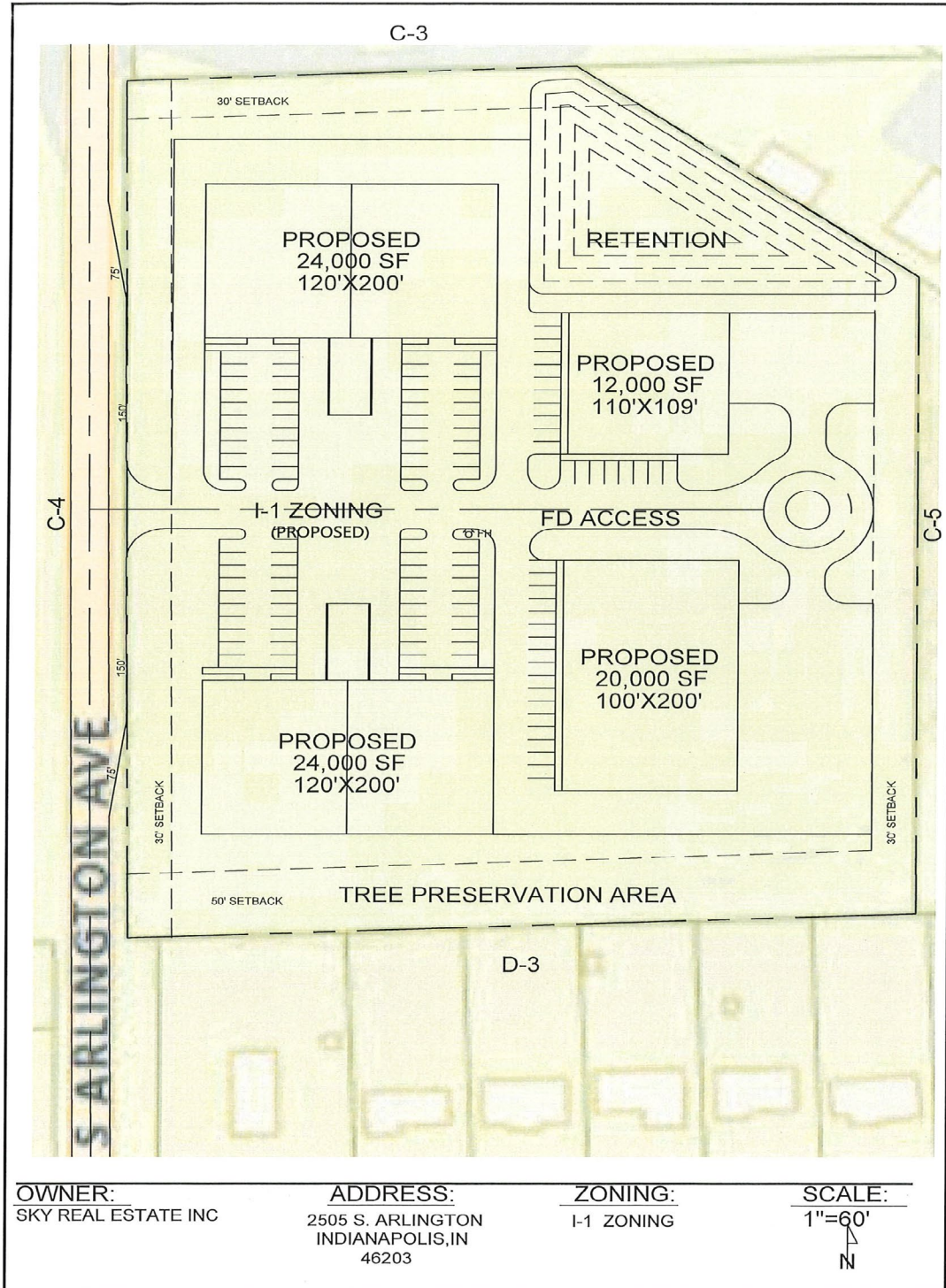


Site Plan – November 13, 2025





Site Plan – October 13, 2025





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Elevations – October 13, 2025

OWNER: SKY REAL ESTATE INC	ADDRESS: 2505 S. ARLINGTON INDIANAPOLIS, IN 46203	ZONING: I-1 ZONING	SCALE: No Scale	10-13-2025
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**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.

