



Metropolitan Development Commission Hearing Examiner (January 29, 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, January 29, 2026

Time: 1:00 PM

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

Business:

Special Requests:

2025-CPL-840 | 2302 West Morris Street

Special request to waive the plat rule to construct sidewalks within two years of recording the plat, and to waive the plat rule to provide for a performance bond for sidewalks until an Improvement Location Permit is applied for each lot.

PETITIONS REQUESTING TO BE CONTINUED:

1. **2025-MOD-017 | 405, 409, and 411 South Shortridge Road**

Warren Township, Council District #20

C-S

SRMK, LLC, by David Kingen and Justin Kingen

Modification of Commitments and Site Plan related to 2018-ZON-068 to terminate Commitment # 2 (Attachment "D", item 3) to eliminate the requirement of the submittal of a tree assessment for Administrator's Approval prior to site preparation, and to permit development of the site subject to the site plan filed with this petition (tree assessment required to be submitted for Administrator's Approval prior to site preparation and site to be developed per the site plan file-dated, September 13, 2018).

****Petitioner has withdrawn the Petition**

2. **2025-MOD-026 | 4201 Moller Road**

Pike Township, Council District #5

SU-1

Iglesias Cristiana Pentecostal Maranatha, by Jason Burk

Modification of Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval).

****Petitioner request for continuance for cause to February 26, 2026**

3. **2025-ZON-089 | 5301 West 56th Street**

Pike Township, Council District #6

Mirza W. A. Baig, by David Kingen and Justin Kingen

Rezoning of 3.5 acres from the D-A (FF) (FW) district to the D-6 (FF) (FW) district to provide for a small apartment use.

****Staff request for continuance for cause to February 12, 2026**

4. 2025-ZON-114 (Amended) | 4005 East Southport Road

Perry Township, Council District #24

Southport Road Development LLC, by David Gilman

Rezoning of 3.67 acres from the D-P (FW) (FF) district to the D-P (FW) (FF) district to provide for a vocational school, technical school, or training, a veterinarian, commercial or building contractors, artisan manufacturing (e-commerce), life sciences and wholesale, distribution and warehouse uses, plus uses permitted under 98-Z-65.

****Staff request for transfer to the MDC for initial hearing on February 18, 2026, with Notice**

5. 2025-ZON-139 | 1055 and 1095 East 52nd Street

Washington Township, Council District #7

EMR Mulligan Properties, LLC, by Misha Rabinowitch

Rezoning of 0.80-acre from the D-5 (W-5) district to the MU-2 (W-5) classification.

****Automatic Continuance to February 26, 2026, filed by the Petitioner**

6. 2025-CAP-847 / 2025-CVR-847 | 3502 North White River Parkway West Drive

Center Township, Council District #12

City of Indianapolis Department of Parks and Recreation, by Matt Vogel

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.

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a recreational building within the floodway (not permitted).

****Staff request for continuance for cause to February 26, 2026**

7. 2025-CAP-856 / 2025-CVR-856 (Amended) | 6400, 6449, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road

Decatur Township, Council District #21

I-2

Sabey Data Center Properties, LLC, by Mindy Westrick Brown

Modification of Commitments, related to 2020-CZN-834, to add and modify commitments associated with a proposed data center use, including details of a closed-loop air cooled system, commitment to pay all related costs associated with a proposed substation and energy infrastructure for said data center, develop the site in accordance with the site plan and building elevations, file dated December 29, 2025, to provide for building heights of 30 feet for East Building A and 50 feet for West Building B, to provide for sidewalks, outdoor amenities, loading docks, short-term truck parking, landscaping, connection to sewers for various addresses on Camby Road, and dedication of public streets.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a data center technology park (not permitted) and to provide for 200 parking spaces (minimum 708 parking spaces, or one parking space for each 1,500 square feet of floor area required).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit structure height in excess of 50 feet but no more than 75 feet within the Airspace Secondary Overlay, due to parapets and roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure (maximum of 50 feet structures permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit utility yards and outdoor operational areas exceeding 25 percent of the gross floor area of the principal buildings for Building A (maximum of 120 percent) and Building B (maximum of 160 percent), due to the operational and infrastructure requirements associated with the proposed data center use (25 percent of gross floor area permitted).

****Petitioner request for continuance for cause to February 26, 2026, with Notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. 2025-APP-020 | 7979 North Shadeland Avenue

Lawrence Township, Council District #3

HD-2

Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two Approval to provide for a sign package to include two canopy signs and four incidental signs.

9. 2025-ZON-137 | 2447 West 14th Street

Center Township, Council District #12

Centro de Avivamiento Casa de Dios y Luz Para las Naciones, Inc., by Justin Kingen and Kate Mennega

Rezoning of 2.39 acres from the SU-1 district to the SU-2 district to provide for educational uses.

10. 2025-ZON-140 | 1802 Cornell Avenue

Center Township, Council District #13

Rachel Loveman and Lyle Fettig, by Adam Tyler Murphy

Rezoning of 0.19-acre from the I-3 district to the D-8 district to provide for residential uses.

11. 2025-ZON-142 | 2064 Yandes Street

Center Township, Council District #13

RD Construction & Holding LLC, by John Cross

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for residential uses.

12. 2025-CPL-860 / 2025-CVC-860 | 2107 North Riley Avenue

Center Township, Council District #8

Indianapolis Public Schools, by Russell McClure

Approval of a Subdivision Plat, to be known as Susan Leach Subdivision, dividing 7.28 acre into two lots.

Vacation of the first east-west right-of-way north of 21st Street, being 25 feet in width, from the east right-of-way line of Riley Avenue, east to a point 307.42 feet to the west property line of parcel number 1102696, with a waiver of the assessment of benefits.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

13. 2025-ZON-092 / 2025-VAR-011 | 2502 Lambert Street AKA 2501 West Morris Street

Wayne Township, Council District #17

D-7 (FF) and C-7 (FF)

WRR Renwald Real Estate, LLC, by Benjamin A. Spandau and Thomas R. Steele

Rezoning of 4.79 acres from the D-5 (FF) and C-7 (FF) districts to the I-3 (FF) district to provide for a commercial parking lot.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot for commercial truck and trailer parking.

14. 2025-ZON-094 | 2505 South Arlington Avenue

Warren Township, Council District #20

Sky Real Estate, Inc., by David Gilman

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

15. 2025-ZON-112 (Amended) | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street

Center Township, Council District #12

2058 Property Group LLC, by Joel Bruns

Rezoning of 12.6 acres from the C-7 (W-1) and I-4 (W-1) districts to the C-S (W-1) district to provide I-2 and C-1 uses.

16. 2025-ZON-128 (Amended) | 2802 Lafayette Road

Wayne Township, Council District #11
PFFO QOZB, LLC, by Michael Rabinowitch

Rezoning of 5.6 acres from the C-4 (FF) district to the I-1 (FF) district to provide for small-scale commercial workspace and self-storage uses.

17. 2025-CAP-854 / 2025-CVR-854 | 6340 Intech Commons Drive

Pike Township, Council District #6
C-S
Intech Park Partners, LLC, by Timothy E. Ochs and Jennifer Milliken

Modification of Commitments related to petition 98-Z-233 to modify Commitment 20 to provide for no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard (current commitment limits the number of free-standing fast food or drive-through restaurants to one within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than four hundred feet (400 feet) to the east right-of way of Intech Boulevard.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero stacking spaces at the end of each service unit (minimum of two stacking spaces at the end of each service unit required), and to provide for 15 off-street parking spaces (maximum of seven off-street parking spaces required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

18. 2025-ZON-138 | 7125 Fall Creek Road

Lawrence Township, Council District #3
Central Indiana Council, Boy Scouts of America, by Timothy Ochs and Jennifer Milliken

Rezoning of 11.93-acres from the SU-7 (FF) district to the C-S (FF) classification to provide Business, art, or other post-secondary proprietary school, Community Center, Museum, Library or Art Gallery, Medical or Dental Offices, Centers or Clinics, Medical or Dental Laboratory, Financial and Insurance Services, Hair and Body Care Salon or Service, Indoor Recreation & Entertainment, Food Preparation, Banquet Facility or Event Center, Office: Business, Professional or Government, and Information Technology R&D with any accessory use associated with the C-1 District and those associated with a permitted use.

19. 2025-CZN-858 / 2025-CVR-858 | 2111 Columbia Avenue

Center Township, Council District #13
Clarence Lyles, IV, by Matthew Lyles

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit small apartment.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for front-loaded garages (not permitted) with a 25-foot front setback (10-19.9-foot front setback required).

20. 2025-CPL-861 / 2025-CVR-861 | 9425 Hague Road

Lawrence Township, Council District #4
Waffle House, Inc., by Eric Givens

Approval of a Subdivision Plat, to be known as Waffle House Addition, dividing 1.65 acres into two lots, with a waiver of the sidewalk requirement.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a restaurant, without the installation of a public sidewalk along Hague Road or Castlegate Drive (public sidewalks are required along the entire frontage of abutting public rights-of-way), to provide for 9-foot by 18-foot parking stalls (minimum parking stall size of 9-foot by 20-foot, or 10-foot by 18-foot, or 180 square-foot required), and to provide for 36 parking spaces (maximum 18 parking spaces permitted).

