



Metropolitan Development Commission Hearing Examiner (March 26, 2026) Meeting Agenda

Meeting Details

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

Date: Thursday, March 26, 2026

Time: 1:00 PM

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

Business:

Special Requests

2026-ZON-001 | 8325 Camby Road

Decatur Township, Council District #21
SCI Camby LLC, by David Gilman

Rezoning of 1.11 acres from the C-3 district to the C-4 district to provide for an automobile fueling station and convenience store.

****Petitioner has withdrawn the Petition**

PETITIONS REQUESTING TO BE CONTINUED:

1. **2026-MOD-001** | 7536 South Emerson Avenue

Perry Township, Council District #24
D-P
HSL Emerson, LLC, by Joseph D. Calderon

Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

****Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization**

2. **2026-MOD-002** | 7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive

Decatur Township, Council District #21
C-S
Oberlin Development, LLC and Taylor Morrison of Indiana, LLC, by Brian J. Tuohy

Modification of the C-S Statement and site plan related to 2022-ZON-112, to allow for single-family detached lots (previous C-S Statement and site plan provided for single-family lots and paired patio lots).

****Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization**

3. **2026-ZON-002** | 456 South Emerson Avenue

Center Township, Council District #14
Singh Auto Repair LLC, by Steven Brown

Rezoning of 0.42-acre from the D-5 district to the C-4 district to provide for commercial uses.

****Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization**

4. 2026-CVR-803 / 2026-CVC-803 | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street kb

Center Township, Council District #18

D-8 (RC)

Union Holdings III, LLC, by Michael Rabinowitch

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment (not permitted), a building height of 50 feet (maximum 35 feet permitted), a floor area ratio of 1.88 (maximum 0.80 floor area ratio permitted) and a minimum livability space ratio of 0.07 (minimum 0.75 required).

Vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner's Wilmoth Place Section 3, as recorded in Plat Book 12, Page 157 in the Office of the Recorder of Marion County, Indiana, 680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,

Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,

Vacation of the second north-south alley west of White River Parkway, West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street, all with a waiver of the assessment of benefits.

****Automatic Continuance to April 23, 2026, filed by a Registered Neighborhood Organization**

5. 2025-CZN-865 / 2025-CVR-865 | 405, 409, and 411 South Shorridge Road

Warren Township, Council District #20

C-S

SRMK Realty, LLC, by Justin Kingen

Rezoning of 8.48 acres from C-S to C-S to provide for all C-1 and I-1 uses, truck and trailer parking, auto-related service or repair, outdoor storage of contractor equipment, vehicles awaiting repair, and recreational vehicles.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 140-foot front yard setback (maximum front yard setback of 85 feet permitted), off-street parking areas within the front yard (not permitted), and a ten-foot-tall chain link fence within the side and rear yards (maximum six-foot-tall fence permitted within the side and rear yards).

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

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2026-APP-003 | 2345 West 86th Street

Washington Township, Council District #13

HD-2

Little Sisters of the Poor of Indianapolis, Inc., by Chad Mayes

Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished.

7. 2026-APP-004 | 3502 North White River Parkway, West Drive

Center Township, Council District #12

PK-1 (FW)

City of Indianapolis Department of Parks and Recreation, by Benjamin Jackson

Park District One Approval to provide for an outdoor plaza with seating area, ADA ramp, and canoe launch.

- 8. 2026-ZON-014 | 10020 East 30th Street**
Warren Township, Council District #15
Autozone Development, LLC, by Joseph D. Calderon

Rezoning of 1.25 acres from the C-3 district to the C4 district to provide for automobile, motorcycle and light vehicle service or repair.

- 9. 2026-ZON-017 | 1622 Harlan Street**
Center Township, Council District #19
Brittany Lewis, by David Dearing

Rezoning of 0.14 acres from the C-5 district to the D-5 district to provide for residential uses.

- 10. 2025-CZN-864 / 2025-CVR-864 | 9220 Crawfordsville Road**
Wayne Township, Council District #11
JCC Enterprises II, LLC, by Brian J. Tuohy

Rezoning of 0.51-acre from the C-3 district to the I-2 district to provide for a contractor business.

Variance of development standards for the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot transitional side yard setback (minimum 30-foot transitional side yard setback required).

- 11. 2026-CVR-807 / 2026-CPL-807 | 5511 Sunset Lane**
Washington Township, Council District #7
D-S (FF)
Carrington Homes, Inc., by Kenny Mitchell

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot 1 with 50 feet of lot width and 50 feet of lot frontage (minimum 150 feet of lot width required, and minimum 75 feet of lot frontage required) and proposed for Lot 2 with zero-foot lot width and zero-foot street frontage (minimum 150-foot lot width required, and minimum 75-foot street frontage required).

Approval of a Subdivision Plat, to be known as Sunset Woods, dividing 8.9 acres into two lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 12. 2026-ZON-012 | 2946, 2950, 2954 McPherson Street**
Center Township, Council District #8
Arcadia 1 Development LLC, by Jynell Berkshire

Rezoning of 0.37-acre from the D-5 district to the D-8 district for residential development.

- 13. 2026-ZON-013 | 2910 McPherson Street**
Center Township, Council District #8
Arcadia 1 Development LLC, by Jynell Berkshire

Rezoning of 0.13-acre from the D-5 district to the D-8 district to provide for residential development.

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability

Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

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

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

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

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



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-001
Property Address: 8325 Camby Road
Location: Decatur Township, Council District #21
Petitioner: SCI Camby LLC, by David Gilman
Request: Rezoning of 1.11 acres from the C-3 district to the C-4 district to provide for an automobile fueling station and convenience store
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 February 26, 2026 hearing, to the March 26, 2026 hearing,

On March 2, 2026, the petitioner’s representative submitted an e-mail **withdrawing this rezoning request**. This would require acknowledgement from the Hearing Examiner.



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-MOD-001

Property Address: 7536 South Emerson Avenue

Location: Perry Township, Council District # 24

Petitioner: HSL Emerson LLC, by Joseph D. Calderon

Request: Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance has been filed by a registered neighborhood organization that would **continue this petition from the March 26, 2026 hearing, to the April 23, 2026 hearing.** This would require acknowledgement from the Hearing Examiner.



METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER **March 26, 2026**

Case Number: 2026-MOD-002
Property Address: 7305 Kentucky Avenue
Location: Decatur Township, Council District # 24
Petitioner: Oberlin Development, LLC and Taylor Morrison of Indiana, LLC, by Bryon J. Tuohy
Request: Modification of the C-S Statement and site plan related to 2022-ZON-112, to allow for single-family detached lots (previous C-S Statement and site plan provided for single-family lots and paired patio lots).
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance has been filed by a registered neighborhood organization that would **continue this petition from the March 26, 2026 hearing, to the April 23, 2026 hearing.** This would require acknowledgement from the Hearing Examiner.



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-002
Address: 456 South Emerson Avenue (Approximate Address)
Location: Center Township, Council District #14
Petitioner: Singh Auto Repair LLC, by Steven Brown
Request: Rezoning of 0.42-acre from the D-5 district to the C-4 district to provide for commercial uses.

Current Land Use: Automotive Repair
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was automatically continued at the request of the petitioner from the February 26, 2026, hearing, to the March 26, 2026, hearing.

A timely automatic continuance was filed by a Registered Neighborhood Organization, continuing this petition from the March 26, 2026, hearing, to the April 23, 2026, hearing. This would require acknowledgement from the Hearing Examiner.



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-CVR-803 / 2026-CVC-803

Property Address: 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street (*Approximate Addresses*)

Location: Center Township, Council District # 18

Petitioner: Union Holdings III, LLC, by Michael Rabinowitch

Request: Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment (not permitted), a building height of 50 feet (maximum 35 feet permitted), a floor area ratio of 1.88 (maximum 0.80 floor area ratio permitted) and a minimum livability space ratio of 0.07 (minimum 0.75 required).

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Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,

Vacation of the second north-south alley west of White River Parkway, West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street, all with a waiver of the assessment of benefits.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance has been filed by a registered neighborhood organization that would **continue this petition from the March 26, 2026 hearing, to the April 23, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2025-CZN-865 / 2025-CVR-865

Property Address: 405, 409 and 411 South Shortridge Road

Location: Warren Township, Council District #20

Petitioner: SRMK Realty, LLC, by Justin Kingen

Request: Rezoning of 8.48 acres from C-S to C-S to provide for all C-1 and I-1 uses, truck and trailer parking, auto-related service or repair, outdoor storage of contractor equipment, vehicles awaiting repair, and recreational vehicles.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 140-foot front yard setback (maximum front yard setback of 85 feet permitted), off-street parking areas within the front yard (not permitted), and a ten-foot-tall chain link fence within the side and rear yards (maximum six-foot-tall fence permitted within the side and rear yards).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the February 26, 2026 hearing, to the March 26, 2026 hearing, at the petitioner’s representative request, to provide additional time for continued discussions with the neighborhood organization and staff.

Staff and the petitioner’s representative are requesting a **continuance from the March 26, 2026 hearing, to the April 23, 2026 hearing**, to provide time for discussions related to the requests.



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-APP-003

Property Address: 2345 West 86th Street (approximate address)

Location: Washington Township, Council District #13

Petitioner: Little Sisters of the Poor of Indianapolis, Inc., by Chad Mayes

Current Zoning: HD-2

Request: Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished.

Current Land Use: Retirement Home

Staff Recommendations: Approval

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject property (parcel number 8005987) is located at the southeast corner of the intersection of 86th Street and Township Line Road within Washington Township. It is currently improved with a retirement home community associated with the Little Sisters of the Poor of Indianapolis that consists of one large building, with surrounding adjacent parking facilities and walking trails and other minor residential amenities on the southern portion of the lot. Vehicle access currently comes from 86th Street.

Adjacent land uses include medical uses to the east and west, residential development to the south and southwest, and commercial development to the north and northwest. Given the proximity of this property to the Ascension St. Vincent Hospital (close by to the east), this property falls within an HD-2 zoning classification to allow for uses supportive of hospitals.



HOSPITAL DISTRICT APPROVAL

The HD-2 zoning category is designed to: (1) permit and facilitate the logical association of a diversity of land uses in close proximity to a major hospital complex; (2) to provide adequate land area for such hospital-related uses; and (3) to assure a quality and character of site development that will create the environment of safety, quietness, attractiveness and convenience compatible with such hospital complex.

Approval of this petition would allow for the construction of a new 71,196 square-foot building and associated accessory structure and parking areas that would also be utilized as a retirement home for the existing property owner. The new structure would be built on a separate footprint from the currently existing building to avoid any displacement or disruption for current residents during the construction.

The new building would be placed closer to the 86th Street frontage (in areas currently used for parking and with lawn). Plans also indicate a new curb cut/vehicle access point from the west and new sidewalk that would be placed along Township Line Road. Full site and landscape plans are within the Exhibits below, as well as renderings showing how the proposed structure might look.

Signage was not included with the submittal packet, and if new signs (building or freestanding) were to be sought in the future, additional approvals would be required.

STAFF ANALYSIS

Staff would note that the proposed use and the size/scale of the building are similar to the current use at this property and would comport with both the requirements of the HD-2 zoning district as well as the Regional Special Use recommendation of the Comprehensive Plan. Additionally, the development would result in both additional rear-yard space for resident amenities as well as the placement of needed sidewalk along the eastern portion of Township Line Road. For these reasons, staff recommends approval of this petition.