<b>Table 744-503-3: Replacement Trees</b>		
<b>Size of tree removed or dead (inches)</b>	<b>Number of Trees to be planted to replace a Heritage Tree</b>	<b>Number of Trees to be planted to replace an existing tree</b>
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 north along South Arlington Avenue



View looking south along South Arlington Avenue



View of site looking east across South Arlington Avenue



View of site looking east across South Arlington Avenue



View of site looking east across South Arlington Avenue



View looking across South Arlington Avenue at the adjacent dwelling to the south



View looking east into adjacent neighborhood across the intersection of South  
Arlington Avenue and East Southern Avenue



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

November 20, 2025

**Case Number:** 2025-APP-016

**Property Address:** 2018 and 2022 North College Avenue

**Location:** Center Township, Council District #13

**Petitioner:** CrossRoads Investments, LLC, by Josh Smith

**Current Zoning:** PK-2

**Request:** Park District Two Approval for construction of a duplex and concrete parking pad on each lot.

**Current Land Use:** Vacant

**Staff Recommendations:** Approval

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

**PETITION HISTORY**

This is the first hearing on this petition.

**STAFF RECOMMENDATION**

Approval, subject to substantial compliance with the site plan and elevations, file-dated November 13, 2025..

**PETITION OVERVIEW**

This 0.226-acre site, zoned PK-2, is comprised of two vacant lots. It is surrounded by single-family dwellings to the north, south and west, all zoned PK-2 and a single-family dwelling and vacant land to the east, across North College Avenue, zoned D-8.

This site was included in Petition 70-Z-260 that rezoned 80 acres to the PK-2 district.

**PARK DISTRICT TWO APPROVAL**

The Ordinance classifies Park District One and Two as Development Plan Districts. “No use, building or structure shall hereafter be established, constructed or used on any land in a Development Plan district for any purpose, until a Site and Development Plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with this zoning ordinance.”





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Division of Planning  
Current Planning**

“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.”

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

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

The Site and Development Plan must include layout and elevation plans for all proposed buildings and structures, and must indicate:

- a. Proposed uses, buildings and structures.
- b. All existing uses, buildings, and structures, in addition to any proposed to be demolished.
- c. Proposed buildings and structures and the use of each.
- d. Elevations of all sides of each building.
- e. Zoning and existing land uses of adjacent properties.
- f. Off-street vehicle and bicycle parking layouts with summary table of the number of required off-street parking, loading, and stacking spaces.

As proposed, a two-story duplex would be constructed on each parcel that would replace duplexes that were destroyed by fire approximately a year ago. The duplexes would generally be compatible with the surrounding residential development comprised of two-story, pitched-roof dwellings and detached garages. Amended documents file dated November 13, 2025, provided for a detached garage on each parcel, which would also be consistent with development in this neighborhood.



Department of Metropolitan Development  
 Division of Planning  
 Current Planning

Staff believes the proposed development would appropriately integrate and contribute to the ongoing redevelopment along this corridor.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	PK-2	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: PK-2	Single-family dwelling
	South: PK-2	Single-family dwelling
	East: D-8	Single-family dwelling / vacant land
	West: PK-2	Single-family dwelling
<b>Thoroughfare Plan</b>		
North College Avenue	Primary Arterial	Existing 68-foot right-of-way and proposed 78-foot right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	October 20, 2025	
<b>Site Plan (Amended)</b>	November 13, 2025	
<b>Elevations</b>	October 20, 2025	
<b>Elevations (Amended)</b>	November 13, 2025	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	October 20, 2025	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends Traditional Neighborhood typology. The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be



present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of five to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

### Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Traditional Neighborhood Typology*
  - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
  - All development should include sidewalks along the street frontage.
  - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- *Conditions for All Housing*
  - A mix of housing types is encouraged.
  - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
  - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
  - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
  - Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.
- *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.



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

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

#### Site Configuration

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

#### Aesthetic Considerations

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

#### Additional Topics

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



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

**Indy Moves**

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

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

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

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



## ZONING HISTORY

**2008-APP-060; 2018, 2022 and 2034 North College Avenue and 1910, 2022 and 2026 North Park Avenue**, requested Park District Two Approval to provide for six, two-family dwellings, each having a detached garage, **approved**.

### VICINITY

**2007-APP-106; 2026 North College Avenue (north of site)**, requested Park District Two Approval to provide for eight, two-story single-family dwellings and two-story detached garages, with a dwelling unit on the second floor of no more than four of the detached garages, **approved**.

**2007-APP-004; 1957, 2014, 2022, 2049 and 2059 Ruckle Street, 2120, 2126, 2130 and 2153 North Park Avenue, and 2035 Broadway Street (south of site)**, requested Park District Two approval to provide for the construction of ten single-family dwellings and ten two-story detached garages with a dwelling unit on the second floor, **approved**.