Additional Business:

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

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

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](#).



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-MOD-017

Property Address: 405, 409, and 411 South Shortridge Road (Approximate Addresses)

Location: Warren Township, Council District #20

Petitioner: SRMK, LLC, by David Kingen and Justin Kingen

Current Zoning: C-S

Request: Modification of Commitments and Site Plan related to 2018-ZON-068 to terminate Commitment # 2 (Attachment "D", item 3) to eliminate the requirement of the submittal of a tree assessment for Administrator's Approval prior to site preparation, and to permit development of the site subject to the site plan filed with this petition (tree assessment required to be submitted for Administrator's Approval prior to site preparation and site to be developed per the site plan file-dated, September 13, 2018).

Current Land Use: Truck and Trailer Parking / Auto Repair / Commercial Building Contractor

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the August 14, 2025 hearing to the October 9, 2025 hearing with notice at the request of the petitioner. No additional information has been submitted to the case file.

This petition was continued for cause from the October 9, 2025 hearing to the December 18, 2025 hearing with notice at the request of the petitioner. No additional information has been submitted to the case file.

This petition was continued for cause from the December 18, 2025 hearing to the January 29, 2026 hearing with notice at the request of the petitioner.

The petitioner submitted a written **request to withdraw** this petition. This will require acknowledgement from the Hearing Examiner.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be withdrawn at the January 29, 2026 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

January 29, 2026

Case Number: 2025-MOD-026
Property Address: 4201 Moller Road
Location: Pike Township, Council District #5
Petitioner: Iglesias Cristiana Pentecostal Maranatha, by Jason Burk
Request: Modification of Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval).
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The petitioner's representative is requesting a **continuance from the January 29, 2026 hearing, to the February 26, 2026 hearing**, to provide time to meet with the neighborhood organization. Staff would not object to the continuance.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-089
Property Address: 5301 West 56th Street (Approximate Address)
Location: Pike Township, Council District #6
Petitioner: Mirza W. A. Baig, by David Kingen and Justin Kingen
Current Zoning: D-A (FF) (FW)
Request: Rezoning of 3.5 acres from the D-A (FF) (FW) district to the D-6 (FF) (FW) district to provide for a small apartment use.
Current Land Use: Residential
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the September 11, 2025 to the November 13, 2025 at the request of the petitioner to allow them additional time to amend the request and provide new notice.

This petition was continued for cause from the November 13, 2025 to the January 29, 2026 hearing at the request of the petitioner to allow them additional time to amend the request and provide new notice.

The petitioner's representative notified staff of their intent to file a variance of use petition instead of pursuing the rezoning. This petition should be **continued from the January 29, 2026 hearing to the February 12, 2026 hearing** to provide the petitioner sufficient time to file the variance before closing out this petition.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the February 12, 2026 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-114
Property Address: 4005 East Southport Road (Approximate Addresses)
Location: Perry Township, Council District #24
Petitioner: Southport Road Development LLC, by David Gilman
Current Zoning: D-P
Request: Rezoning of 3.67 acres from the D-P (FW) (FF) district to the I-1 (FW) (FF) district to provide for industrial uses.
Current Land Use: Undeveloped Lot
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued from the November 13, 2025 hearing to the December 18, 2025 hearing at the request of the petitioner to amend the request.

This petition was continued from the December 18, 2025 hearing to the January 15, 2026 hearing to provide the petitioner additional time to finalize the changes to their request.

This petition was continued from the January 15, 2026 hearing to the January 29, 2026 hearing to provide to allow staff additional time to process the amended filing.

Staff is requesting a **transfer of the request to the February 18, 2026 hearing of the Metropolitan Development Commission** for initial hearing. The petition will be amended and will require new notices to be mailed.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be transferred to the February 18, 2026 hearing of the Metropolitan Development Commission.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-139
Property Address: 1055 and 1095 East 52nd Street (Approximate Address)
Location: Washington Township, Council District #7
Petitioner: EMR Mulligan Properties, LLC, by Misha Rabinowitch
Current Zoning: D-5 (W-5)
Request: Rezoning of 0.80-acre from the D-5 (W-5) district to the MU-2 (W-5) classification.
Current Land Use: Commercial Buildings
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

A timely **automatic continuance** request was filed by the petitioner, continuing this petition **from the January 29, 2026 hearing to the February 26, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the February 26, 2026 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-CAP-847 / 2025-CVR-847

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 Matt Vogel

Current Zoning: PK-1 (FF) (FW)

Request: 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.
Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a recreational building within the floodway (not permitted)

Current Land Use: Park

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was **continued for cause from the January 15, 2026 hearing to the January 29, 2026 hearing** at the request of staff.

Staff is requesting an additional **continuance for cause from the January 29, 2026 hearing to the February 26, 2026 hearing** to provide staff additional time to discuss the request with other City departments.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the February 26, 2026 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION

January 29, 2026

Case Number: 2025-CAP-856 / 2025-CVR-856

Property Address: 6400, 6449, 6455, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road (approximate addresses)

Location: Decatur Township, Council District #21

Petitioner: Sabey Data Center Properties, LLC, Mindy Westrick Brown

Request: Modification of Commitments, related to 2020-CZN-834, to add and modify commitments associated with a proposed data center use, including details of a closed-loop air cooled system, commitment to pay all related costs associated with a proposed substation and energy infrastructure for said data center, develop the site in accordance with the site plan and building elevations, file dated December 29, 2025, to provide for building heights of 30 feet for East Building A and 50 feet for West Building B, to provide for sidewalks, outdoor amenities, loading docks, short-term truck parking, landscaping, connection to sewers for various addresses on Camby Road, and dedication of public streets.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a data center technology park (not permitted) and to provide for 200 parking spaces (minimum 708 parking spaces, or one parking space for each 1,500 square feet of floor area required).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit structure height in excess of 50 feet but no more than 75 feet within the Airspace Secondary Overlay, due to parapets and roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure (maximum of 50 feet structures permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to permit utility yards and outdoor operational areas exceeding 25 percent of the gross floor area of the principal buildings for Building A (maximum of 120 percent) and Building B (maximum of 160 percent), due to the operational and infrastructure requirements associated with the proposed data center use (25 percent of gross floor area permitted).

Staff Reviewer: Bryce Patz, Manager – Current Planning

CONTINUANCE

A for cause continuance has been requested by the petitioner from the January 29, 2026 hearing, to the February 26, 2026 hearing. New notice will be required to include an additional variance.



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

12/8/2025: A Registered Neighborhood Organization has filed an Automatic Continuance, continuing this petition from the December 18, 2025 , hearing, to the January 29, 2026, hearing. This will require the Hearing Examiner's acknowledgement.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-APP-020
Property Address: 7979 North Shadeland Avenue (approximate address)
Location: Lawrence Township, Council District #3
Petitioner: Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button
Current Zoning: HD-2
Request: Hospital District Two Approval to provide for a sign package to include two canopy signs and four incidental signs.
Current Land Use: Hospital
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, 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 subject site is comprised of two parcels, 4024648 and 4024649, and is developed with a hospital building with an addition under construction and associated parking lot. It is surrounded by a hospital campus to the north and east, zoned HD-1 and HD-2, multi-family dwellings to the south, zoned D-P, and commercial uses to the west, zoned C-S.

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.



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

The HD-2 district requires an approval petition be filed for signs other than incidental signs. An incidental sign is defined as “a permanent sign which has a purpose that is secondary and incidental to the use of the lot on which it is located, such as “hours of operation”, “loading zone only,” “air,” “building directory” and “visitor parking,” and which carries no commercial message that is legible beyond the lot on which the sign is located, except for a registered logo on a premises with two or more separately-operating businesses.

The proposed signs would be classified as canopy signs and incidental signs.

STAFF ANALYSIS

The canopy signs and four (4) proposed incidental signs are permitted in the HD-2 district and would meet the sign regulations of the Ordinance.

Therefore, staff is recommending approval of the request that would allow new signage for the hospital building.

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Hospital	
Comprehensive Plan	Regional Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: HD-1	Hospital
	South: D-P	Residential (Multi-family dwellings)
	East: HD-1 / HD-2	Hospital
	West: C-S	Commercial
Thoroughfare Plan		
Shadeland Avenue	Primary Arterial Street	112-foot proposed right-of-way and 108-foot existing right-of-way.
Clearvista Drive	Local Street	50-foot proposed right-of-way and 80-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	December 5, 2025	
Site Plan (Amended)	January 7, 2026	
Elevations	December 5, 2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 5, 2025	



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

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

Comprehensive Plan

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

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends 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

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.