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Retirement Home	
Comprehensive Plan	Regional Special Use	
Surrounding Context	Zoning	Land Use
	North:	HD-2 Commercial
	South:	HD-2 Residential
	East:	HD-2 Hospital Uses
	West:	HD-2 Recovery Center / Residential
Thoroughfare Plan		
86 th Street	Primary Arterial	112-foot proposed right-of-way and 130-foot existing right-of-way
Township Line Road	Primary Arterial	90-foot proposed right-of-way and 80-foot existing right-of-way
Context Area	Metro	



Department of Metropolitan Development
 Division of Planning
 Current Planning

Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	February 3, 2026
Site Plan (Amended)	March 11, 2026
Elevations	February 3, 2026
Elevations (Amended)	N/A
Landscape Plan	March 12, 2026
Findings of Fact	February 3, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Regional Special Use development of the site. The Regional Special Use is a non-typology land use, which is a stand-alone land use mapped outside of the typology system due to its scale or the nature of its use.
- This category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway. Long Range Planning staff should provide guidance regarding any property use changes in this typology. Partial property changes should remain thematically or economically supportive of the special use while also being contextually sensitive to adjacent existing development and land use plans. Redevelopment, 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan



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

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.



ZONING HISTORY

Zoning History – Site

2024APP013, Hospital District-Two Approval for the construction of a proposed 68,676 square-foot building, with sidewalks, landscaping, and a 102-space parking area. The existing building and parking area would be demolished, **withdrawn**.

97-AP-141, Storage Building with New Driveway, **approved**.

Zoning History – Vicinity

2000VAR843 ; 2260 West 86th Street (north of site), variance of development standards of the Sign Regulations to provide for a 34.7-square foot wall sign, being 3.1 percent of the building façade (maximum of 33.9-square foot wall sign, or 3 percent of the building façade permitted).

86-Z-47B ; 2602 West 86th Street (northwest of site), Rezoning of 31.2 acres to the C-S classification in order to permit the development of retail, restaurant, bank offices and other commercial uses, **approved**.

85-Z-29 ; 2525 West 86th Street (west of site), rezoning of 38.045 acres to the HD-2 classification to provide for the construction of a retirement community consisting of three three-story buildings containing a total of 360 apartment units and a three-story nursing facility containing 156 beds, **approved**.

EXHIBITS

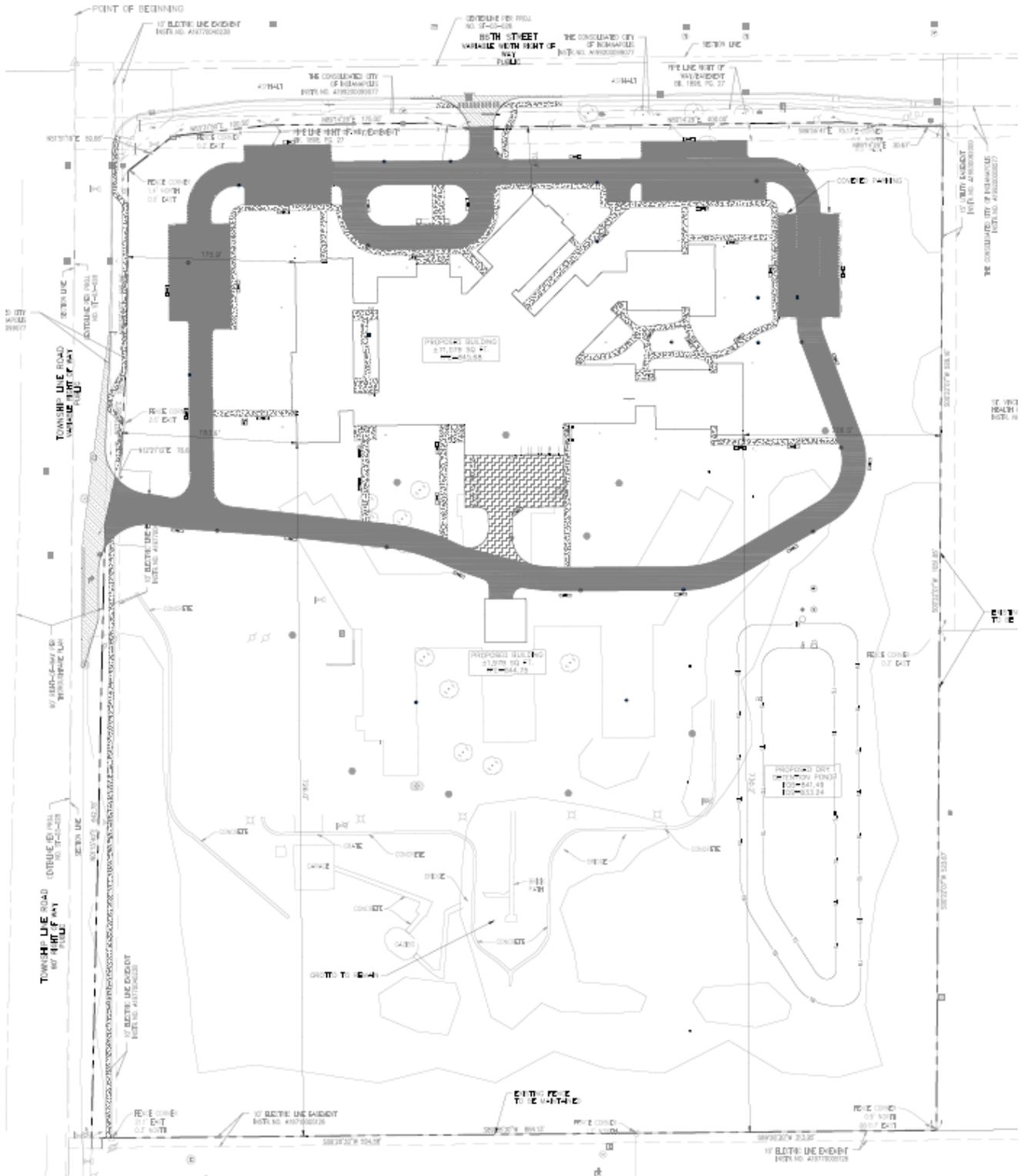
2026APP003 ; Aerial Map





Department of Metropolitan Development
Division of Planning
Current Planning

2026APP003 ; Site Plan



2026APP003 ; Elevation Renderings



86th Street Entry

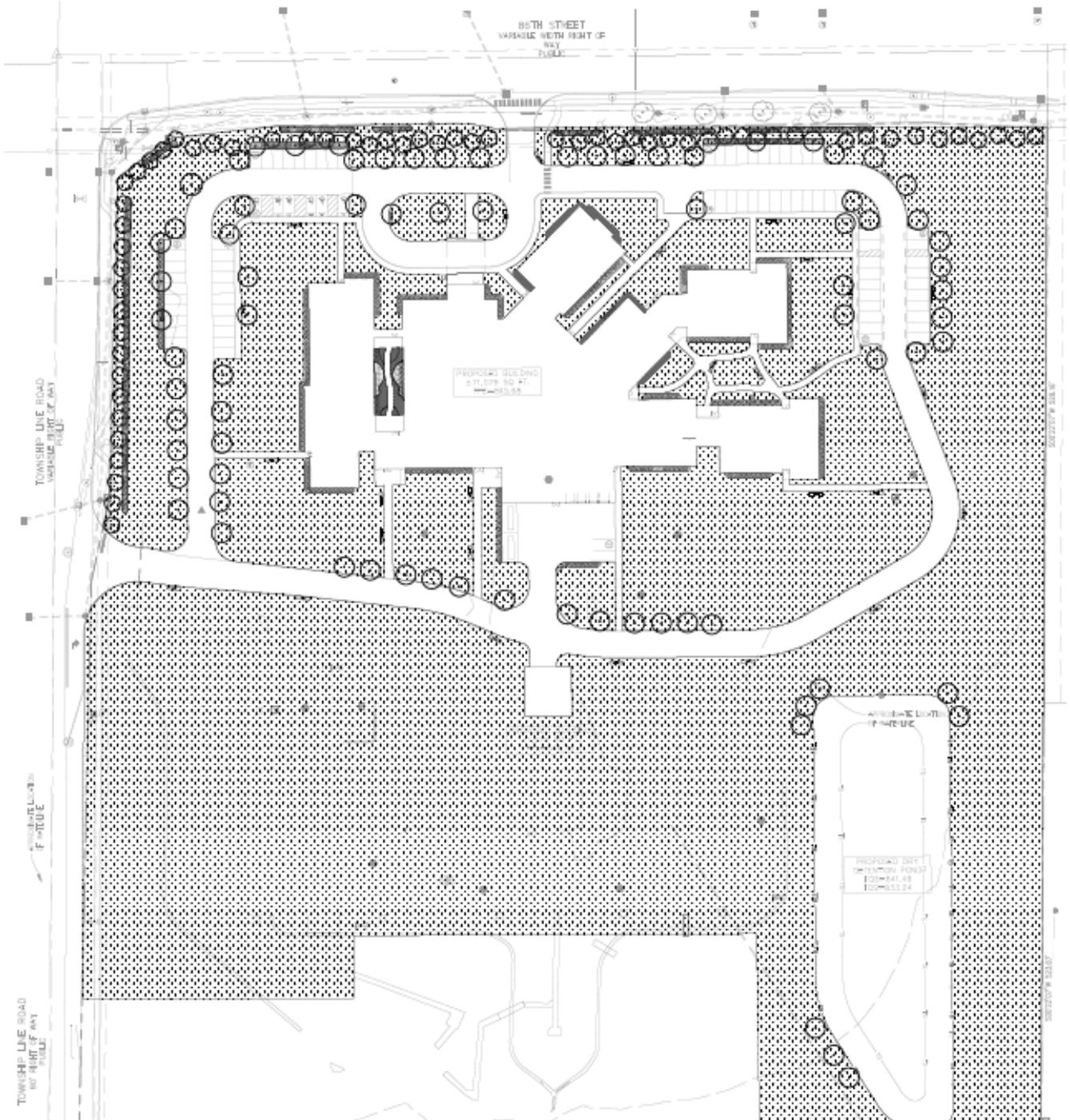


Exterior Entry from Northwest



Department of Metropolitan Development
Division of Planning
Current Planning

2026APP003 ; Landscape Plan





Department of Metropolitan Development
Division of Planning
Current Planning

2026APP003 ; Findings of Fact

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

The project will add a new building and associated access, drives, parking, and utilities, including a dry detention pond. The existing building and infrastructure on site is to be demolished with the intent of being replaced by the new building. This project is being done to better serve the needs of the Little Sisters of the Poor. These improvements are consistent with the HD-2 zoning.

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 new building will have 46 residential units with additional living space as well as a chapel. Sufficient parking is provided around the site to accommodate the new building. The current building was constructed in 1967 so the proposed developments will be a notable improvement both aesthetically and practically. Landscaping will be provided along the foundation of the building and existing landscape features will be maintained wherever possible, specifically the garden area on the south side of the site.

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

Parking provided exceeds the Indianapolis parking requirements, and is located close to the building entrances with sidewalks circulating the site. Bicycle parking is also included by the entrance. Part of this development is a loading and garage area which will allow for easy deliveries to the site from the new intersection off of Township Line Road.

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

The plan includes work in the public right of way specifically for the revision of the access off of 86th street and the new intersection and right turn lane off of Township Line Road allowing safer access to the 86th street intersection. Signage and fencing will be provided during construction in order to provide safe access routes for vehicles and pedestrians. Signage and pavement striping will be provided for the permanent cross-walks.

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

Existing and proposed demands have been calculated to verify the capacity of the surrounding utilities. The drainage improvements include a dry detention pond with an associated BMP and a new storm network to capture and treat stormwater on the site. Existing drainage patterns are maintained for areas being maintained.