**2004-APP-159; multiple addresses, including 2161 Park Avenue (subject site)**, requested Park District Two approval to provide for the construction of 36 single-family dwellings, each having a separate dwelling unit on the upper floor of a detached accessory structure, **approved**.

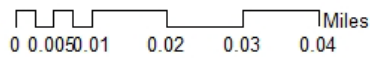
**70-Z-260; 16<sup>th</sup> / 22<sup>nd</sup> Streets and Central Avenue / College Avenue**, requested rezoning of 8-0 acres, being in the C-3, C-3, C-4 and D-8 districts, to the PK-2 classification, **approved**.



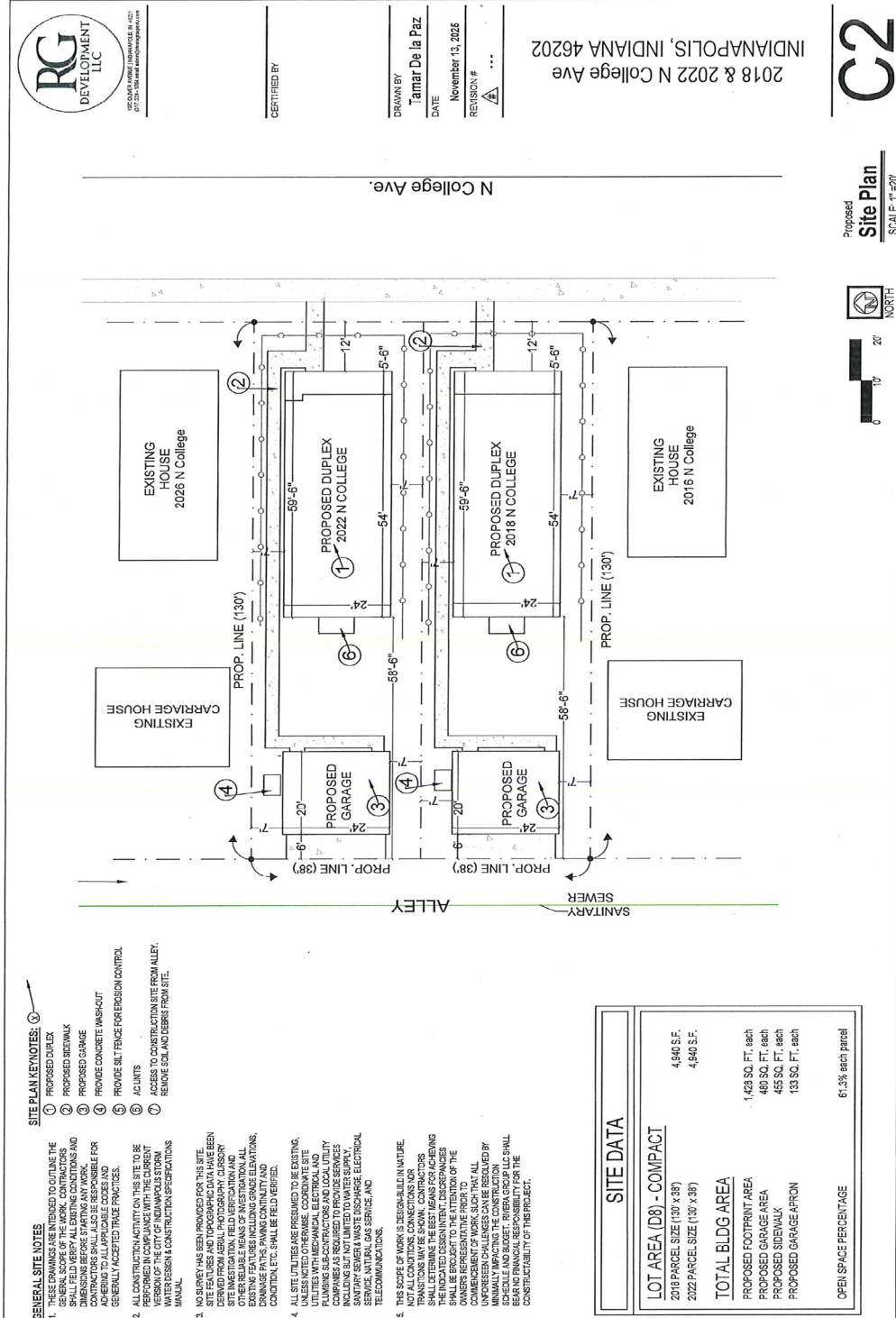
Sanborn Map 1915

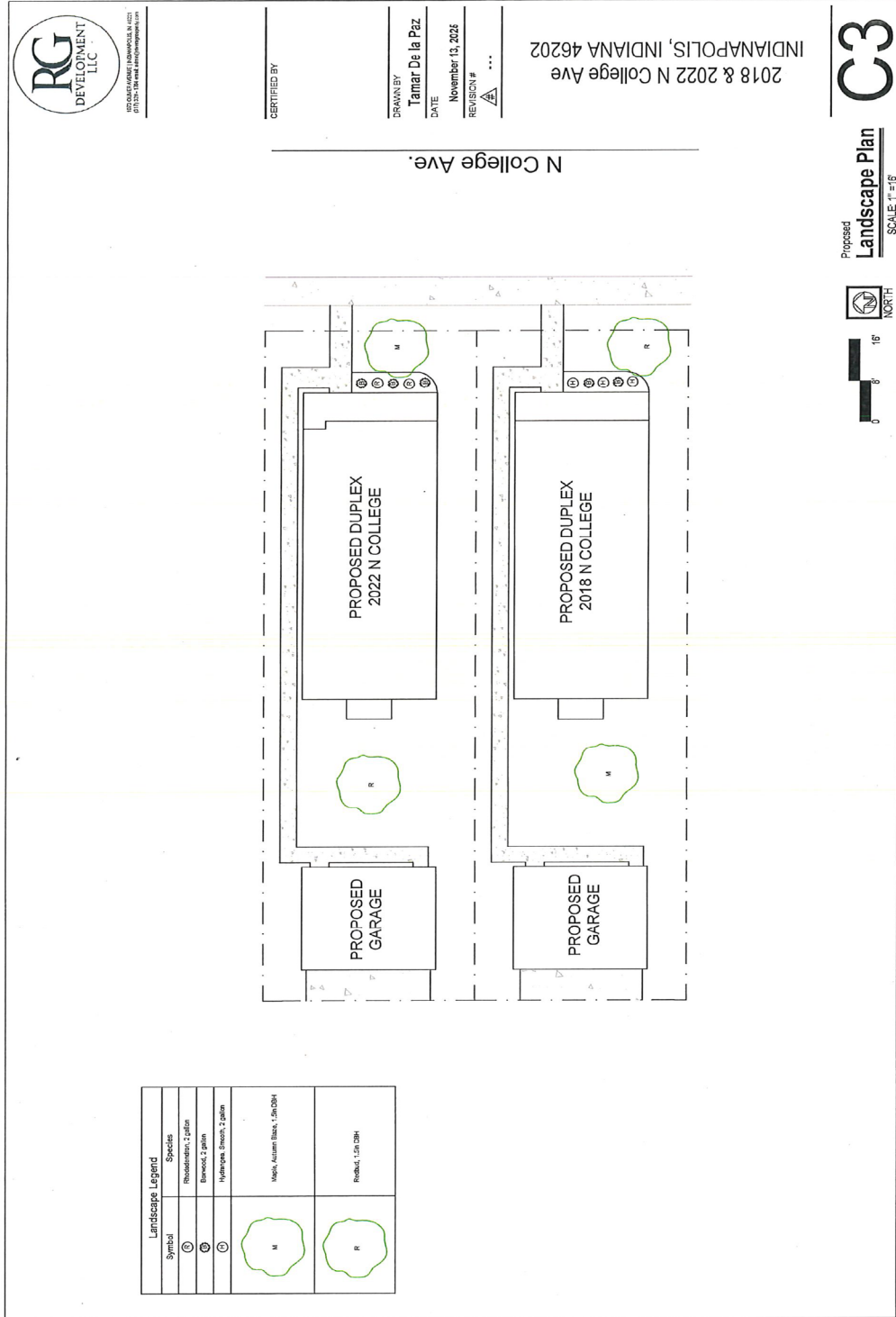


2018 and 2022 North College Avenue










Landscape Legend	
Symbol	Species
	Rhododendron, 2 gallon
	Burnwood, 2 gallon
	Hydrangea, Emerald Green, 2 gallon
	Maple, Autumn Blaze, 1.5m DBH
	Redbud, 1.5m DBH



REGISTRATION NO. 13-0000002-0001  
 20123 Indiana Department of Professional Service Regulation