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

Indy Moves

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

- Indy Moves Transportation Integration Plan (2018) proposes a Complete Streets upgrade for an off-street multi-use path along Shadeland Avenue / 71st Street from Johnson Road / Fall Creek to Hague Road / 82nd Street.



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

Zoning History – Site

2024-APP-017; 7979 North Shadeland Avenue (subject site), Hospital District Two Approval to provide for a 34,654-square-foot expansion of the existing Cancer Center and additional parking, **approved**.

2022-APP-007; 7979 North Shadeland (subject site), Hospital District Two Approval **to provide for three wall signs, approved**.

2017-CAP-805 / 2017-CVR-805; 7979 and 8075 North Shadeland Avenue (subject site), Hospital District Two Approval to provide for a sign program, including wall signs, pylon signs and incidental signs and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for pylon signs, with deficient setback with deficient separation, and with 6.25-foot tall, 2.25-square foot incidental and vehicle entry signs, **approved and granted**

2015-APP-007; 8100 North Shadeland Avenue (subject site), Hospital District-Two Approval to provide for a 115,000 square foot regional cancer center, with a pedestrian skybridge over Clearvista Drive to the main hospital, with 407 parking spaces, **approved**.

Zoning History – Vicinity

2012-CAP-816 and 2012-CVR-816; 7150, 7229, 7343 and 7250 Clearvista Drive, 8101, 8103, 8177 and 8180 Clearvista Parkway and 8075, 8100 and 8181 North Shadeland Avenue (north of site), Hospital District One and Hospital District Two Approval to provide for a campus-wide sign program including replacement and new building identification wall signs, and replacement and new identification and incidental freestanding signs, approved; and variances of development standards of the Sign Regulations to provide for one southwest-facing, 441-square foot wall sign with a sign area 12% of the façade area to which it is attached, and one northeast-facing, 435-square foot wall sign with a sign area 5.2% of the façade area to which it is attached, a package of nine freestanding incidental/identification signs along Clearvista Parkway and Clearvista Drive which do not meet separation requirements, as indicated on the site plan, file-dated July 16, 2012, a package of 28 freestanding directional incidental signs with sign areas up to 108.4 square feet, and heights up to 16.25 feet, and a package of freestanding parking and loading incidental signs with heights up to six feet, **approved and granted**.



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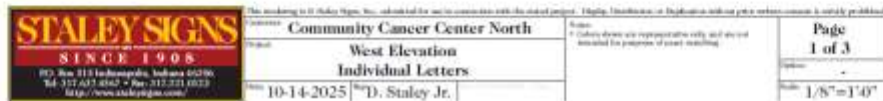
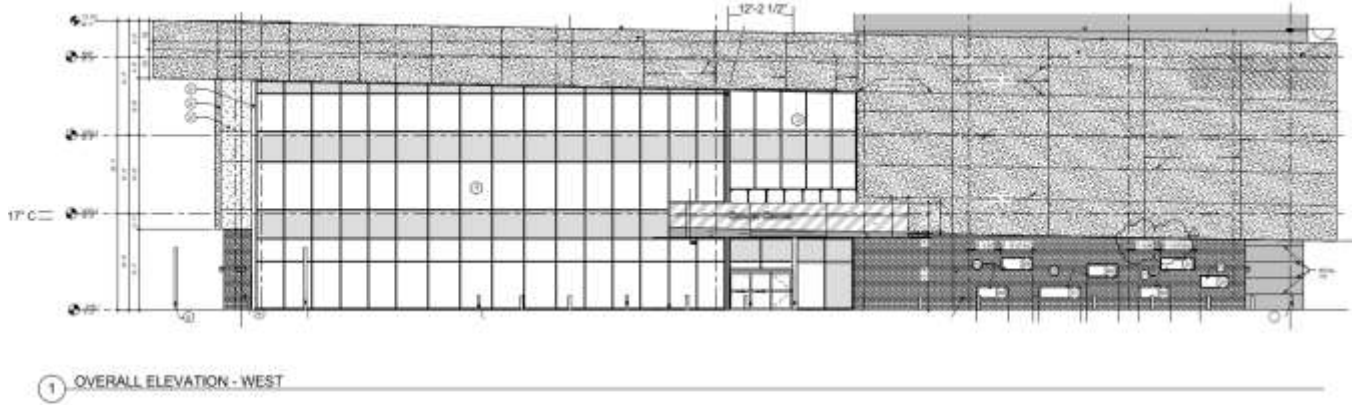
2007-APP-864 and 2007-VAR-864; 7150, 7229 and 7250 Clearvista Drive, 8101, 8102, 8103, 8177 and 8180 Clearvista Parkway and 8075, 8100 and 8181 North Shadeland Avenue (north of site), Hospital District One and Hospital District Two Approval for: a) 27.62-square foot, address numeral, wall sign on the south building elevation, b) a 36.06-square foot, address numeral, wall sign on the west building elevation, c) two, five-square foot, address numeral wall signs above building entrances on the west building elevation, d) three, 5.5-foot tall, 13.75-square foot freestanding incidental signs (sign type A), e) seven, six-foot tall, 7.5-square foot freestanding incidental signs (sign type B), f) a 16.66-square foot wall sign reading “emergency” on the south building elevation; and a variance of Development Standards of the Sign Regulations to provide for three, 5.5-foot tall, 13.75-square foot freestanding incidental signs, and seven, six-foot tall, 7.5-square foot freestanding incidental signs, **approved and granted** .



AERIAL MAP



WEST ELEVATION



WEST ELEVATION CANOPY SIGN





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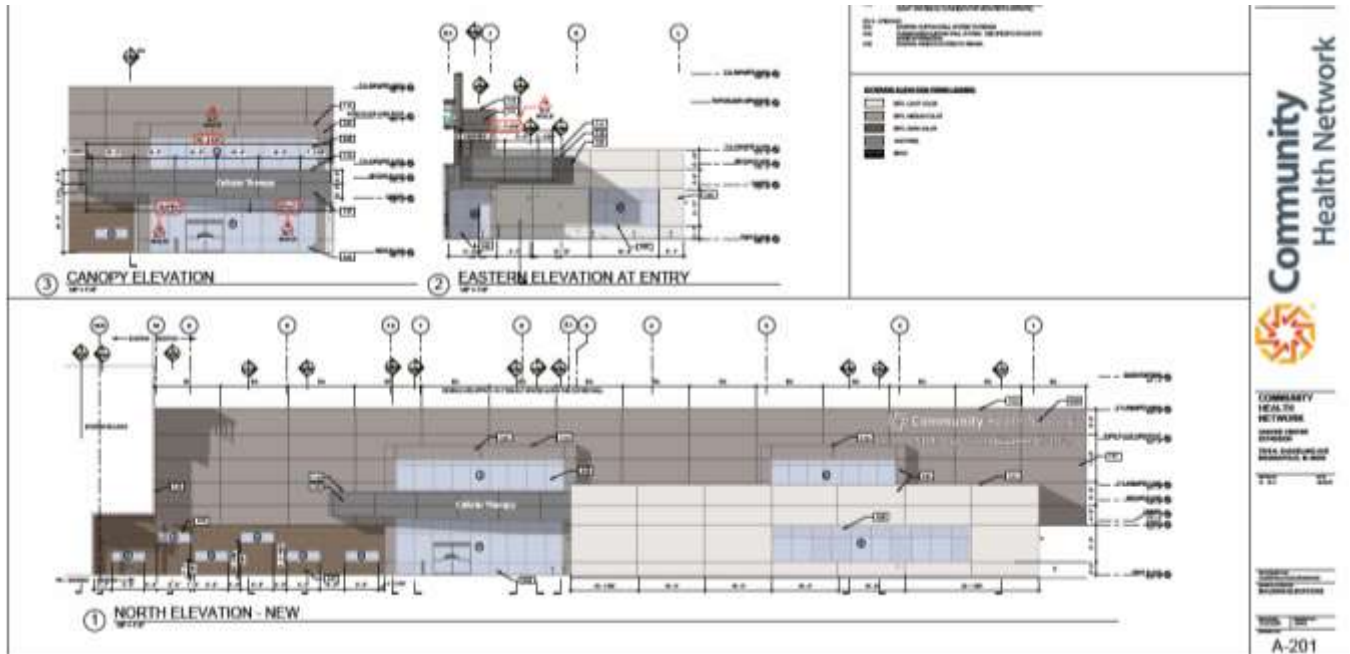
WEST ELEVATION CANOPY SIGN