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 plan takes advantage of existing grade to ensure drainage away from the building, placing the new building slightly higher than the existing building. Sufficient parking is provided for both residential uses and for the chapel. The plan compliments the existing St. Vincent Hospital campus and is consistent with the Comprehensive Plan of Marion County.

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:

No sidewalk connection was provided in existing conditions off of 86th Street, so the proposed project is connecting to this sidewalk and proposing sidewalks circulating the site. There will be sidewalk access to all doors and to all parking areas.

2026APP003 ; Photographs



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from Northwest

2026APP003 ; Photographs (continued)



Photo 3: Subject Site Viewed from Northeast



Photo 4: Current Building Viewed from West

2026APP003 ; Photographs (continued)



Photo 5: Current Building Viewed from South



Photo 6: Existing Amenity Area to South of Current Building

2026APP003 ; Photographs (continued)



Photo 7: Proposed Sidewalk Area Viewed from North (October 2024)



Photo 8: Proposed Sidewalk Area and Curb Cut Viewed from West (September 2024)

2026APP003 ; Photographs (continued)



Photo 9: Location of Proposed New Building + Adjacent Property to North



Photo 10: Adjacent Property to Northwest

2026APP003 ; Photographs (continued)



Photo 11: Adjacent Property to West



Photo 12: Adjacent Property to East



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 26, 2026

Case Number:	2026-APP-004
Property Address:	3502 North White River Parkway, West Drive (approximate address)
Location:	Center Township, Council District #12
Petitioner:	City of Indianapolis Department of Parks and Recreation, by Benjamin Jackson
Current Zoning:	PK-1 (FW)
Request:	Park District One Approval to provide for an outdoor plaza with seating area, ADA ramp, and canoe launch.
Current Land Use:	Park
Staff Recommendations:	Approval
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject property (parcel number 1098684) is located within the Riverside Adventure Park directly adjacent to the White River, and is currently improved with a marina building. Surrounding land uses include the White River Greenway, the White River itself, and the existing park/recreational use.

PARK DISTRICT APPROVAL

The PK-1 (Park District One) zoning district permits a variety of sizes and ranges of parkland and facilities. PK-1 is a Development Plan District that requires Metropolitan Development Commission approval of all uses and site/development plans. The property is also predominantly within the Floodway District, which is a Secondary Zoning District that overlays the primary zoning district. "FW" indicates that the channel of a river or stream and portions adjoining the channel that are necessary to carry the waters of a base flood. FW is based upon hydrological data and is delineated on the Federal Emergency Management Agency (FEMA) maps.



Department of Metropolitan Development
 Division of Planning
 Current Planning

Approval of this petition would allow for several new improvements at the property: an expansion of an existing outdoor plaza/seating area to the south of the marina, a canoe launch area to the north of the existing marina, and an ADA ramp connection the existing trail between the marina and current unimproved canoe launch with the greenway to the west. The existing driveway with a steep grade would remain, and the existing parking area would undergo a minor restripe. The project is funded, and completion is anticipated in 2026 should this petition be approved.

STAFF ANALYSIS

Staff would note that the PK-1 district allows for the proposed use related to canoeing, and that the Floodway status of the parcel might limit alternate uses requiring placement of structures which would make park/recreational activity the highest and best use for the land. Additionally, although several trees would be removed to allow for the placement of the canoe launch area, none of those would be heritage trees and replacement trees would be planted per submitted mitigation plans (see Exhibits). For these reasons, staff recommends approval of this request.

GENERAL INFORMATION

Existing Zoning	PK-1 (FW)	
Existing Land Use	Park	
Comprehensive Plan	Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	PK-1	Park
South:	PK-1	Park
East:	PK-1	White River
West:	PK-1	Park
Thoroughfare Plan		
White River Pkwy WDR	Primary Collector	80-foot proposed right-of-way and 80-foot existing right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	February 5, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	February 26, 2026	
Findings of Fact	February 5, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Greenways Full Circle Master Plan, Part One (2014)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends the site as Floodway. This is a non-typology land use mapped outside of the typology system due to their scale or the nature of their use. The Floodway category delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.

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)

- Per the Indy Moves Plans Indy Greenways Master Plan (2014), the White River Greenway, also known as the White River Trail, is an active multi-purpose greenway that stretches along the east side of White River Parkway West Drive from 38th Street to White River Parkway West Drive / 30th Street.



ZONING HISTORY

Zoning History – Site

87-UV1-50, Variance of use of the Park Districts Zoning Ordinance to provide for the operation of a riverboat excursion with food and drink concessions along the White River between 18th Street and 38th Street, **approved for 3 years**.

Zoning History – Vicinity

2025CAP847 ; 3502 N White River Parkway West Drive (north of site), Park District One Approval to provide for a recreational building for an indoor archery range, with retail space, repair shop, classrooms, and entertainment space within the building, and two outdoor archery ranges, **withdrawn**.

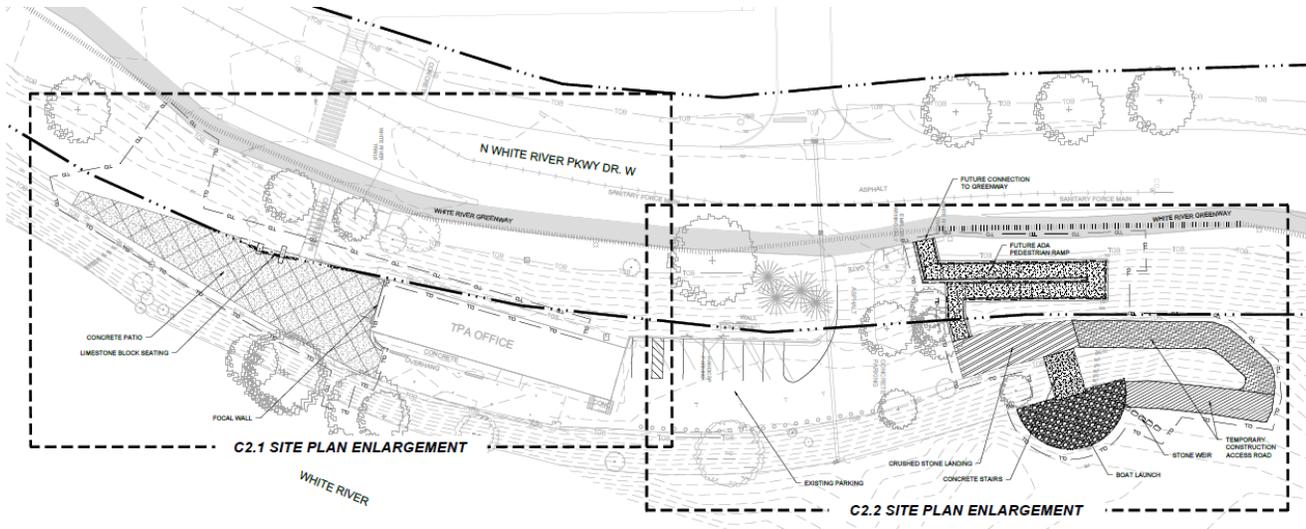
2025CVR847 ; 3502 N White River Parkway West Drive (north of site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a recreational building within the floodway (not permitted), **withdrawn**.

EXHIBITS

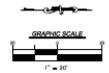
2026APP004 ; Aerial Map (Zoomed)