CERTIFIED BY

DRAWN BY  
**Tamar de la Piaz**

DATE  
October 06, 2025

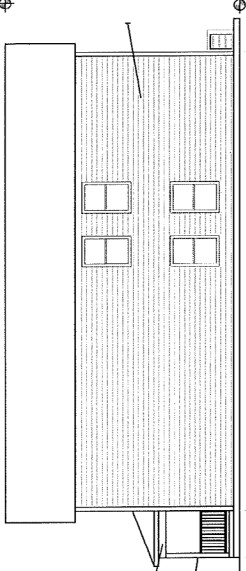
REVISION #  
**A**

2018 & 2022 N College Ave  
 INDIANAPOLIS, INDIANA 46202

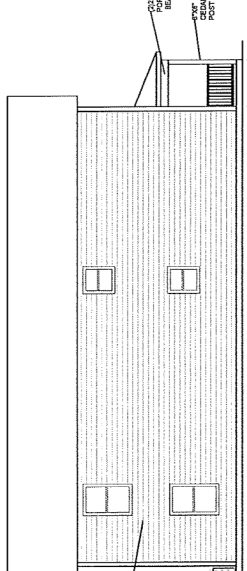
**A3**

2018 Proposed  
**Elevations**  
 SCALE 3/8" = 1'-0"

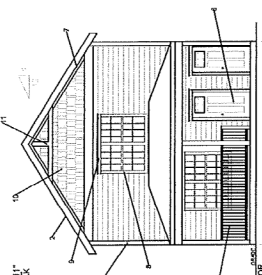
- 1- LP HORIZONTAL LAP SIDING - 6" EXPOSURE
- 2- DIMENSIONAL SHINGLES- CERTAINTED - BLACK COLOR
- 3- 1"x4" LP TRIM
- 4- AC CONDENSERS ( ON A CONCRETE PATH WITH STEEL CAGES)
- 5- CEDAR RAIL TO MATCH POST
- 6- MISSION STYLE DOOR
- 7- FRIEZE BOARD
- 8- LP TRIM
- 9- 6" DECORATIVE TRIM CAP
- 10- LP SHAKE SIDING
- 11- 2X6" SAWN CEDAR DETAIL



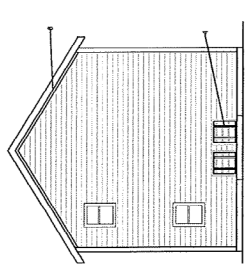
PROPOSED RIGHT ELEVATION




PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED BACK ELEVATION



REGISTERED ARCHITECTS IN INDIANA  
LICENSE NO. 11434

INDIANAPOLIS, INDIANA 46202  
2018 & 2022 N College Ave

**A6**

2022 Proposed  
**Elevations**  
SCALE 3/8"=1'-0"

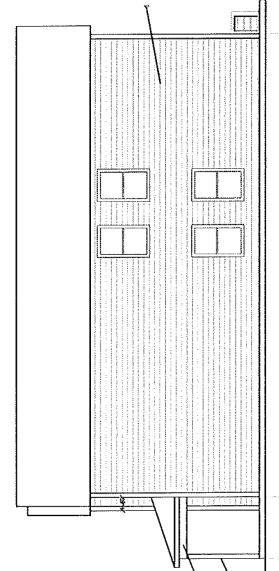
CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**

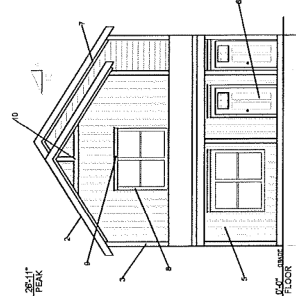
DATE  
October 06, 2025

REVISION #

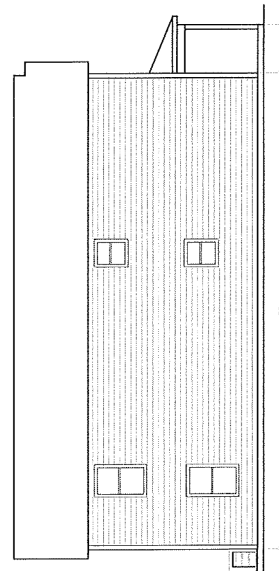
1- LP HORIZONTAL LAP SIDING - 8" EXPOSURE  
2- DIMENSIONAL SHINGLES- CERTANTEED- BLACK COLOR  
3- 1"x4" LP TRIM  
4- AC CONDENSERS ( ON A CONCRETE PATH WITH STEEL CAGES)  
5- BOARD AND BATTEN SIDING  
6- MISSION STYLE DOOR  
7- FRIEZE BOARD  
8- LP TRIM  
9- 6" DECORATIVE TRIM CAP  
10- 2x6" SAWN CEDAR DETAIL