Individual, Internally Illuminated Channel Letters Mounted on Raceway

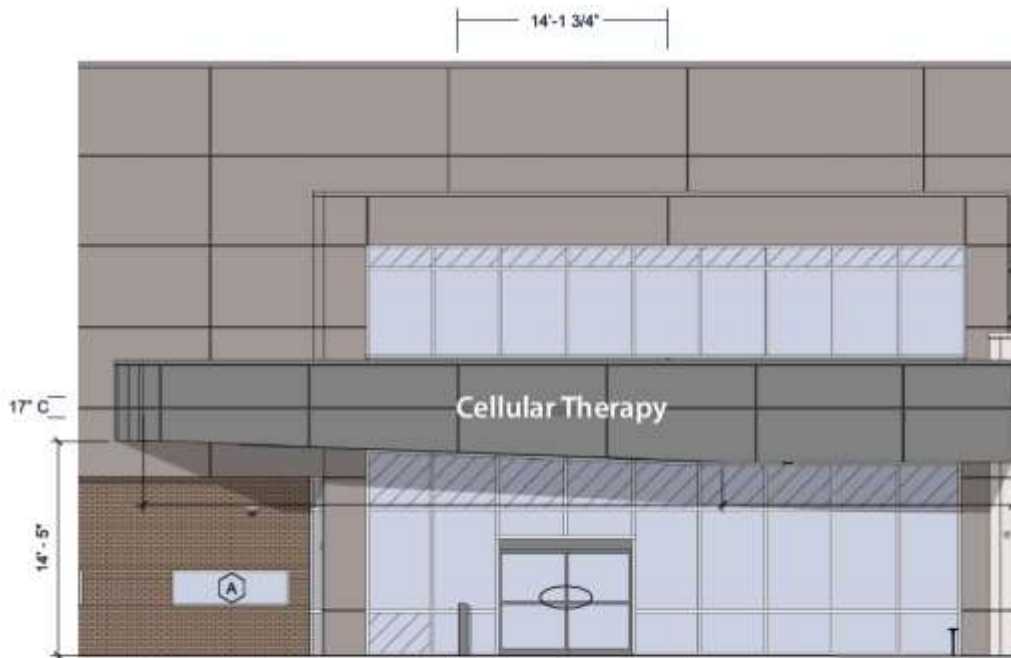


STALEY SIGNS <small>INC.</small> SINCE 1908 P.O. Box 515 Indianapolis, Indiana 46206 Tel: 317.637.4567 • Fax: 317.221.0123 http://www.staley-signs.com/	This rendering is © Staley Signs, Inc., submitted for use in connection with the stated project. Display, Distribution or Duplication without prior written consent is strictly prohibited.				
	Customer: Community Cancer Center North			Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	
	Project: West Elevation Individual Letters			Page 2 of 3	
	Date: 10-14-2025			Rep: D. Staley Jr.	
				Scale: 3/4" = 1'-0"	

NORTH ELEVATION



NORTH ELEVATION CANOPY SIGN



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Customer: Community Cancer Center North	Project: North Elevation Individual Letters		
Date: 10-14-2025	By: D. Staley Jr.	Options: *	Scale: 1/8" = 1'-0"



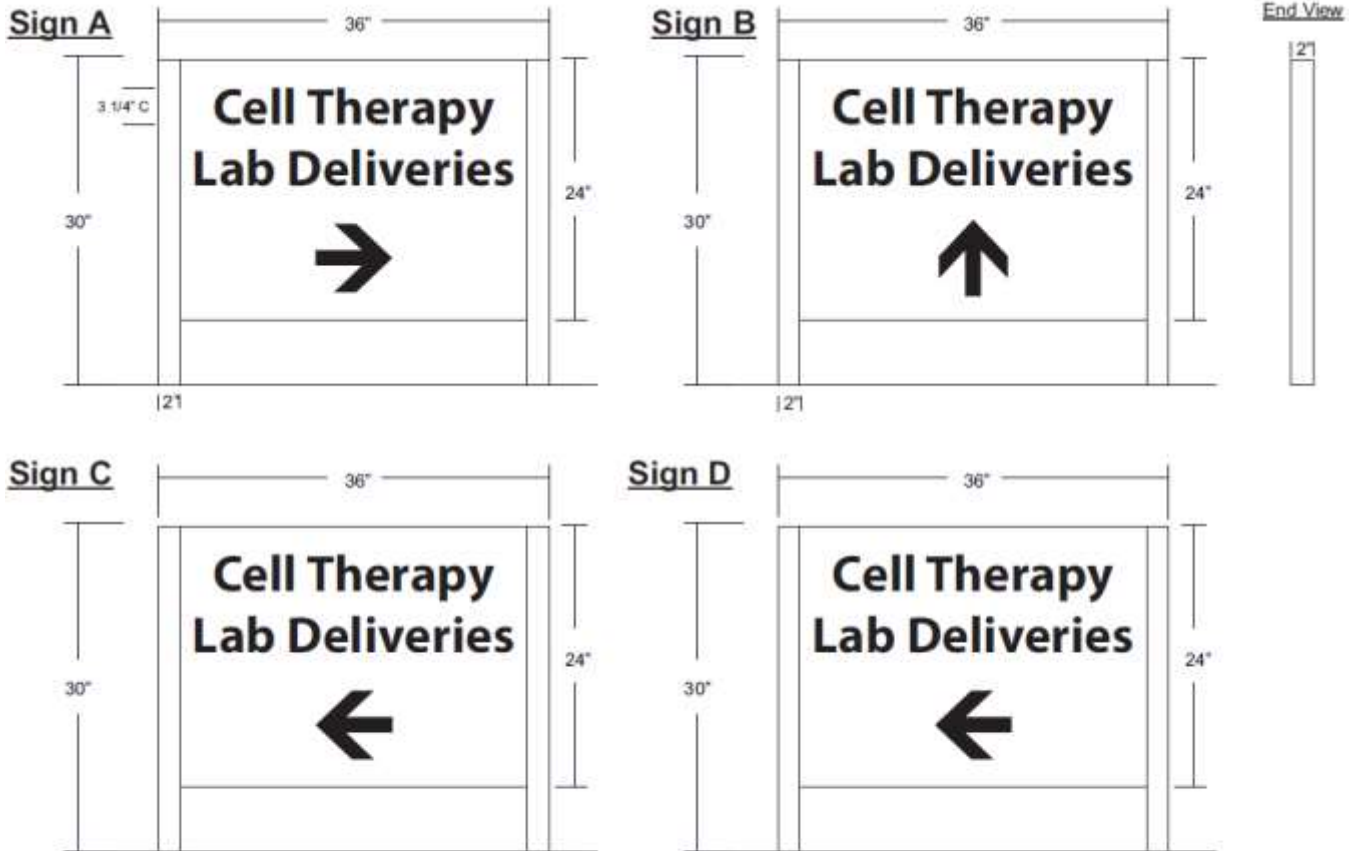
Department of Metropolitan Development
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NORTH ELEVATION CANOPY SIGN

Individual, Internally Illuminated Channel Letters Mounted on Raceway



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Customer: Community Cancer Center North	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 2 of 3
Project: North Elevation Individual Letters		Option: *
Date: 10-14-2025 Rep: D. Staley Jr.		Scale: 1/2"=1'-0"



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Customer: Community Cancer Center North	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 1 of 1
Project: Cell Therapy Lab Deliveries Signs		Options: 1
Date: 12-01-2025 By: D. Staley Jr.		Scale: 1"=1'0"



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

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

FINDINGS OF FACT

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

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

the substantial traffic flows around the Community Health Network North campus, which includes the Community Health Network MD Anderson Cancer Center ("Cancer Center") requires more efficient signage to meet the needs of patients, their caregivers and medical service providers.

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 quality of the signage presented is consistent with and approves upon the existing signage for the Cancer Center.

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

this was appropriately addressed as part of 2024-APP-017, which was the 34,000 sq. foot building addition to which the canopy signs will be attached, and the delivery signs will help ensure efficient wayfinding for medical deliveries.

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 was appropriately addressed as part of 2024-APP-017 and the delivery signs will aid in providing efficient wayfinding for medical deliveries.

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

the signs are either placed on the building, or within the interior parking area of the Cancer Center.



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

the signs are placed and sized appropriately and consistent with the existing hospital sign program.

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 was appropriately addressed as part of 2024-APP-017 and the new signs will not negatively impact pedestrian accessibility and connectivity.

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



Photo of one location of the proposed incidental signs.



Photo of the north building elevation and proposed canopy sign location.



Photo of the west building elevation and proposed canopy sign location.



Photo of one location of the proposed incidental signs.



Photo looking north towards another location of the proposed incidental signs.



Photo of the building addition under construction on site looking east.



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

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-137
Property Address: 2447 West 14th Street
Location: Center Township, Council District #12
Petitioner: Centro de Avivamiento Casa de Dios y Luz Para las Naciones, Inc., by Justin Kingen and Kate Mennega
Current Zoning: SU-1
Request: Rezoning of 2.39 acres from the SU-1 district to the SU-2 district to provide for educational uses.
Current Land Use: Religious uses
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 2.39-acre site, zoned SU-1, is developed with a two-story masonry building and associated parking. It is surrounded by single-family dwellings to the north, across West 14th Street; single-family dwellings to the south, across West 12th Street; single-family dwellings to the east, across North Mount Street; and single-family dwellings, to the west, across North Belleview Place, all zoned D-5.

This site was the former Woodrow Wilson School #75 constructed in 1924, with additions that followed in 1927 and 1970.