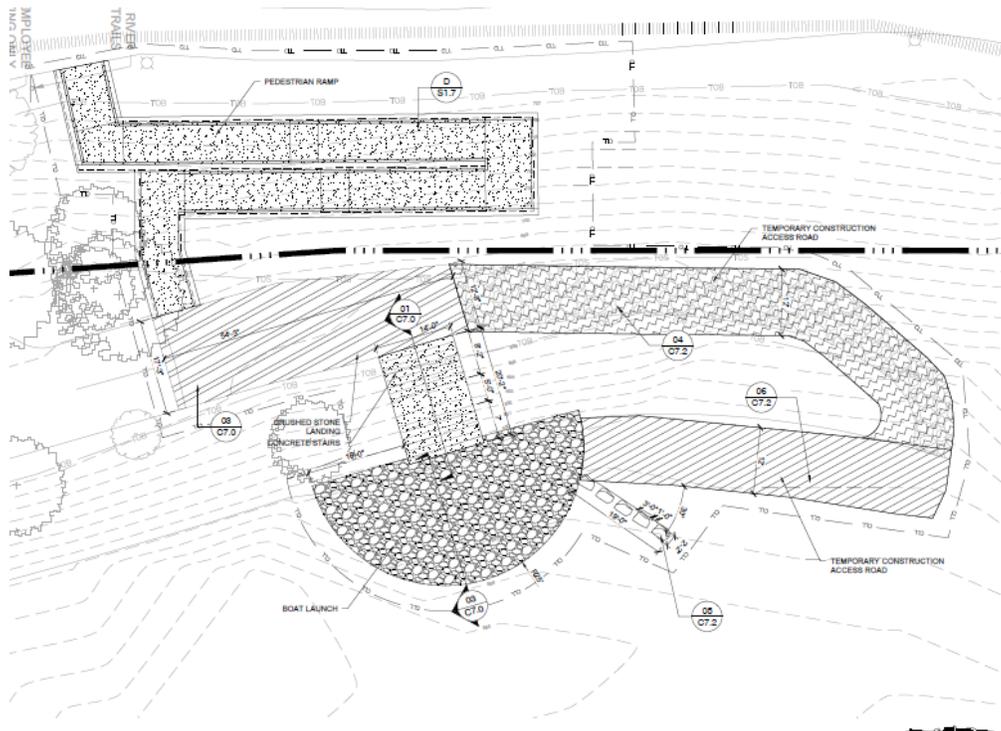
2026APP004 ; Site Plan



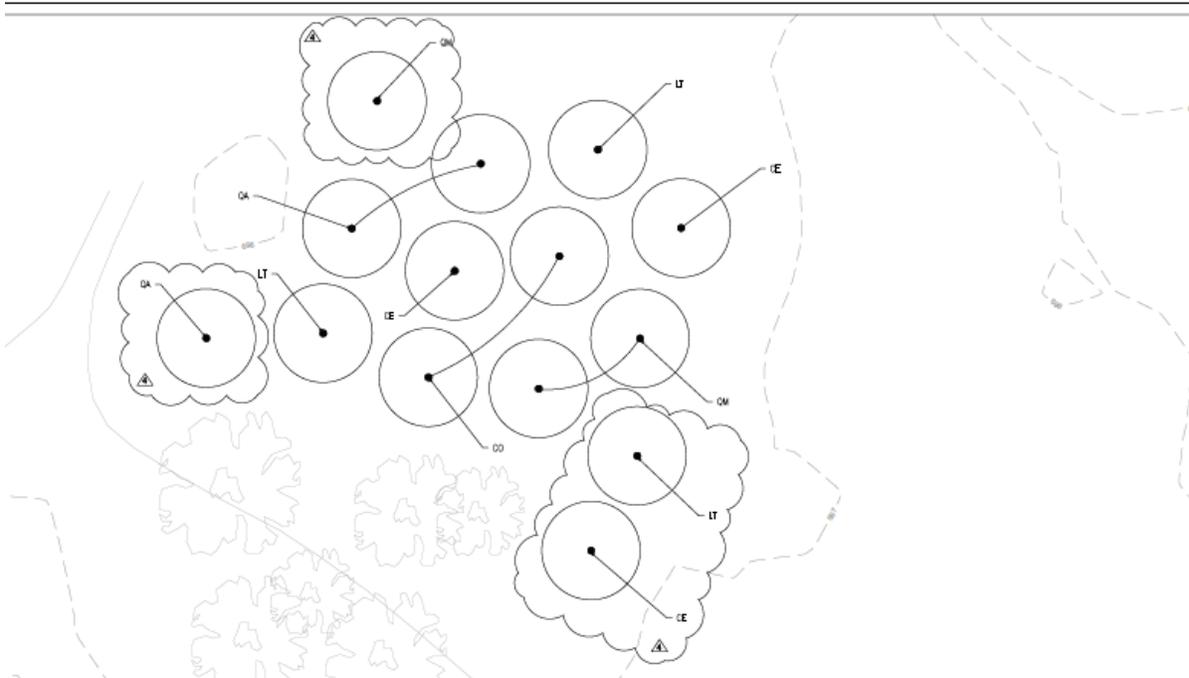
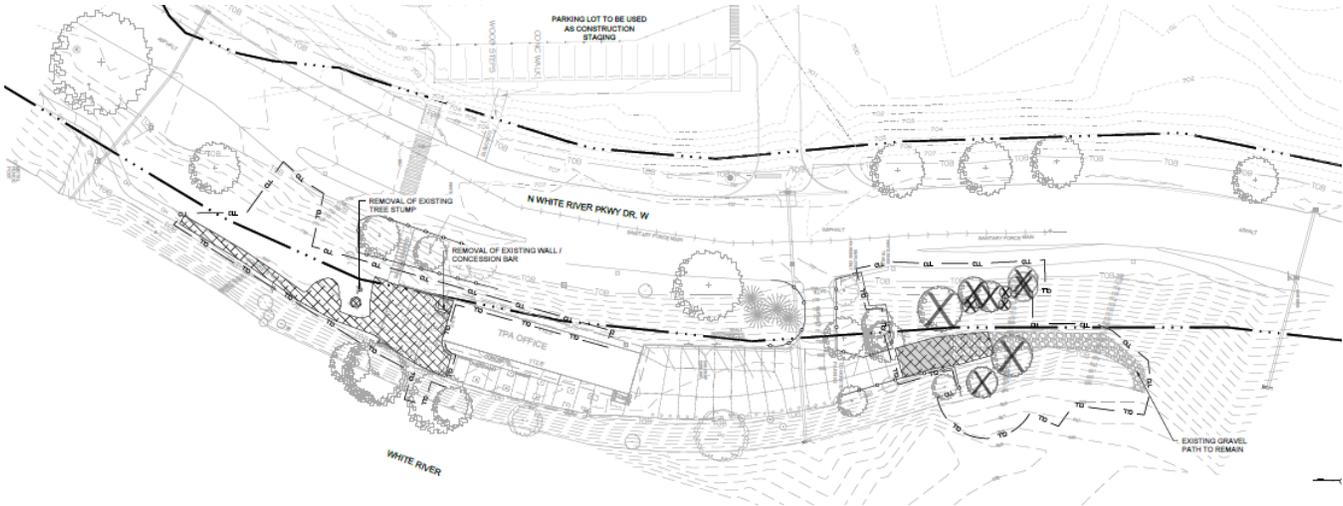
- LEGEND**
- EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - ==== FLOODWAY
 - ||||| LEVEL
 - FLOWLINE
- SITE LAYOUT NOTES**
1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
 2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, OR FACE OF WALL UNLESS OTHERWISE NOTED.



2026APP004 ; Site Plan (Zoomed to Canoe Launch Area)



2026APP004 ; Tree Removal & Mitigation Plans

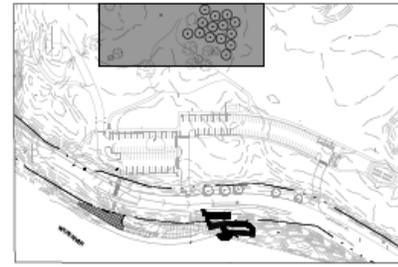


AT TOP OF ROOT BALL ACCORDING TO ANSI Z59.1
 WANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO
 MEETS SIZE REQUIREMENTS.
 MOVE INLINED ROOTS BY CUTTING CLEANLY; DO NOT BREAK.
 DEPTH OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) TO 2 INCHES (50 MM) ABOVE ADJACENT FINISH
 GRADE.
 STABILIZE PLANT, CAREFULLY CUT, AND REMOVE: (1) OF THE BURLAP, ROPE, AND WIRE BASKETS. REMOVE PALLETS, IF ANY,
 IF IT IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
 1.5 INCHES, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY
 1/3 FULL OF BACKFILL, REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. MAINTAIN PLUMB WHILE BACKFILLING.
 PLACING AND TAMPING FINAL LAYER OF SOIL.
 IF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH (25 MM) TO 2 INCHES (50 MM) ABOVE ADJACENT FINISH GRADES.
 CUT DAMAGING ROOT BALL OR PLANT.
 SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER
 SPREAD WATERING UNTIL NO MORE WATER IS ABSORBED.
 PLACING AND TAMPING FINAL LAYER OF SOIL.
 PLANTING PIT OR TRENCH WITH ROOT FLARE FLUSH WITH ADJACENT FINISH GRADE.
 1.5 INCHES, AND CAREFULLY WORK BACKFILL AROUND ROOTS BY HAND, PUDDLE WITH WATER UNTIL BACKFILL LAYERS
 AND MAINTAIN PLUMB WHILE WORKING BACKFILL AROUND ROOTS AND PLACING LAYERS ABOVE ROOTS.
 PLACING AND TAMPING FINAL LAYER OF SOIL.
 1.5 INCHES, AND CAREFULLY WORK BACKFILL AROUND ROOTS BY HAND, PUDDLE WITH WATER UNTIL BACKFILL LAYERS
 AND MAINTAIN PLUMB WHILE WORKING BACKFILL AROUND ROOTS AND PLACING LAYERS ABOVE ROOTS.
 PLACING AND TAMPING FINAL LAYER OF SOIL.
 1.5 INCHES, AND CAREFULLY WORK BACKFILL AROUND ROOTS BY HAND, PUDDLE WITH WATER UNTIL BACKFILL LAYERS
 AND MAINTAIN PLUMB WHILE WORKING BACKFILL AROUND ROOTS AND PLACING LAYERS ABOVE ROOTS.
 PLACING AND TAMPING FINAL LAYER OF SOIL.

TREE MITIGATION AREA
 DO NOT MOW
 DO NOT SPRAY

- NOTES:**
1. POST TO BE NUCOR 1.12 LB D-POST OR EQUIVALENT, PAINTED, (MINIMUM)
 2. MINIMUM 8'-0" IN LENGTH.
 3. POST TO BE DRIVEN A MINIMUM OF 1/2 THE LENGTH OF THE POST.
 4. SEE PLAN SHEET FOR SPACING.

MITIGATION KEY MAP



SURVIVAL OF BARS-ROOT AND CONTAINER STOCK AND ONE INCH TO TWO INCHES DBH TREES UP TO BALLED AND



2026APP004 ; Findings of Fact

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

This plan continues the current recreational park land usage as specified in Indy Parks Comprehensive Plan.

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

This plan proposes a new ADA accessible connection to the White River Greenway. It also adds a much desired Canoe Launch.

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

This plan provides a new ADA accessible connection from the existing off street parking lot to the White River Greenway alignment effectively creating a new trail head.

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

This plan does not detract from the North White River Pkwy Dr W alignment. Parking for the site is all off street, contained on Indy Parks property. The White River Greenway alignment will not be changed as part of this plan.

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

All DPW and BNS storm water drainage requirements will be met. All other utilities will be unaffected in this plan.

F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

The location and size of the canoe launch was determined with input from both the Parks Alliance and the current canoe rental vendor which utilizes the site. The plaza location and size was determined through input from the Parks Alliance.

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:

This plan provides a new ADA accessible connection from the existing off street parking lot to the White River Greenway alignment effectively creating a new trail head. Pedestrian access to the new canoe launch will be included. All other existing pedestrian walkways on site will be maintained.

2026APP004 ; Photographs



Photo 1: Existing Building on Subject Site Viewed from West



Photo 2: Proposed ADA Ramp Area Viewed from West

2026APP004 ; Photographs (continued)



Photo 3: Patio Area Viewed from West



Photo 4: Parking Area Viewed from South

2026APP004 ; Photographs (continued)



Photo 5: Parking Area and Driveway Viewed from North



Photo 6: Proposed ADA Ramp Area Viewed from South

2026APP004 ; Photographs (continued)



Photo 7: Existing Canoe Path Viewed from North



Photo 8: Canoe Launch Area Viewed from South

2026APP004 ; Photographs (continued)



Photo 9: Adjacent River and Property to East



Photo 10: Adjacent Property to South

2026APP004 ; Photographs (continued)



Photo 11: Adjacent Greenway and Property to West



Photo 12: Adjacent Property to North



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-014
Property Address: 10020 East 30th Street
Location: Warren Township, Council District #15
Petitioner: Autozone Development, LLC by Joseph D. Calderon
Current Zoning: C-3
Request: Rezoning of 1.25 acres from the C-3 district to the C-4 district to provide for automobile, motorcycle and light vehicle services or repair.
Current Land Use: Vacant commercial building
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning and the variance, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

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 1.25-acre site, zoned C-3, is developed with a vacant commercial building. It is surrounded by a single-family dwelling to the north, zoned I-2; commercial uses and religious uses to the south, across East 30th Street; zoned C-3 and SU-1, respectively; undeveloped land to the east zoned C-3; and industrial uses to the west, across North Mitthoefer Road, zoned C-3 and I-2

This site was included in petition 72-Z-286 that rezoned 5.66 acres to the C-3 district.



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

REZONING

The request would rezone the site to the Community-Regional C-4 district to provide for automobile, motorcycle and light vehicle services or repair. “The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.”

The Comprehensive Plan recommends community commercial typology for the site.

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.

As proposed, this rezoning request would be consistent with the Plan recommendation of community commercial.

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



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

- 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.

Planning Analysis

The community commercial typology contemplates the C-3 or C-4 zoning districts as appropriate for this typology that serves adjacent neighborhoods and the surrounding community. Support for the C-3 district, or the C-4 district depends upon the surrounding land uses and the impact of the permitted uses within the area.

Staff believes the C-4 district would be supportable on this site because of adjacent C-4 and I-2 districts to the west and south. Staff also believes that a C-4 district would be appropriate at intersections of two secondary arterials.

Finally, staff understands that the existing building will remain and be adapted for the new use. Reusing an existing building contributes to the economic and commercial vitality of an area, along with the wise use of resources.

GENERAL INFORMATION

Existing Zoning	C-3		
Existing Land Use	Vacant commercial building		
Comprehensive Plan	Community Commercial		
Surrounding Context	Zoning	Land Use	
	North:	I-2	Single-family dwelling
	South:	C-4 / SU-1	Commercial uses / Religious uses
	East:	C-3	Undeveloped land
	West:	C-3 / I-2	Industrial uses
Thoroughfare Plan			
East 30 th Street	Secondary Arterial	Existing 115-foot right-of-way and proposed 80-foot right-of-way.	
North Mitthoefer Road	Secondary Arterial	Existing 140-foot right-of-way and proposed 80-foot right-of-way.	
Context Area	Metro		
Floodway / Floodway Fringe	Yes. Rouark Ditch – 500-year unregulated floodway fringe		
Overlay	No		



Wellfield Protection Area	No
Site Plan	February 6, 2026
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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.



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

Small-Scale Offices, Retailing, and Personal or Professional Services (defined as commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet.

- Outdoor display of merchandise should be limited.
- If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
- Should be located along an arterial or collector street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

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

2016-DV1-027; 10020 East 30th Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a building, with a reduced setback, **granted**.

2016-PLT-017, 10020 East 30th Street, request approval of a subdivision plat to be known as Family Dollar Subdivision, dividing 3.42 acres, into two lots, **approved**.