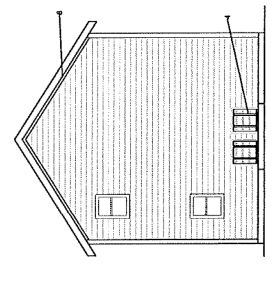
PROPOSED RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED BACK ELEVATION

PEAK

FLOOR

EXPOSURE OF BOARD AND BATTEN SIDING

RG DEVELOPMENT LLC  
1800 SOUTH RIVERVIEW AVENUE SUITE 100  
 INDIANAPOLIS, INDIANA 46202

CERTIFIED BY \_\_\_\_\_

DRAWN BY **Tamar de la Piaz**

DATE **November 13, 2023**

REVISION # **1**

INDIANAPOLIS, INDIANA 46202  
 2018 & 2022 N College Ave

**A7**

**FLOOR PLAN**

**FOUNDATION PLAN**

**PROPOSED J-BOLT PLAN**


**NEW DOOR SCHEDULE**

MARK	COUNT	WIDTH	HEIGHT	TYPE
A	2	3'-0"	6'-8"	
B	2	9'-0"	7'-0"	

NORTH

SCALE: 1" = 4'

Proposed Floor Plan-Foundation-Bolt  
**Garage**

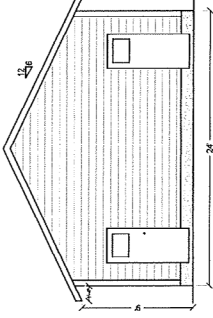


REGISTRATION: INDIANA 06 421  
 100 S. LAUREL STREET, INDIANAPOLIS, IN 46202

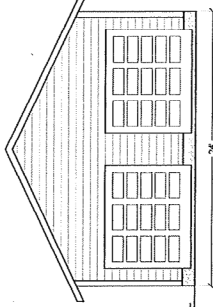
CERTIFIED BY \_\_\_\_\_

DRAWN BY: **Tamar de la Paz**  
 DATE: November 13, 2025  
 REVISION # \_\_\_\_\_

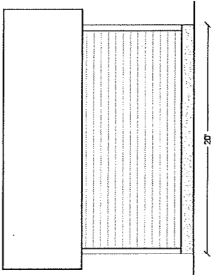
2018 & 2022 N College Ave  
 INDIANAPOLIS, INDIANA 46202



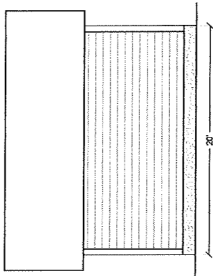
PROPOSED EAST ELEVATION




PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



Proposed Elevations  
**Garage**  
 SCALE 1"=8'

A8



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

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

**FINDINGS OF FACT**

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

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

With the comprehensive plan calling for Moderate density residential, our proposed duplexes will be in-line with the plan.  
The proposed homes will have access to a park within walking distance as well as alternative transportation lines out front in College Ave.

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 home match up with the past use of the properties as well as the current adjacent properties.

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

Each new home has dedicated parking space in the rear of the property as well as access to pedestrian, bicycle, and bus transportation within a few hundred feet of the homes.

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

317-734-8809  
josh@riveragroupindy.com

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

The proposed homes will take advantage of the existing infrastructure already in place under College Ave and the alley adjacent to the proposed homes for both sanitary and storm drainage.



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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 two home sites are designed to be twp-family homes and home placement on the lot will line-up with the adjacent homes. The duplex will be similar in style to the surrounding neighborhood.

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:

Our homes are connected directly to the adjacent sidewalks as well as the the alley in the rear of the property.

**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 North College Avenue



View looking south along North College Avenue



View of site looking west



View of site looking southwest



View from site looking southeast across North College Avenue



View from site looking east across North College Avenue



View from site looking northeast across North College Avenue



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**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

November 20, 2025

<b>Case Number:</b>	2025-ZON-122
<b>Property Address:</b>	1700 and 1730 West Thompson Road and 1650 Harco Way
<b>Location:</b>	Perry Township, Council District #22
<b>Petitioner:</b>	Heritage Aggregates LLC, by Misha Rabinowitch
<b>Current Zoning:</b>	I-4 (FF) / C-7 (FF)
<b>Request:</b>	Rezoning of 71.753-acres from the I-4 (FF) and C-7 (FF) districts to the I-4 (FF) (GSB) district to provide for gravel sand burrow operations.
<b>Current Land Use:</b>	Excavation operations
<b>Staff Recommendations:</b>	Approval
<b>Staff Reviewer:</b>	Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first hearing on this petition.