Petition 2002 ZON-025 rezoned the site to the SU-7 district and petition 2021-ZON-140 rezoned this site to the SU-1 district to provide for religious uses.

REZONING

The request would rezone the site to the SU-2 district to provide for educational uses.



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The Near West Neighborhood Land Use Plan recommends special use for this site.

Given the recommendation of the Neighborhood Land Use Plan of special use and the site's history as an institution, staff supports this rezoning request.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Religious uses	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
North:	D-5	Single-family dwellings
South:	D-5	Single-family dwellings
East:	D-5	Single-family dwellings
West:	D-5	Single-family dwellings
Thoroughfare Plan		
West 14 th Street	Local Street	Existing 52-foot right-of-way and proposed 48-foot right-of-way.
West 12 th Street	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
North Mount Street	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
North Bellevue Place	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
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	Plan of Operation 01.21.2026	



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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Near West Neighborhood Land Use Plan (2014).

The Neighborhood Plan recommends special use for this site. "This land use category consists of a variety of public, semi-public, and private land uses that either serve a specific public purpose (such as schools, churches, libraries, neighborhood centers and public safety facilities or are unique uses exhibiting significant impacts on adjacent property (such as the Indianapolis International Airport, Indianan State Fair, and Indianapolis Motor Speedway)."

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:



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



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ZONING HISTORY

2021-ZON-140; 2447 West 14th Street, requested rezoning of 2.91 acres from the SU-7 district to the SU-1 classification to provide for religious uses, **approved**.

2002-ZON-025; 2447 West 14th Street, requested rezoning of 2.9 acres from the D-5 district to the SU-7 district to provide for a day care facility, **approved**.



2447 West 14th Street – Indiana Math & Science Academy

Plan of Operation

- Use:
 - School (SU-2)
- Hours of Operation:
 - School Hours: 8:00am – 4:30pm (Monday thru Friday)
 - School & Athletic Events: In evenings, no later than 10pm.
 - Staff can access the building outside of those hours to utilize resources.
- Building:
 - Two-story structure, approximately eighty-seven thousand (87,000) square feet in size.
- Staff:
 - Twenty-three (23) the first year (2026); up to sixty (60) staff members by 2033.
- Students
 - Two hundred ten (210) students in the first year (2026); up to six hundred (600) students by 2033.
- Safety & Security Measures:
 - The office building has security cameras, and an alarm installed.
- Materials Used:
 - No hazardous waste is used on site.
- Shipping, Receiving & Storage:
 - Deliveries will be made via box-truck and enter the building through the overhead door on the east side of the building, per the site plan on file.
- Waste:
 - Commercial Dumpster will be located on the east side of the commercial structure and behind the existing fence. Disposal of trash will occur between the hours of 8am and 6pm, on Wednesdays.
- Parking
 - There is one-hundred nine (109) off-street parking spaces, three (3) of which are ADA spaces, all of which are paved.

1.21.26



View looking east across the intersection of West 14th Street and North Bellevue Place



View of site looking west across the intersection of West 14th Street and North Mount Street



View of site looking southwest across West 14th Street



View of site looking east across North Bellevue Place



View of site looking east across North Bellevue Place



View of site looking north across West 12th Street



View of site looking northeast across intersection of West 12th Street and North Mount Street



View looking north along North Mount Street



View of site looking west across North Mount Street



View of site looking west across North Mount Street



View of site looking northwest across North Mount Street

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-140
Property Address: 1802 Cornell Avenue
Location: Center Township, Council District #13
Petitioner: Rachel Loveman and Lyle Fettig, by Adam Tyler Murphy
Current Zoning: I-3
Request: Rezoning of 0.19-acre from the I-3 district to the D-8 district to provide for residential uses.
Current Land Use: Vacant
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

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

Development of the site shall be in substantial compliance with the site plan, file-dated December 16, 2025.

PETITION OVERVIEW

This 0.19-acre site, zoned I-3, is vacant and surrounded by a single-family dwelling to the north, zoned D-8; vacant land to the south, zoned I-3; industrial uses to the east, across Cornell Avenue, zoned I-3; and a single-family dwelling to the west, zoned D-8.

REZONING

The request would rezone the site to the D-8 district to provide for residential uses.

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

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

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

The Comprehensive Plan recommends traditional neighborhood typology for the site.

Recommended land uses in this typology include detached / attached / small-scale multi-family / 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; and community farms / gardens.

This request would align with the Plan recommendation of traditional neighborhood and the historical residential use.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Vacant land	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Single family dwelling
South:	I-3	Vacant land
East:	I-3	Industrial uses
West:	D-8	Single-family dwelling
Thoroughfare Plan		
Cornell Avenue	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.

Context Area	Compact
Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	December 16, 2025
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 Traditional Neighborhood typology. “The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types –Traditional Neighborhood Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Conditions for All Housing

- A mix of housing types is encouraged.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Primary structures should be no more than one and a half times the height of other adjacent primary structures.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Detached Housing

- The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
- Secondary units are encouraged.
- Lots should be no larger than one and a half times the adjacent lots.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

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

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

Site Configuration

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

Aesthetic Considerations

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

Additional Topics

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

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

Indy Moves

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

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

**Department of Metropolitan Development
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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

VICINITY

2024-ZON-018; 922 East 17th Street (south of subject site), requested rezoning of 0.09 acre from the I-3 district to the D-8 district to provide for residential uses, **approved**.

2023-CZN-852 / 2023-CVR-852; 1902 Alvord Street (east of site), requested rezoning of 0.64 acre from the MU-1 district to the D-8 district to provide for a townhome development; and a variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development with reduced lot square footage, setbacks and main floor area, **approved and granted**.

2022-ZON-059 / 2022-VAR-004; 1902 Alvord Street (east of site), requested rezoning of 1.38 acres from the MU-1 district to the D-8 district, to provide for a townhome development and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development with lots ranging from 1,074 square feet to 1,091-square feet and a 10-foot west rear setback and main floor area ranging from 405-square feet to 466-square feet, **approved and granted**.

2020-ZON-090; 1806 Cornell Avenue (north of site), requested rezoning of 0.17 acre from the I-3 district to the D-8 district, **approved**.

2019-ZON-128; 1051 East 19th Street and 1720 North Alvord Street (east of site), requested rezoning of 2.12 acres from the I-3 district to the D-P district to provide for 37 single-family attached dwelling units at a density of 17.5 units per acre, **approved**.

2019-ZON-103; 1661 Cornell Avenue (south of site), requested rezoning of 0.12 acre from the I-3 district to the D-8 classification, **approved**.

2018-ZON-013, 1136 and 1138 East 19th Street (south of site); requested rezoning of 0.116 acre, from the C-3 District, to the D-8 classification to provide for residential uses, **approved**.

2017-CZN-808 / 2017-CVR-808; 926, 930, and 934 East 17th Street (south of site), requested rezoning of one 2.3 acres from the I-3 district to the D-8 classification and Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for single-family development without parking (one parking space required), **approved and granted**.

2016-ZON-035; 1660, 1702, and 1706 Bellefontaine Street (west of site), requested rezoning of 0.95 acre from the D-8 District to the MU-2 classification, **approved**.

2015-CZN-835, 2015-CVR-835; 1102 East 16th Street (south of site), requested rezoning of 4.5 acres from the I-3-U, D-8 and C-5 districts to the C-3C classification, and to provide for a reduced setback and reduction in the number of require parking spaces, **approved and granted**.