72-Z-286, 10030 East 30th Street, requested rezoning of 5.66 acres, being in the I-2-S District, to the C-3 classification to provide for commercial development, **approved**.

VICINITY

2015-UV3-017, 9920 East 30th Street, requests variance of use of the Commercial Zoning Ordinance to provide for a second-story addition to provide for dormitory rooms for truck driver trainees, **withdrawn**.

2014-UV3-027, 9920 East 30th Street, requests a variance of use of the Commercial Zoning Ordinance to provide for a truck driving vocational school, with on-site residential dormitories, **granted**.

2013-UV1-001, 3045 North Mitthoefer Road, requested a variance of use and development standards of the Industrial Zoning Ordinance to legally establish a single-family dwelling, with a reduced south side setback, **granted**.

2005-ZON-175, 9743 East 30th Street, requested rezoning of 6.5 acres from the D-6II District to the SU-1 classification to provide for religious uses, **approved**.

2003-ZON-834 / 2003-VAR-834, 9920 East 30th Street, requests rezoning of 7.34 acres, being in the I-3-S District to the C-3 classification to provide for a supermarket and pharmacy and a variance of development standards of the Commercial Zoning Ordinance to provide for 300 square feet of outdoor sales display area, outdoor pallet storage and 205 parking spaces, **approved**.

92-Z-28, 9903 East 30th Street, requested rezoning of 11.54 acres, being in the C-3 District, to the C-S classification to provide for a mixed-use complex, including retail, service or light industrial uses, **approved**.

91-Z-66, 9545 East 30th Street, requested rezoning of 7.06 acres in the A-2 District to the SU-1 classification to provide for a church, **approved**.

87-Z-126, 10125 East 30th Street, requests the rezoning of 3.99 acres, being in the A-2 District, to the SU-1 classification, to provide for the construction of a church, **approved**.



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Division of Planning
Current Planning

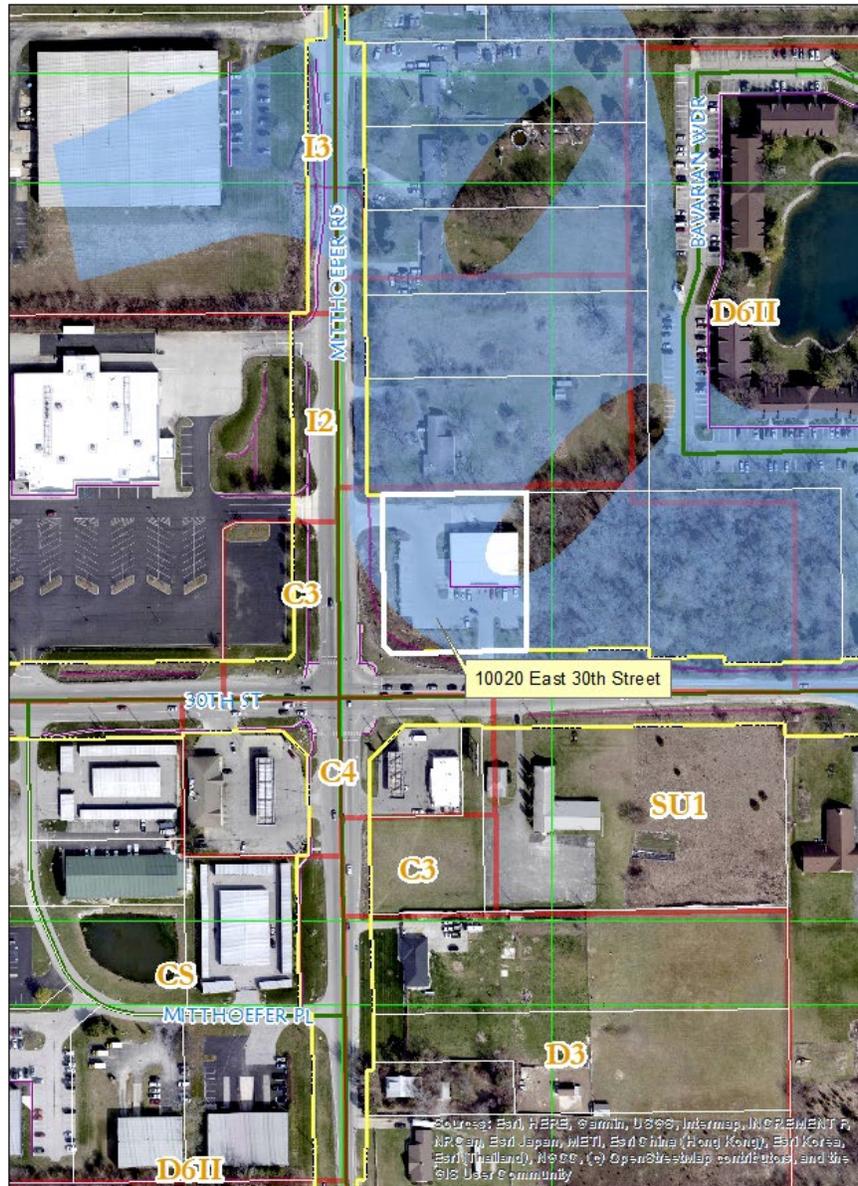
84-Z-16, 9905 East 30th Street, requests rezoning of 0.918 acre, being in the C-3 and D-6II Districts, to the C-3 classification to correct a map error, **approved**.

72-Z-287, 10202 East 30th Street, requested rezoning of 17.62 acres, being in the I-2-S District, to the D-6II classification to provide for apartments, **approved**.

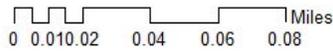
69-Z-204, 10029 East 30th Street, request ed rezoning of 3.66 acres, being in the D-3 District, to the SU-1 classification to provide for a church, **approved**.

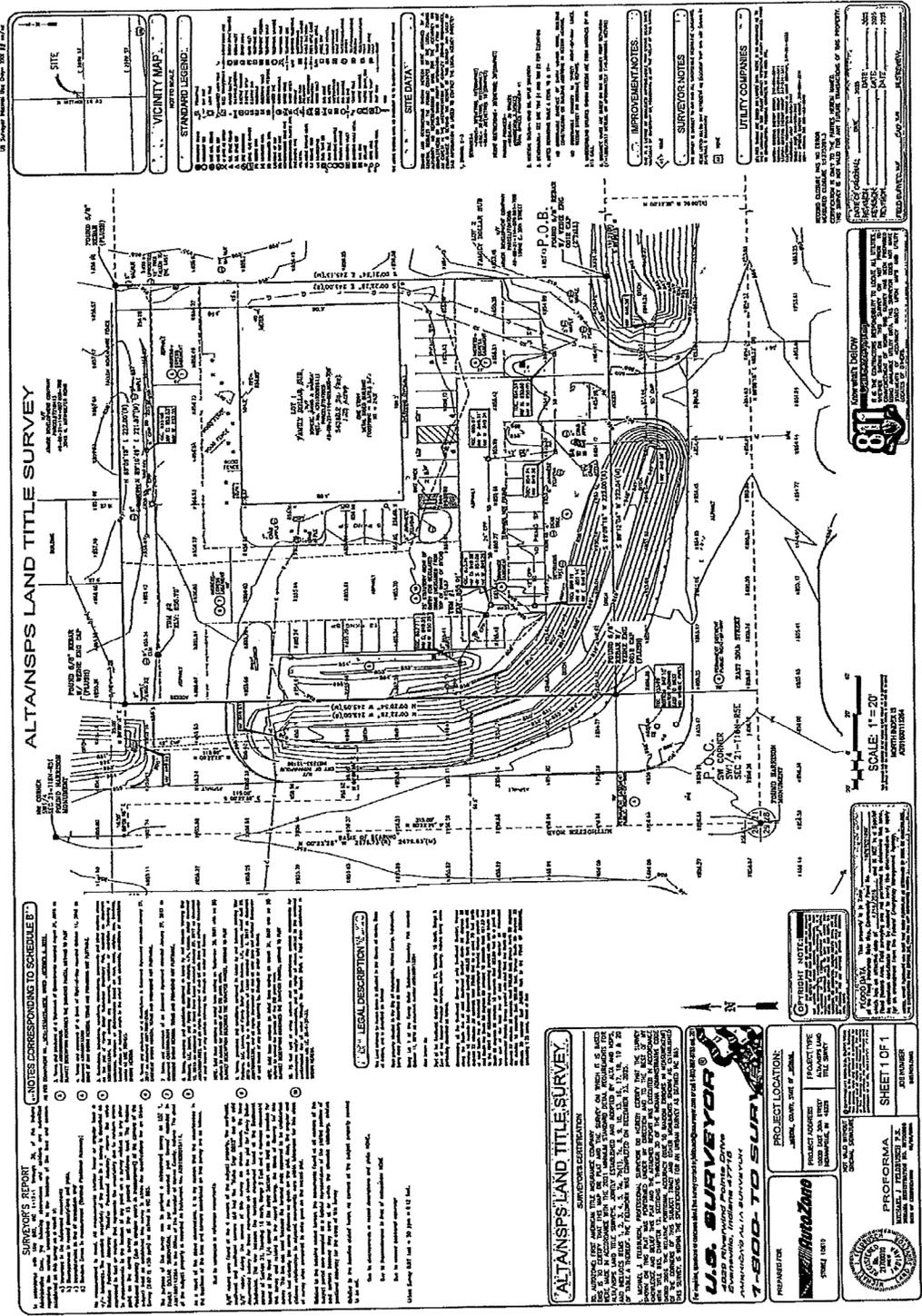
68-Z-94, 10101 East 30th Street, requested rezoning of 26.67 acres, being in the A-2 District, to the D-3 Classification to provide for single-family residences, **approved**.

EXHIBITS



10020 East 30th Street







View looking east along East 30th Street



View looking north along North Mitthoefer Road



View looking south along Mitthoefer Road



View looking southwest across intersection of East 30th Street and North Mitthoefer Road



View of site looking northeast



View of site looking east



View from site looking south across East 30th Street



View from site looking west



View from site looking west



View from site looking north



View from site looking east along the northern boundary



Department of Metropolitan Development
Division of Planning
Current Planning

MDC HEARING EXAMINER

March 26, 2026

Case Number:	2026-ZON-017
Property Address:	1622 Harlan Street (<i>approximate address</i>)
Location:	Center Township, Council District #19
Petitioner:	Brittney Lewis by David Dearing
Current Zoning:	C-5
Request:	Rezoning of 0.14 acres from the C-5 district to the D-5 district to provide for residential uses
Current Land Use:	Partially Developed; Carport
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 1622 Harlan Street consists of two (2) combined parcels near the intersection of Harlan and Minnesota Streets. The southern of the two (2) parcels abuts an East-West alley that provides cut-through access to Villa Avenue and acts as a buffer between the commercial buildings fronting Minnesota Street and the residential buildings fronting Harlan Street and Villa Avenue (see Aerial Map). A Google Street View image from 2007 (Photo 1) shows the two (2) parcels being used to store trailers, work trucks, and other equipment. A Google Street View image from 2011 shows the parcels being used for storage of firewood, tree stumps, lawnmowers, and other equipment (Photo 2). Between 2019 and 2024, the property appears to have been cleared of the aforementioned commercial vehicles and miscellaneous tree equipment and now has a carport and a pool for use by the neighboring property at 1620 Harlan Street (Photo 3).
- This site is currently zoned C-5 (General Commercial District). Per the ordinance the "C-5 district is designed to provide areas for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed. The types of uses found in this district tend to be outdoor functions, brightly lit, noisy, etc. Therefore, to provide a



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Division of Planning
Current Planning**

location where such uses can operate in harmony with the vicinity, the C-5 district should be located on select heavy commercial thoroughfares and should avoid locating adjacent to protected districts.”