**STAFF RECOMMENDATION**

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

1. Petitioner shall submit to the Division of Planning, Department of Metropolitan Development, a site plan that shows the mining plan on the site, including anticipated phasing and timing of mining.
2. All operations and development shall be subject to the Operations Plan and The Reclamation Plan, both file-dated October 16, 2025.
3. All work or development on the site shall be in substantial compliance with the Site Plan and with the mining plan approved by the Administrator.
4. Any storage of fuel or other non-organic products, the loading areas, and any equipment maintenance areas shall be at a location which has an impermeable base line and diking sufficient to contain at least 110% of product loss from the largest of the storage tanks or containers.
5. Owners shall cause a tree inventory to be conducted and submitted to the Division of Planning, Department of Metropolitan Development, prior to the removal of any trees along the southern boundary, which inventory shows the species and size of all Heritage Trees. Owner shall submit for approval of the Administrator a landscape plan, indicating species and size of the landscape elements, prior to the issuance of an Improvement Location Permit for the concrete plants. The plan shall preserve, to the extent reasonably possible, all existing



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Current Planning**

- trees. All landscaping shown shall be maintained in compliance with the maintenance and replacement requirements of the Ordinance in effect as of the date of these Commitments.
6. There shall be an interior road system made of gravel or stone located on the site, which shall be maintained with dust control as required in these Commitments.
  7. Heritage Aggregate LLC shall comply with all applicable laws, including EDEM, OSHA or other applicable laws, statutes, or ordinance.
  8. Such mosquito control shall be maintained as necessary surrounding the subject real estate.
  9. Operator shall maintain effective control of the driveways and intersections as required by IDEM, including South Harding Street
  10. All lighting utilized shall comply with the Ordinance provisions related to lighting.
  11. The Owner shall maintain the perimeter of the site in a workmanlike manner, including removing of dead trees and maintaining the grass.

## PETITION OVERVIEW

This 71.753-acre site, zoned I-4 (FF) and C-7 (FF), is developed an excavation operation. It is surrounded by an approximately 250-foot-wide utility easement the north, zoned I-4 (FF); I-465 ramp to the south, zoned I-4 (FF); excavation operations to the east, zoned C-7 (FF); and excavation operations to the west, zoned I-4 (FF).

Petition 96-SE1-7 was a Special Exception of the Industrial Zoning Ordinance to provide for the extraction, aggregate washing and screening process for sand and gravel.

## REZONING

The request would rezone the site to the I-4 (FF) (GSB) district. “The I-4 district is for those heavy industrial uses which present an elevated risk to the general public and are typically characterized by factors that would be exceedingly difficult, expensive or impossible to eliminate. These industries are therefore buffered by a sizeable area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Location of this district should be as far as possible from protected districts and environmentally sensitive areas as practical and never be adjacent to protected districts.”

Recommended land uses in this typology include light industrial, heavy industrial, heavy commercial, small-scale offices, retailing, and personal or professional services; and wind / solar farms.

The GSB overlay district allows for the extraction of sand, gravel, mineral or other earthen materials within Marion County.

The Comprehensive Plan recommends Heavy Industrial typology for the site.



## Comprehensive Plan 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.

The entire site is located within the 100-year floodplain of the White River.

## Floodway / Floodway Fringe

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

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

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (I-4 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

## Planning Analysis

This site and surrounding land uses have historically been used for excavation operation. The Ordinance defines excavation as “breaking of ground, digging, mining, removal, or displacement of the natural surface of the earth, whether sod, dirt, soil, sand, gravel, stone, loam, rock, clay, silt, or other naturally deposited material, whether alone or in combination.”

Staff supports this rezoning request because of past and current operations, surrounding heavy industrial land uses and the consistency with the Plan recommendation of heavy industrial typology.