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

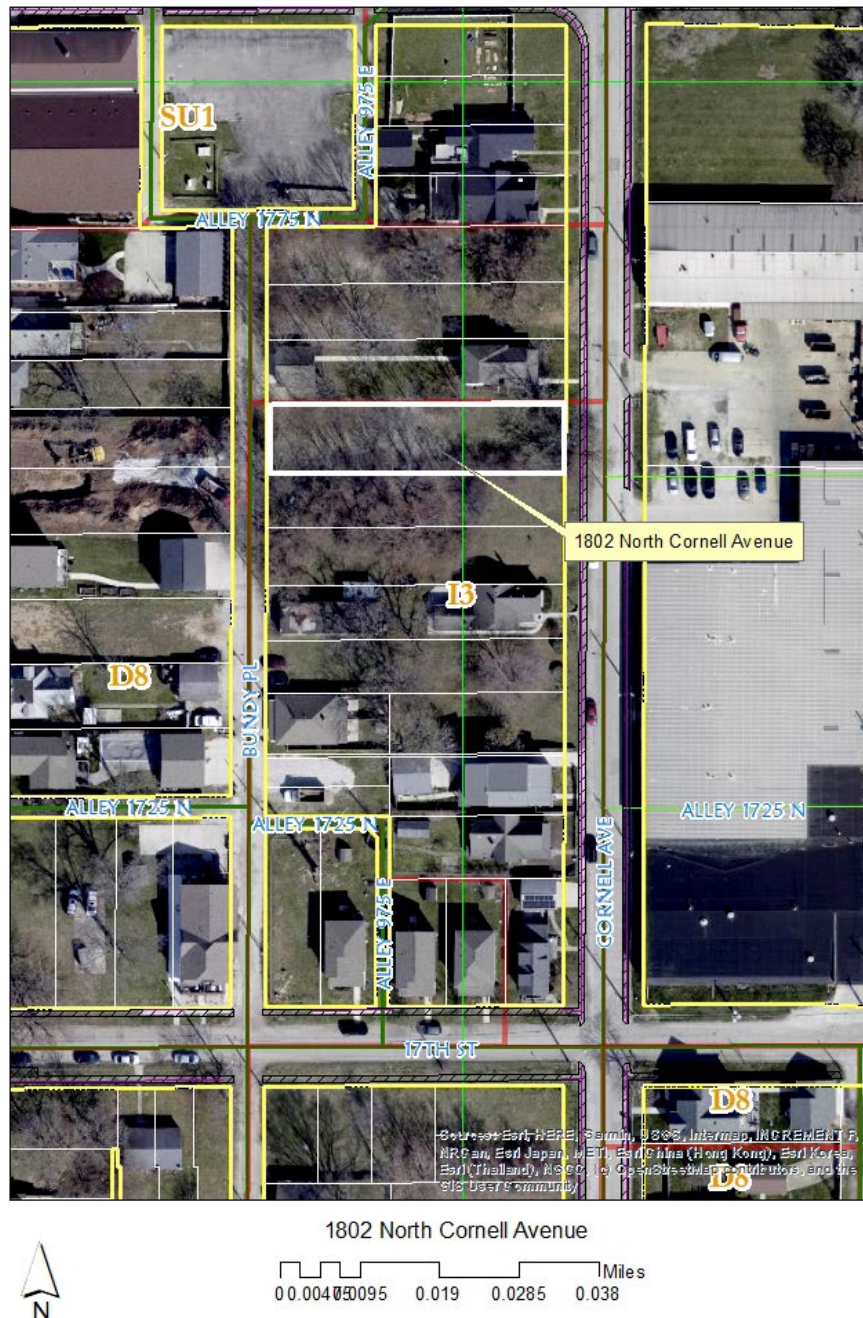
2011-ZON-050; 1831 Bellefontaine Street (north of subject site), requested rezoning of 0.70 acres, from the D-8 District, to the SU-1 classification to provide for religious uses, **approved**.

2011-ZON-077; 1902 Alvord Street (east of subject site) requested rezoning of 2 acres from the I-3-U district to the C-2 classification, **approved**.

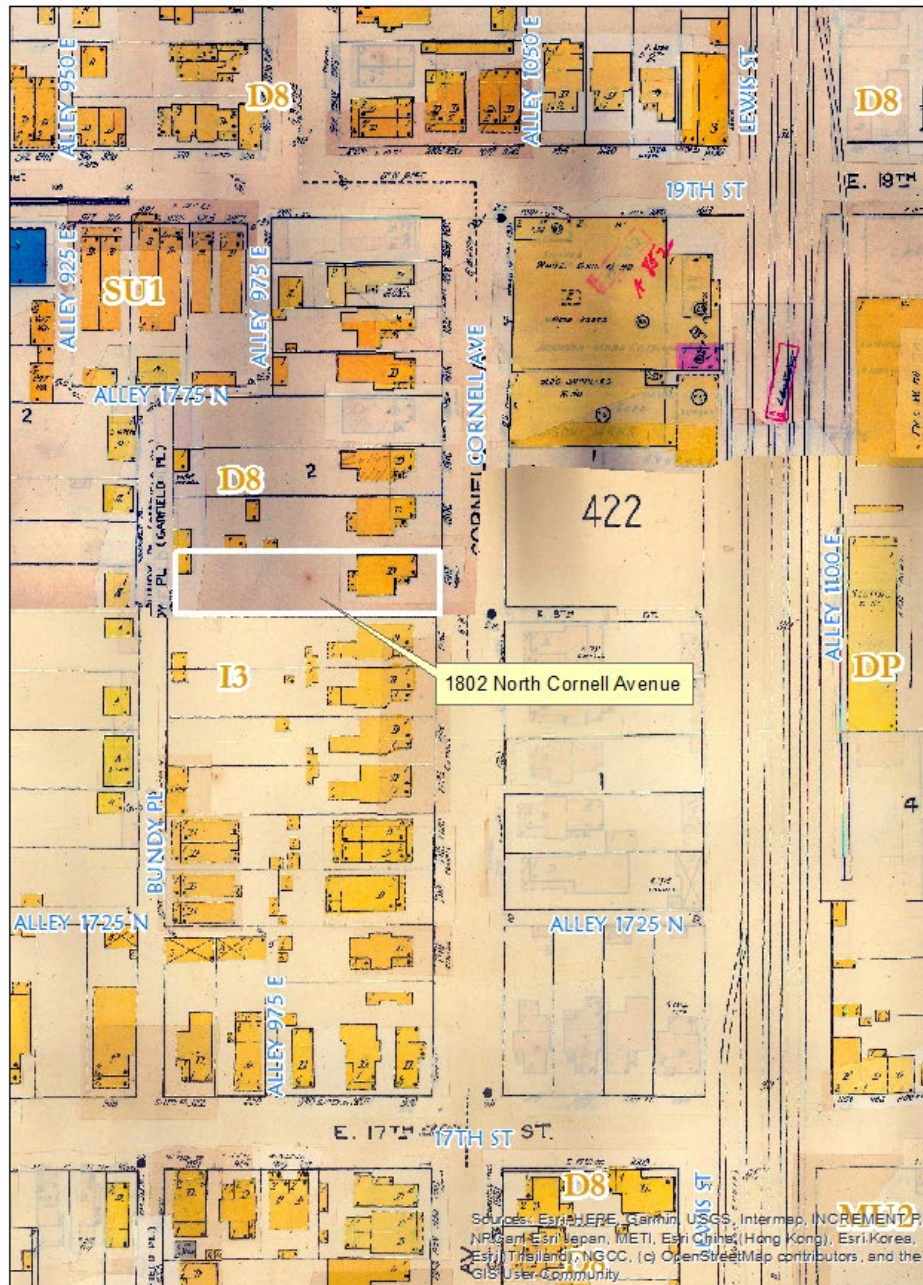
2006-ZON-085; 1115 East 19th Street (east of subject site), requested rezoning of 0.24 acre from the C-3 district to the D-8 classification, **approved**.

2006-ZON-027; 1635 Cornell Avenue (south of site), Rezoning of 0.306 acre from the I-3-U District to the D-8 classification to provide for residential development, **approved**.

EXHIBITS



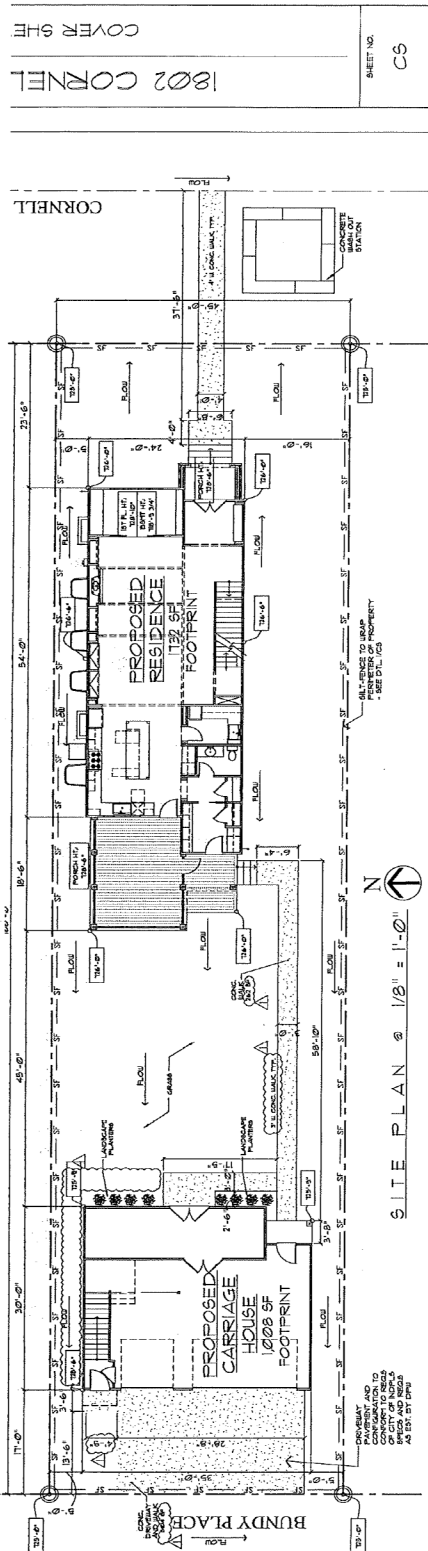
Sanborn Map - 1915



1802 North Cornell Street

0.00476095 0.019 0.0285 0.038 Miles





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



View looking north along Cornell Avenue



View looking south along Cornell Avenue



View of site looking northwest across Cornell Avenue



View of site looking west across Cornell Avenue



View of site looking west across Cornell Avenue



View from site looking east across Cornell Avenue

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-142
Property Address: 2063 Yandes Street
Location: Center Township, Council District #13
Petitioner: RD Construction & Holding LLC, by John Cross
Current Zoning: I-3
Request: Rezoning of 0.19-acre from the I-3 district to the D-8 district to provide for residential uses.
Current Land Use: Vacant
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 0.19-acre site, zoned I-3, is vacant and surrounded by vacant land to the north, zoned I-3; a single-family dwelling to the south, zoned D-8; industrial uses to the east, zoned I-3 and vacant land to the west, across Yandes Street, zoned D-P.