- The proposed D-5 zoning district is intended for “medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential [...]” This proposed rezoning is corrective in nature and brings the property into better alignment with the land use plan. Additionally, this helps to create a clear border between the commercial uses fronting Minnesota Street and the residential uses on Harlan Street, reversing commercial expansion into an otherwise residential area. Staff recommends approval of the rezoning request.

GENERAL INFORMATION

Existing Zoning	C-5	
Existing Land Use	Developed; Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-5	North: Residential
South:	C-5	South: Residential & Commercial
East:	D-5 & C-1	East: Residential
West:	D-5	West: Residential
Thoroughfare Plan		
Harlan Street	Local Street	50-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	2/13/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS



Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book assigns this property the “Traditional Neighborhood” living typology. This typology “includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

Not applicable

ZONING HISTORY – VICINITY



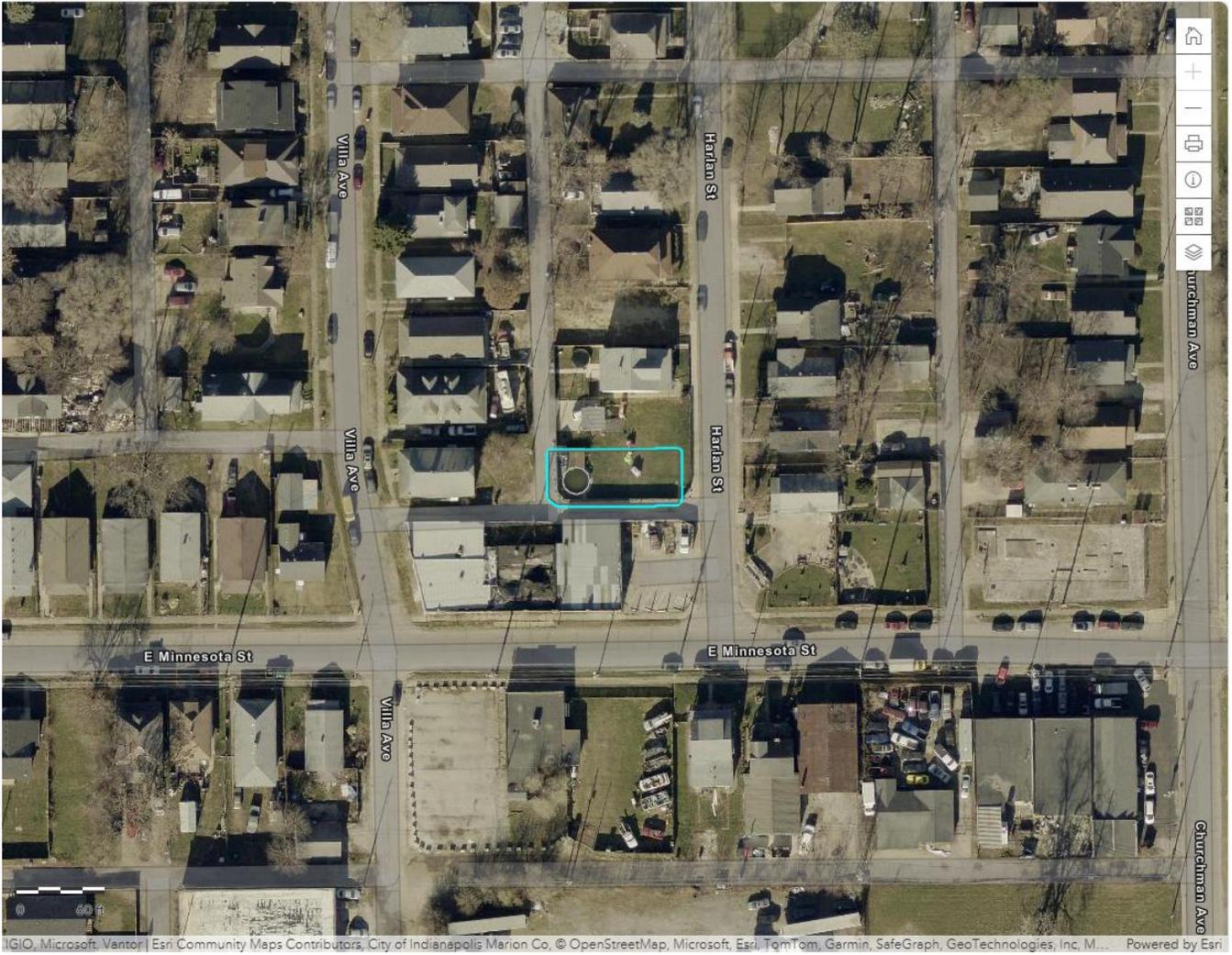
Department of Metropolitan Development
Division of Planning
Current Planning

90-UV2-18; 2027 East Minnesota Street (southeast of site), Variance of Use of the Commercial Zoning Ordinance to permit the re-use of the existing building for a small steel heat treating business, **approved**.

91-AP2-6; 2027 East Minnesota Street (southeast of site), Request for extension of time to obtain an Improvement Location Permit pursuant to 90-UV2-18, **withdrawn**.

2025DV3003; 1553 Harlan Street (northeast of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an attached covered porch with a zero-foot north side yard setback, **denied**.

EXHIBITS
2026ZON017; Aerial Maps



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2026ZON017; Aerial Maps (continued)





2026ZON017; Photographs



Photo 1: Subject parcels in 2007

2026ZON017; Photographs (continued)



Photo 2: Subject parcels in 2011

2026ZON017; Photographs (continued)



Photo 3: Subject parcels in September 2024

2026ZON017; Photographs (continued)



Photo 4: Subject parcel looking west

2026ZON017; Photographs (continued)



Photo 5: Surrounding properties looking south

2026ZON017; Photographs (continued)



Photo 6: Surrounding properties looking east

2026ZON017; Photographs (continued)



Photo 7: Surrounding properties looking north

2026ZON017; Photographs (continued)



Photo 8: Alley buffering property (right) from commercial uses fronting Minnesota St (left)

2026ZON017; Photographs (continued)



Photo 9: Commercial trucks on Minnesota Street



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2025-CZN-864 / 2025-CVR-864

Property Address: 9220 Crawfordsville Road

Location: Wayne Township, Council District #11

Petitioner: JCC Enterprises II, by Brian J. Tuohy

Current Zoning: C-3

Rezoning of 0.51 acre from the C-3 district to the I-2 district to provide for a contractor business.

Request: Variance of development standards for the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot transitional side yard setback (minimum 30-foot transitional side yard setback required).

Current Land Use: Industrial use / parking

Staff Recommendations: Approval of the rezoning and variance of development standards

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance that was filed by a registered neighborhood organization that continued these petitions from the February 26, 2026 hearing, to the March 26, 2025 hearing.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning and the variance, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

A landscape plan shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP). The landscape plan shall include native Indiana trees, shrubs or grasses.



PETITION OVERVIEW

This 0.51-acre site is comprised of two parcels and developed with a single-family dwelling and parking. It is surrounded by undeveloped land to the north, zoned SU-1; commercial uses to the south, across Crawfordsville Road, zoned C-3; religious uses to the east, zoned SU-1; and industrial uses to the west, zoned I-2.

REZONING

The request would rezone the site to the I-2 district to provide for a contractor business. “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 village mixed-use typology for the site.

Recommended land uses in this typology include detached / attached / small- and large- scale multi-family housing; assisted living facilities / nursing homes; 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; artisan manufacturing and food production; structured parking; and community farms / gardens.

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

VARIANCE OF DEVELOPMENT STANDARDS

This request would provide for a five-foot transitional side yard when the Ordinance requires a minimum 30-foot transitional side yard.

The site plan filed dated December 29, 2025, depicts an area along the eastern boundary that provides a landscaped buffer. Because the landscaped buffer abuts an access drive for the religious uses to the east, staff believes the reduced setback would not have a negative impact on that adjacent land use.

Furthermore, conflicts and negative impacts between the two land uses would be mitigated based upon the typical hours of operation of contractor and the hours generally associated with religious activities.



Planning Analysis

Staff understands that this site would provide for an expansion of the abutting contractor business operation to the west. The site plan, file-date December 29, 2025, depicts the expansion consisting of a parking lot with 36 parking spaces and a landscape buffer along the eastern boundary.

Despite the village mixed-use land use recommendation staff believes the proposed rezoning would have minimal impact on surrounding land uses that include industrial uses, commercial uses, and religious uses. Staff believes the landscape buffer would minimize the impact on the adjoining property (religious uses) to the east. For these reasons, staff supports the rezoning.

Because this site abuts a portion of Crawfordsville Road, which is a state highway, any right-of-way dedication or conveyance would be to the State of Indiana in accordance with their standards. The Thoroughfare Plan recommends that a 47.5-foot half right-of-way be dedicated along Crawfordsville Road.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Commercial uses / parking	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	SU-1	Undeveloped land
South:	C-3	Commercial uses
East:	SU-1	Religious uses
West:	I-2	Industrial uses
Thoroughfare Plan		
Crawfordsville Road	Primary arterial	Existing 60-foot right-of-way and proposed 95-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	December 29, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 29, 2025	



Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use typology. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contribute to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

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 – Village Mixed-Use 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.
- Where possible, contributing historic buildings should be preserved or incorporated into new development.



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

Small-Scale Offices, Retailing, and Personal or Professional Services (defined as “commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet.”)

- Mixed-use structures are preferred.
- Automotive uses (such as gas stations and auto repair) and uses with drive-through lanes are excluded.
- Should not include outdoor display of merchandise.

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.



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

2013-ZON-027 and 2013-VAR-002; 9224 and 9230 Crawfordsville Road (west of site), requested Rezoning of 1.42 acres, from the D-4, C-3 and C-5 Districts to the I-2-S classification to provide for a heating and ventilation contractor and a variance of Development Standards of the Industrial Zoning Ordinance to legally establish an existing parking area at 9230 Crawfordsville Road and an existing structure at 9224 Crawfordsville Road, both with zero-foot front setbacks, **approved**.

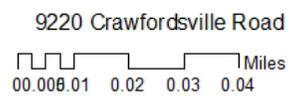
79-Z-45; 9204 Crawfordsville Road (east of site), requested rezoning of 2.48 acres, being in the C-3 and D-4 districts, to the SU-1 classification for church purposes, **approved**.

78-Z-16; 9230 Crawfordsville Road (west of site), requested rezoning of 0.446 acre from C-3 to C-5 to provide for sale, repair and rental of garden and lawn materials, supplies, feed and equipment, including outdoor display, **approved**.

EXHIBITS



Source: Esri, HERE, Garmin, USGS, International, CEMENT P, NRC an, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swire, (c) OpenStreetMap contributors, and the GIS User Community





Department of Metropolitan Development
Division of Planning
Current Planning

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:

A church is located on the parcel east of the Site, with the church building located on the east side of its parcel. The proposed parking area on the Site will be directly adjacent to the church's drive aisle and not its building. Additionally, petitioner proposes to install a landscape buffer along the east side of the Site. The south side of the Site will include a green area between the parking area and Crawfordsville Road. A parking area with a landscape buffer located directly adjacent to the church's drive aisle will not be injurious to the general welfare of the community.

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

Nearby commercial parcels and the church parcel next door are improved with surface parking areas. The proposed parking area will be located adjacent to the church's drive aisle. Additionally, petitioner proposes to install a landscape buffer along the east side of the Site separating the proposed parking area from the adjacent drive aisle. Approval of the variance to allow for parking to be located closer to a church's drive aisle will not adversely affect the use or value of the area adjacent to the property. The proposed parking area is set back from Crawfordsville Road and is separated from Crawfordsville Road by a green area consisting of mature trees and shrubs that will remain.