**GENERAL INFORMATION**

<b>Existing Zoning</b>	I-4 (FF) / C-7(FF)	
<b>Existing Land Use</b>	Excavation operation	
<b>Comprehensive Plan</b>	Heavy Industrial typology	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: I-4 (FF)	Utility easement
	South: I-4 (FF)	I-465 ramp
	East: C-7 (FF)	Excavation operation
	West: I-4 (FF)	Excavation operation
<b>Thoroughfare Plan</b>		
West Thompson Road	Local Street	Existing 80-130-foot right-of-way and proposed 50-foot right-of-way.
Harco Way	Private drive	Existing 60-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	Yes – 100-year floodplain of the White River	
<b>Overlay</b>	Yes – Environmentally Sensitive Areas	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	N/A	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends Heavy Industrial. The Heavy Industrial typology provides for industrial, production, distribution, and repair uses that are intense and may create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Outdoor operations and storage are common. Typical uses include food processing, milling, storage of petroleum products, recycling, welding, and concrete mixing. Industrial or truck traffic should be separated from local/residential traffic.





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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:

- *Heavy Industrial Typology*
  - The primary entrance should be served by an arterial street.
  - All development should include sidewalks along the street frontage.
  - Industrial truck traffic should not utilize local, residential streets.
  - Streets internal to industrial development must feed onto an arterial street.

### 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

**96-SE1-7; 4602 South Harding Street a/k/a/ 4400 South Harding Street**, requested a Special Exception of the Industrial Zoning Ordinance to provide for the extraction, aggregate washing and screening process for sand and gravel, approved.

### VICINITY

**96-V3-39 / 96-SE3-4; 4750 South Harding Street, (west of site)**, requested a variance of developments standards of the Industrial Zoning Ordinance to provide for the construction of a recycling operation for the staging, sorting, baling, and loading of non-toxic, recyclable construction and demolition materials, including the composting of yard materials and biodegradable construction materials accessed via a private street, with approximately 17 acres of outside operations and storage of materials, zero loading docks provided, gravel maneuverability and parking areas, a berm six to eight feet in height along the north, south, and southwest property lines, and a chain-link fence, six feet in height along Belmont Avenue in the required setback area, **granted**.

**96-UV1-33; 4530 South Harding Street (south of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for an asphalt and cold mix processing facility with zero feet of public street frontage provided, with access to be gained via 60-foot-wide feet, **granted**.

**92-UV1-79; 2709 West Epler Avenue (south of site)**; requests a variance of use and development standards of the Dwelling Districts Zoning Ordinance and Flood Control Ordinance to permit extraction of sand, gravel and earthen minerals; **granted**.

**91-SE2-1 / 91-UV2-36; 4507 South Belmont Avenue (north of site)**, requested a Special Exception of the Industrial Zoning Ordinance to permit the construction and use of an asphalt plant without the required public street frontage, with all weather access, **granted**.

**91-AP2-10; 4720 South Belmont Avenue (west of site)**, requested approval for a modification of conditions and site plan pursuant to petition 90-SE2-25 to permit the manufacturing of concrete prestressed building products to occur outdoors, the outdoor storage of steel forms and rolls of wire mesh, and the storage of material in excess of the six-foot-tall security fence, **approved**.

**90-SE2-25; 4720 South Belmont Avenue (west of site)**, requested a Special Exception of the Industrial Zoning Ordinance to permit the construction of a concrete pipe manufacturing facility without the required loading dock, outdoor storage in excess of 75% of enclosed buildings, a gravel surface for outdoor storage, and to permit a zero-foot setback from the property line, **granted**.

**90-UV1-61; 2103 West Epler Avenue (south of site)**; request variance of use from the SU-23 district to permit a temporary asphalt plant for a period of two years; **granted**.



Department of Metropolitan Development  
Division of Planning  
Current Planning

**85-Z-88; 4530 South Harding Street (east of site);** requested rezoning of 5.0 acres, being in the I-4-S district, to the C-6 classification to provide for the construction of a budget motel, **approved.**

**84-AP-190; 1851 West Thompson Road (south of site);** requests modification of commitments made in 81-Z-71 and 82-Z-72 to allow relocation of a landscape strip; **approved.**

**82-Z-72; 1801-2399 West Thompson Road (south of site);** requests rezoning of 140 acres, being in the A-2 District, to the GSB Secondary classification, to permit excavation of sand and gravel; **approved.**

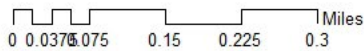
**81-Z-71; 1801-2399 West Thompson Road (south of site);** requests rezoning of 140 acres, being in the I-3-S district, to the SU-23 classification, to permit excavation of sand and gravel; **approved.**

**EXHIBITS**

**Site Aerial**



1700 and 1730 West Thompson Road and 1650 Harco Way





View from site looking east



View from site looking south



View from site looking south



View from site looking south



View of site looking sout



View of site looking south



View from site looking southwest



View from site looking east towards Harding Street





View from site looking north



View from site looking north



View from site looking north



View from site looking north