REZONING

The request would rezone the site to the D-8 district to provide for residential uses.

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

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

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

The Comprehensive Plan recommends traditional neighborhood typology for the site.

Recommended land uses in this typology include detached / attached / small-scale multi-family / 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; and community farms / gardens.

This request would align with the Plan recommendation of traditional neighborhood and the historical residential use.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Vacant land	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-3	Vacant land
South:	D-8	Single-family dwelling
East:	I-3	Industrial uses
West:	D-P	Vacant land
Thoroughfare Plan		
Yandes Street	Local Street	Existing 60-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types –Traditional Neighborhood Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Conditions for All Housing

- A mix of housing types is encouraged.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Primary structures should be no more than one and a half times the height of other adjacent primary structures.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Detached Housing

- The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
- Secondary units are encouraged.
- Lots should be no larger than one and a half times the adjacent lots.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

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

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

Site Configuration

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

Aesthetic Considerations

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

Additional Topics

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

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

Indy Moves

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

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

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

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

ZONING HISTORY

VICINITY

2021-ZON-063; 2057 Yandes Street (south of site), requested rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2020-CZN-835 / 2020-CVR-835: 2005 and 2011 Columbia Avenue and 1314 East 20th Street (east of site), requested rezoning of 0.29 acre from the I-3 district to the D-8 classification and a variance of development standards to provide for the construction within the clear sight triangle of the abutting streets, deficient front setbacks, deficient side setbacks, deficient space between dwellings and deficient open space, **approved**

2020-ZON-076; 2019 and 2023 Yandes Street (south of site), requested rezoning of 0.26 acre from the I-3 district to the D-8 district, **approved**.

2020-ZON-055; 2038 Yandes Street (south of site), requested rezoning of 0.13 acre from the I-3 district to the D-8 district, **approved**.

2020-ZON-038; 2028 Columbia Avenue (east of site), requested the rezoning of 0.1 acre from the I-3 district to the D-8 classification, **approved**.

2019-ZON-029; 2010 Yandes Street, requested the rezoning of 0.13 acre from the I-3 district to the D-8 classification, **approved**.

2019-ZON-028; 2032, 2038, and 2042 Columbia Avenue (east of site), requested the rezoning of 0.39 acre from the I-3 district to the D-8 classification, **approved**.

2018-UV1-030; 2018 Yandes Street (south of site), requested variances of use and development standards to provide for a single-family dwelling and garage with deficient front and rear transitional yards and deficient north setback, **approved**.

2017-ZON-030; 2001 to 2044 Alvord Street (west of site), requested the rezoning of 2.57 acres from the I-3 district to the D-8 classification, **approved**.

2007-ZON-866 / 2007-VAR-866; 1145 East 22nd Street & 2108 Columbia Avenue (east of site), requested rezoning of 6.2 acres, from the I-3-U District, to the C-S classification to provide for two development areas: Parcel "A" permits: mixed-use or stand-alone buildings including dwelling units, offices, C-3 uses, I-1, I-2 and specified I-3 uses and schools; Parcel "B" permits: C-3C uses and two-family and multifamily residential uses and a variance of development standards of the Commercial Zoning Ordinance to provide for a zero-foot front setback and yard along Yandes Street), provide for a zero-foot front setback and yard along 22nd Street, provide for zero-foot side and rear yards, without a setback increase for buildings taller than 35 feet in height, **approved and granted**.

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2004-UV2-003; 1002 East 21st Street and 1017 East 22nd Street (west of site), requested a variance of use of the Industrial Zoning Ordinance to provide for a second-hand retail store within an existing industrial warehouse, **granted**.

2003-ZON-106; 2202, 2247, 2224, 2239, 2243 North Columbia Avenue and 2225 Yandes Street (northeast of site), requested a rezoning of 0.86 acre from the D-5 and I-2-U to the SU-1 classification to provide for religious uses, **approved**.

93-UV3-106; 2108 North Columbia Avenue (east of site), requests a variance of use of the Industrial Zoning Ordinance to provide for motor vehicle repair facility, **granted**.

93-AP3-3; 2108 North Columbia Avenue (east of site), requested a waiver of the one-year filing requirement, **approved**.

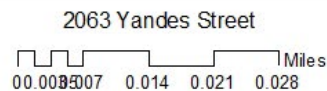
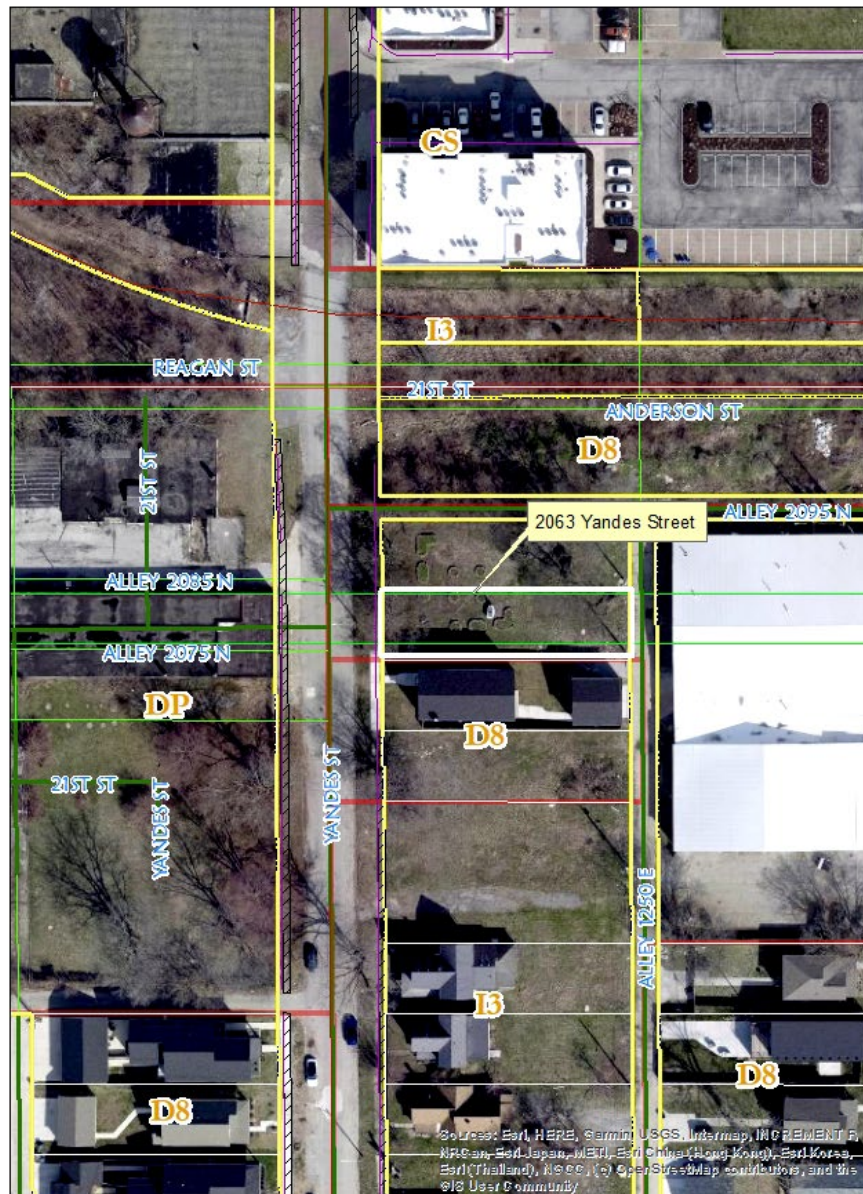
92-UV3-51; 2108 North Columbia Avenue (east of site), requested a variance of use of the Industrial Zoning Ordinance to permit an automobile repair facility, including body work and painting of automobiles, the salvage of automobile parts, and a dwelling, **denied**.

96-V3-46; 2225 Yandes Street (north of site), requested a variance of development standards of Industrial Zoning Ordinance to provide for a building addition with reduced setbacks, **granted**.

93-UV3-31; 2016 Columbia Avenue (east of site), requested a variance of use for a room addition to an existing single-family dwelling, **granted**.