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

The Site is triangular in shape and a portion of the Site is only approximately 60' wide. Such unusual shape and narrowness of a portion of the Site make it difficult to improve the site with a parking area that has the appropriate stall width, aisle width and adequate number of spaces necessary for the adjacent business. The strict application of the terms of the zoning ordinance will prevent the practical use of the Site as a parking area, despite the existence of several other nearby parking areas, including on the Church parcel directly adjacent to the Site.

DECISION

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

Adopted this _____ day of _____, 20 ____



View looking northwest along Crawfordsville Road



View looking southeast along Crawfordsville Road



View of site looking north



View of site looking west



View of site looking northwest



View of site looking northwest



View from site looking north



View for site looking east



View for site looking east



View from site looking southeast across Crawfordsville Road



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-CVR-807 / 2026-CPL-807
Property Address: 5511 Sunset Lane
Location: Washington Township, Council District #7
Petitioner: Carrington Homes, Inc. by Kenny Mitchell
Current Zoning: D-S (FW) (FF)
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot 1 with 50 feet of lot width and 50 feet of lot frontage (minimum 150 feet of lot width required, and minimum 75 feet of lot frontage required) and proposed for Lot 2 with zero-foot lot width and zero-foot street frontage (minimum 150-foot lot width required, and minimum 75-foot street frontage required).
Approval of a Subdivision Plat, to be known as Sunset Woods, dividing 8.9 acres into two lots.
Current Land Use: Single-family dwelling and open space.
Staff Recommendations: Approval of the variance of development standards and the plat.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated February 13, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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

7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

PETITION OVERVIEW

This 8.9-acre site, zoned D-S (FW) (FF), is developed with a detached single-family dwelling and open space. It is surrounded by single-family dwellings to the north, east and west, all zoned D-S (FF) and the White River to the south, zoned D-S (FW) (FF).

VARIANCE OF DEVELOPMENT STANDARDS

The variances of development standards relate to a reduction in the lot width and lot frontage for both lots when the Ordinance requires a minimum 150 feet of lot width and 75 feet of lot frontage. Lot 1 would have a 50-foot lot width and 50 feet of lot frontage. Lot 2 would have zero feet of both lot width and lot frontage.

Although request for the reduction of lot width and lot frontage seems to be excessive, staff believes site access, configuration of the lot and the natural features throughout the site presents a practical difficulty in complying with the required lot width and lot area. Staff, therefore, supports the requested variances.

Staff would note that previous variances have been granted in the past that requested the same type of relief from required development standards.

PLAT

Site Plan

The request would provide for approval of a Subdivision Plat, to be known as Sunset Woods. The proposed plat would divide 8.9 acres into two lots to provide for a second single-family dwelling.



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Current Planning

Streets

This site is located along Sunset Lane (private street). Access to the second dwelling would be from this private street and an easement. Therefore, no new streets are proposed.

Sidewalks

Sidewalks would not be required along the existing private drive.

Waivers

None.

GENERAL INFORMATION

Existing Zoning	D-S (FW) (FF)	
Existing Land Use	Single-family dwellings / open space	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-S (FW) (FF)	Single-family dwelling
South:	D-S (FW) (FF)	White River
East:	D-S (FW) (FF)	Single-family dwellings
West:	D-S (FW) (FF)	Single-family dwellings
Thoroughfare Plan		
Sunset Lane	Private Street	Existing 10-foot width.
Highland Manor Court South	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes. White River	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	March 4, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	



Findings of Fact	February 17, 2026
Findings of Fact (Amended)	March 4, 2026
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

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:

Recommended land uses in this typology include detached housing, working farms, group homes, bed / breakfast and wind / solar farms.

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.



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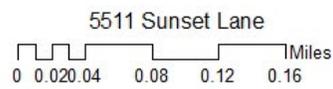
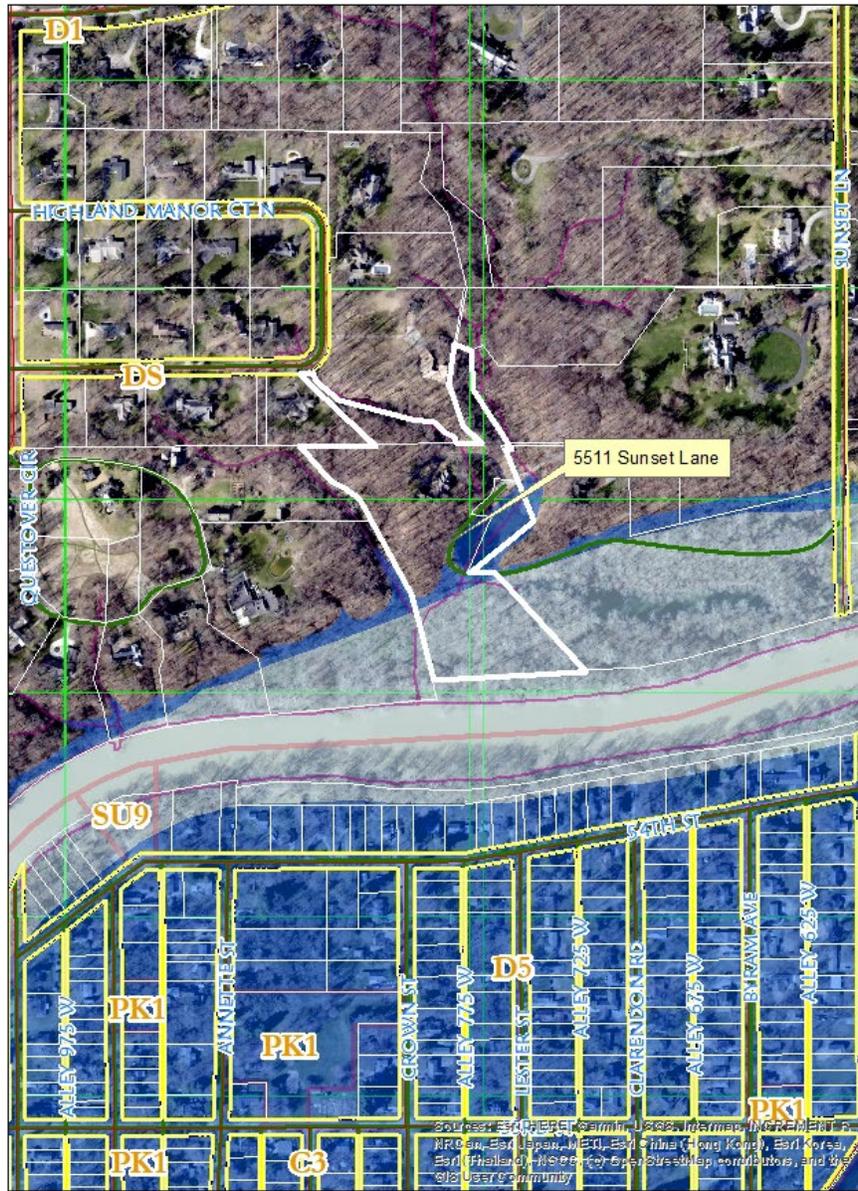
ZONING HISTORY

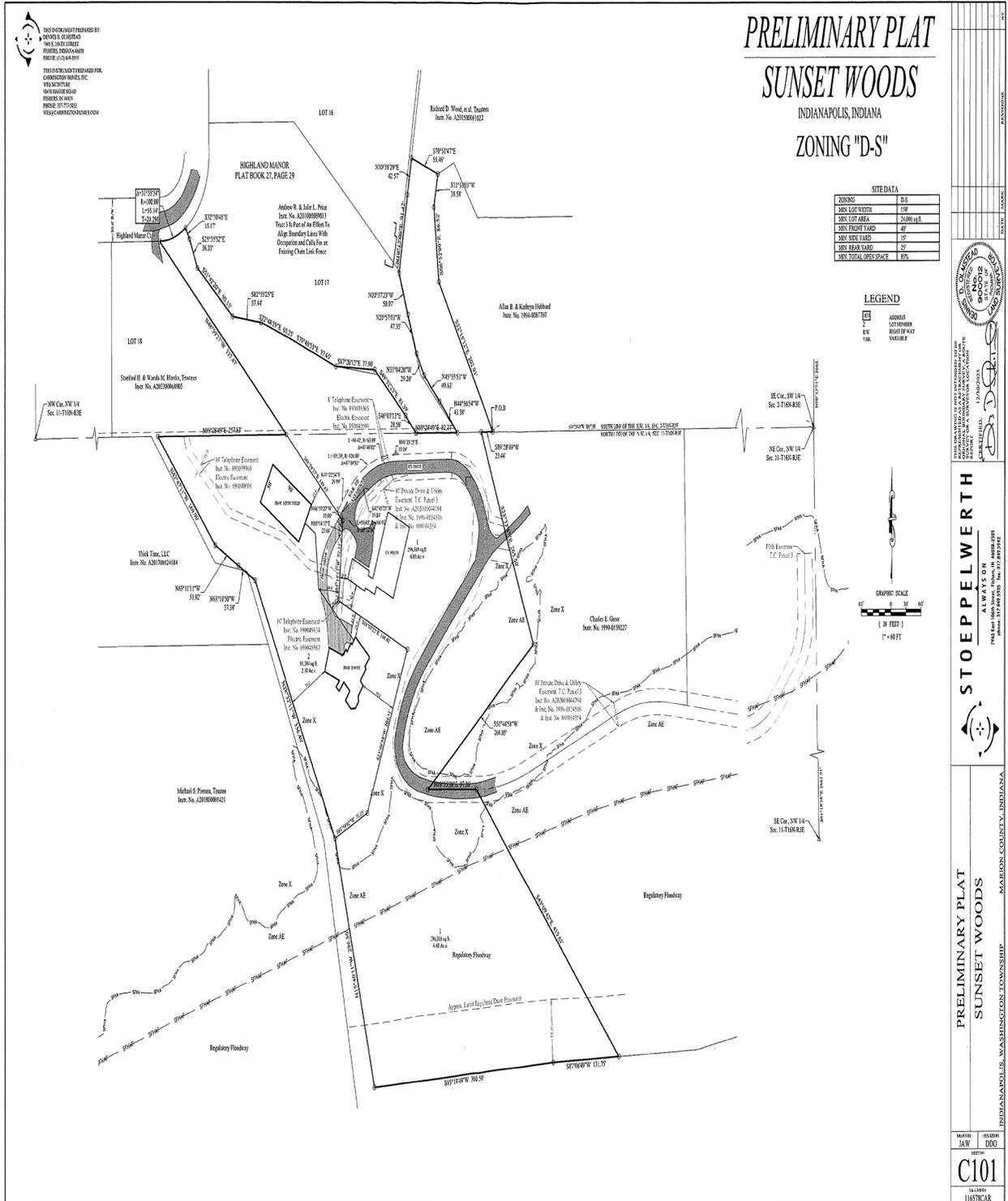
94-HOV-28; 5601 Sunset Lane, requested a variance of development standards of the Dwellings Districts Zoning Ordinance to provide for the construction of a second single-family residence, outside the Floodway Fringe area, with zero lot width at the required setback line and zero-foot street frontage, **granted**.

86-HOV-92; 5520 Sunset Lane, requested a variance of development standards of the Dwelling districts Zoning Ordinance to provide for the construction and use of three, single-family homes without public street frontage, **granted**.

59-Z-44; 700 West 56th, requested rezoning of 221.98 acres, being in the R-3 district, to the R-1 classification to provide minimum requirements for residential use, approved.

EXHIBITS







Department of Metropolitan Development
Division of Planning
Current Planning

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 approval of the requested use variance will not be injurious to the public health, safety, welfare, morals and general welfare of the community because the requested variances are to permit two lots, having a minimum of 2 and 6 acre lot size, respectively, each meeting the D-S standards for lot size, sharing a private drive. The property is improved with one single family home. The proposed second home is appropriate for the size of the property and will be compatible with surrounding property improvements. The structures will meet all other development standards, required building codes and construction methods.

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 and value of the area adjacent to this new lot will not be affected in a substantially adverse manner because the proposed use is single-family residential, the same use as the other lots in the vicinity. The proposed second home will be an improvement for the neighborhood in general. By utilizing a private drive rather than a public street, the maintenance costs of the drive will be the responsibility of the homeowners and the City will not be asked to accept additional infrastructure, resulting in long term maintenance cost. The property is rural in nature and the drive is both typical in the area and already in place serving the existing house.

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

The strict application of the zoning ordinance will result in practical difficulties to the property because without the grant of the request would require unnecessarily creating additional impermeable pavement, construction costs and destruction of a natural area. The requested variances are the best solution suited for the scale of the improvements requested as well as the best application for this portion of the city. The private drive is the only access to the existing lot. The site is surrounded by Fishback Creek, multiple ponds, a tributary that leads to the White River, and other residential homes. There are no other viable locations to provide access into the site.

DECISION

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

Adopted this _____ day of _____, 20 ____



View of site looking north



View of site looking north



View of site looking north



View of site looking northeast



View of site looking north



View from site looking east along Sunset Lane



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-012

Address: 2946, 2950, 2954 McPherson Street (Approximate Address)

Location: Center Township, Council District #8

Petitioner: Arcadia 1 Development LLC, by Jynell Berkshire

Request: Rezoning of .37-acre from the D-5 district to the D-8 district for residential development.

Staff Recommendations: Approval

Current Land Use: Undeveloped

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.37-acre site is comprised of three undeveloped parcels. The site is adjacent to single-family attached dwellings and several undeveloped parcels on three sides, all zoned D-5. To the north is a commercial barber shop zoned C-4.

REZONING

This request would rezone the three parcels from the D-5 district to the D-8 district for residential development of single-family attached dwellings that would not be permitted in the exiting D-5 district.



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D-5 is Dwelling District Five, for medium intensity residential development at a typical density of 4.5 units per acre and is not intended for suburban use. Designed for urban, built-up areas of the Community using a rectilinear development pattern to achieve the fine grain of accessibility requisite for all modes of travel. Complete urban public and community facilities are required.

D-8 is Dwelling District Eight, which is a unique district that allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for development in line with the context of the surrounding area.

The proposed Comprehensive Plan recommendation is for Community Commercial uses. The recommendation of the dwelling district would not align with the Comprehensive Plan but would be in alignment with the surrounding properties as three sides of the site are zoned with dwelling districts as well. In addition, it is believed the current Comprehensive Plan recommendation is a legacy recommendation from a previously proposed project that never materialized.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Overlay	N/A	
Surrounding Context	Zoning	Surrounding Context
	North:	C-4 Commercial Barber Shop
	South:	D-5 Single-family attached dwellings
	East:	D-5 Single-family attached dwellings and Undeveloped parcels
West:	D-5 Single-family attached dwellings	
Thoroughfare Plan		
McPherson Street	Local Street	48-foot existing and proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	N/A	
Wellfield Protection Area	N/A	
Site Plan	N/A	
Elevations	N/A	
Landscape Plan	N/A	
Commitments	N/A	
Findings of Fact	N/A	
C-S / D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan 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

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

Not Applicable to the Site.



ZONING HISTORY

2025-CZN-821 / 2025-CPL-821; 2833 McPherson Street (south of site), Rezoning of 0.11-acre from the D-5 district to the D-8 district to provide for a single-family attached dwelling structure, **approved**.

2024-ZON-044; 2712 Winthrop Avenue (south of site), Rezoning of 2.96 acres from the D-5 district to the D-8 district for residential development, **approved**.

2019-UV3-008; 2942, 2946, 2950 and 2954 McPherson Street (includes subject site), Variance of Use and Development Standards to provide for four, two-family dwellings, with six feet between dwellings, each with a detached garage on 40-foot wide, 5,440-square foot lots, **granted**.

2019-ZON-020; 2942,2946,2950 and 2954 McPherson Street (includes a portion of the site), Rezoning of 0.5 acres from the D-5 district to the C-3 Classification, **withdrawn**.

2007-ZON-093;1150 East 28th Street (southeast of site), Rezoning of 1.58 acres, being in the I-2-U District, to the D-8 classification to provide for residential development, **approved**.

RU

EXHIBITS

LOCATION MAP



PHOTOS



Photo of 2954 McPherson Street, looking west from McPherson Street.



Photo of 2950 McPherson Street, looking west from McPherson Street.



Photo of 2946 McPherson Street, looking west from McPherson Street.



Photo of adjacent properties to the south, looking southwest.



Photo of adjacent property to the east.



Photo of adjacent commercial property to the north, looking southwest.



METROPOLITAN DEVELOPMENT COMMISSION **March 26, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-013

Address: 2910 McPherson Street (Approximate Address)

Location: Center Township, Council District #8

Petitioner: Arcadia 1 Development LLC, by Jynell Berkshire

Request: Rezoning of 0.13-acre from the D-5 district to the D-8 district to provide for residential development.

Staff Recommendations: Approval

Current Land Use: Undeveloped

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.12-acre site is comprised of an undeveloped parcel. The site is surrounded by single-family dwellings and an undeveloped parcel, all zoned D-5.

REZONING

This request would rezone the property from the D-5 district to the D-8 district for residential development of a single-family attached dwelling that would not be permitted in the exiting D-5 district.

D-5 is Dwelling District Five, for medium intensity residential development at a typical density of 4.5 units per acre and is not intended for suburban use. Designed for urban, built-up areas of the Community using a rectilinear development pattern to achieve the fine grain of accessibility requisite for all modes of travel. Complete urban public and community facilities are required.



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D-8 is Dwelling District Eight, which is a unique district that allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for development in line with the context of the surrounding area.

Additionally, the proposed dwelling district would also align with the Traditional Neighborhood recommendation of the Comprehensive Plan

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Overlay	N/A	
Surrounding Context	Zoning	Surrounding Context
	North: D-5	Undeveloped
	South: D-5	Single-family dwellings
	East: D-5	Single-family dwelling
	West: D-5	Undeveloped
Thoroughfare Plan		
McPherson Street	Local Street	48-foot existing and proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	N/A	
Wellfield Protection Area	N/A	
Site Plan	N/A	
Elevations	N/A	
Landscape Plan	N/A	
Commitments	N/A	
Findings of Fact	N/A	
C-S / D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends the Traditional Neighborhood typology which 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.



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A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre.

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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

Not Applicable to the Site.



ZONING HISTORY

2025-CZN-821 / 2025-CPL-821; 2833 McPherson Street (south of site), Rezoning of 0.11-acre from the D-5 district to the D-8 district to provide for a single-family attached dwelling structure, **approved**.

2024-ZON-044; 2712 Winthrop Avenue (south of site), Rezoning of 2.96 acres from the D-5 district to the D-8 district for residential development, **approved**.

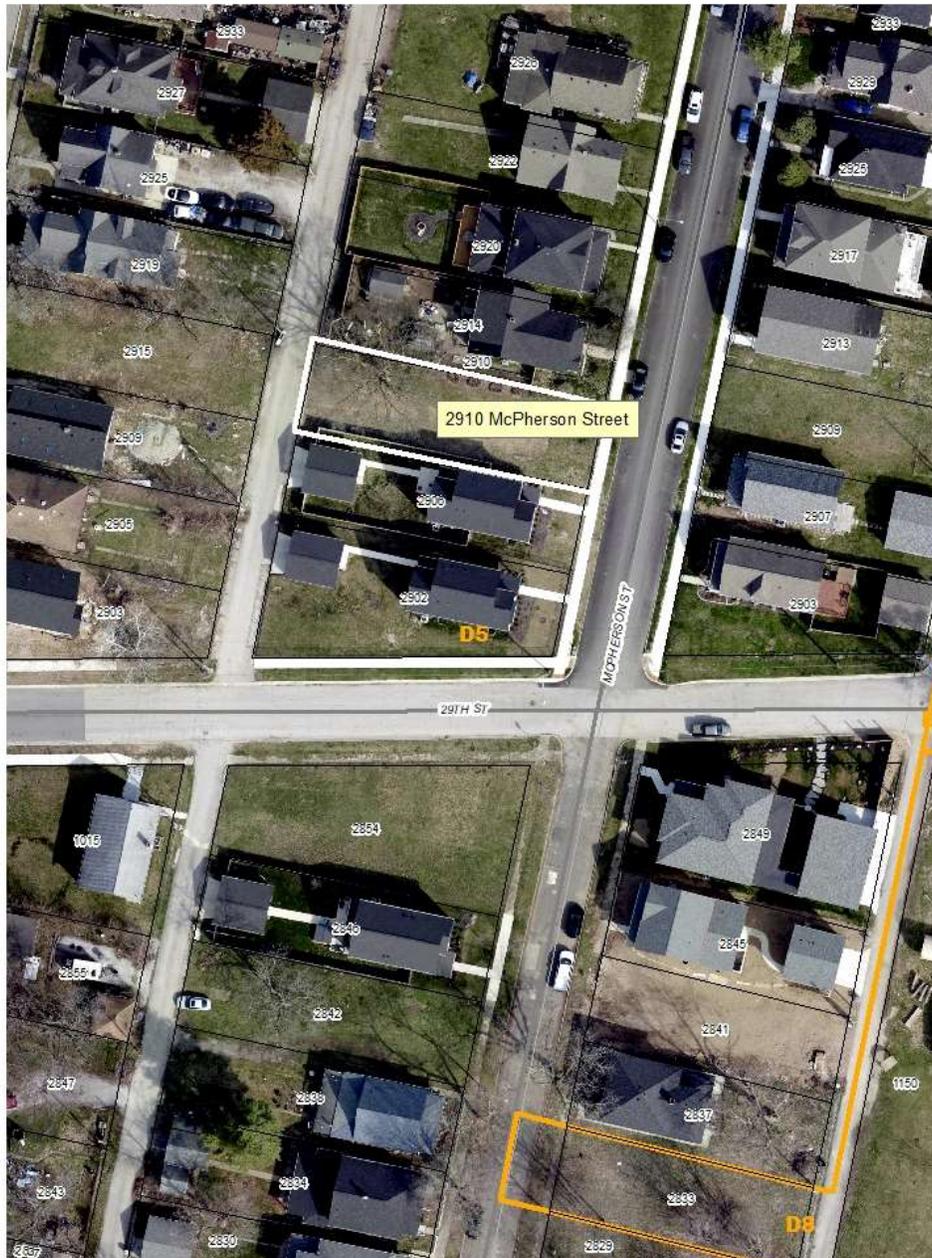
2019-ZON-020; 2942,2946,2950 and 2954 McPherson Street (north of site), Rezoning of 0.5 acres from the D-5 district to the C-3 Classification, **withdrawn**.

2007-ZON-093;1150 East 28th Street (southeast of site), Rezoning of 1.58 acres, being in the I-2-U District, to the D-8 classification to provide for residential development, **approved**.

RU

EXHIBITS

LOCATION MAP



PHOTOS



Photo of subject site, looking west from McPherson Street.



Photo of adjacent properties to the north, looking northwest.



Photo of adjacent properties to the south, looking west.



Photo of adjacent properties to the east.