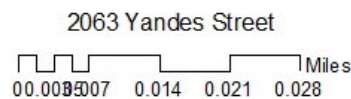
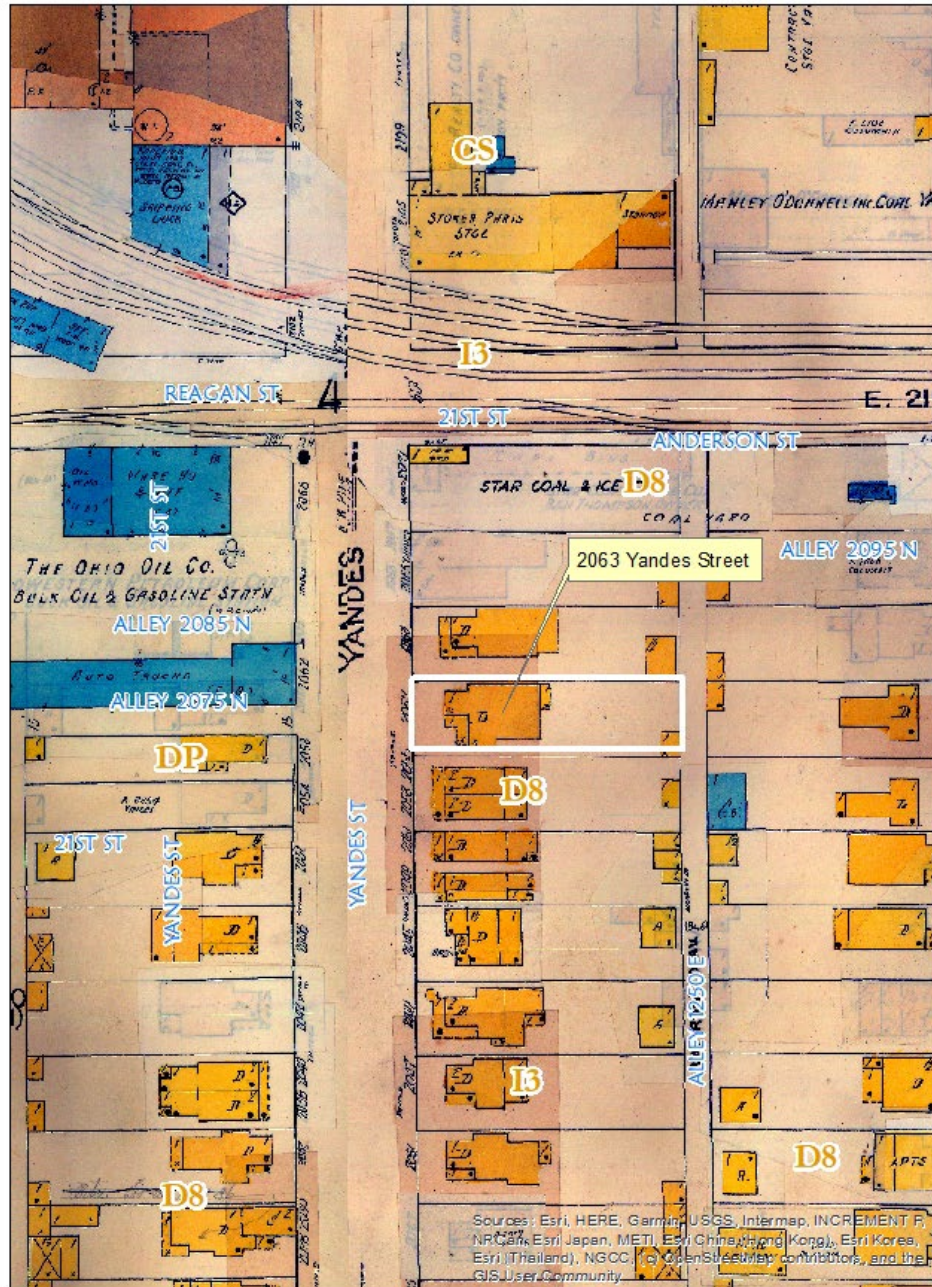
85-UV3-14; 2021 Columbia Avenue (east of site) requested a variance of use to provide for a single-family dwelling with 3.1-foot side yards in an industrial district, **approved**.

EXHIBITS



Department of Metropolitan Development
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 Current Planning

Sanborn Map - 1915



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



View looking south along Yandes Avenue



View looking north along Yandes Street



View of site looking east across Yandes Street



View of site looking west across Cornell Avenue

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-CPL-860 / 2025-CVC-860

Property Address: 2107 North Riley Avenue

Location: Center Township, Council District #8

Petitioner: Indianapolis Public Schools, by Russell McClure

Current Zoning: D-5 / SU-2

Request: Approval of a Subdivision Plat, to be known as Susan Leach Subdivision, dividing 7.28 acres into two lots.

Current Land Use: Educational uses

Staff Recommendations: Approval

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on these petitions.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated November 25, 2025, 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.
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.

RECOMMENDED VACATION MOTION (approval): That the Hearing Examiner find that the proposed vacation is in the public interest; that the waiver of benefits be granted, that the Hearing Examiner confirm and ratify the adoption of Declaratory Resolution 2025-CVC-860; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

PETITION OVERVIEW

This 7.28-acre site, zoned D-5 and SU-2 (southwest corner), is developed with a school, accessory buildings, and parking lot. It is surrounded by railroad right-of-way to the north, zoned D-5; religious uses to the south, across East 21st Street, zoned SU-2; multi-family dwellings to the east, zoned D-8; and single-family dwellings to the west, across North Riley Avenue, zoned D-5.

PLAT

Site Plan

The site is developed with educational uses on the southern portion of the site and the northern portion of the site is undeveloped. There is an east / west 25-foot-wide right-of-way that bisects the site. The plat would divide this site into two lots. The vacation request would eliminate this right-of-way.

Streets

North Riley Avenue abuts the western boundary and East 21st Street abuts the southern boundary of this site. No new streets are proposed.

Sidewalks

Sidewalks exist along East 21st Street but there are no sidewalks along North Riley Avenue.

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Waivers

None.

VACATION

Summary

This request would vacate the first east-west right-of-way north of 21st Street, being 25 feet in width, from the east right-of-way line of Riley Avenue, east to a point 307.42 feet to the west property line of parcel number 1102696.

If this vacation petition is approved, the undeveloped, east / west 25-foot-wide right-of-way would be incorporated into Lot 1. Staff would note that this right-of-way terminates at the eastern and western boundaries of the site and does not extend beyond the boundaries. Consequently, no dead ends would result from this vacation.

Staff supports this vacation request because it would not have any impact on surrounding land uses or traffic circulation.

Assessment of Benefits

Because the proposed vacation of the right-of-way has not been improved and is located within the property boundary, an Assessment of Benefits would not be necessary or required.

Procedure

Neither the Division of Planning nor the Plat Committee, Hearing Examiner or Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, *82, 191 N.E.2d 786, **791 (Ind.App.1963). However, there are possible exceptions to this general rule. After a vacation of public right-of-way, the county assessor determines how the vacated right-of-way will be assessed for tax purposes. Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

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GENERAL INFORMATION

Existing Zoning	SU-2 / D-5	
Existing Land Use	Educational uses (vacant)	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Railroad right-of-way
South:	SU-1	Religious uses
East:	D-8	Multi-family dwellings
West:	D-5	Single-family dwellings
Thoroughfare Plan		
North Riley Avenue	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
East 21 st Street	Primary arterial	Existing 70-foot right-of-way and proposed 88-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 25, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	November 25, 2025 - Vacation	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Traditional Neighborhood Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

ZONING HISTORY

2024-UV2-027; 2107 North Riley Avenue, requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a seasonal sheltering and care center for the homeless, **granted**.

2021-UV2-021; 2107 North Riley Avenue, requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a homeless shelter, **granted**.

VICINITY

2020-CZN/CVR-820; 4935 and 4947 East 21st Street; requested rezoning of 0.676 acre from the D-5 District to the MU-2 District and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family building up to 41-feet tall with a five-foot front transitional setback from Kildare Avenue and a four-foot front transitional setback from 21st Street, and with a 40-foot wide curb cut on Kildare Avenue and a parking lot with a 19-foot setback from Kildare Avenue; **granted and approved**.

2006-ZON-078; 5009 East 21st Street; requested rezoning of 0.63 acre from the D-5 District to the SU-1 District; **approved**.

99-Z-167; 2119 Kildare Avenue; requests rezoning of .12 acre from D-5 to SU-1, to provide for the construction of a new church building; **approved**.

98-CP-13Z and 98-CP-13VAC; 5055 East 21st Street; requested rezoning of 4.475 acres from C-3 and D-5, to D-8 to provide for a single-, two- and/or multi-family residential development; and the vacation of an irregularly-shaped access right-of-way between Emerson Avenue and Riley Avenue, being approximately 17 to 46 feet in width, extending north approximately 397 feet of the right-of-way line of East 21st Street; **approved**.

98-Z-95; 5009-5019 East 21st Street; requested rezoning of 0.48 acre from D-5 to SU-1; **approved**.

98-V1-52; 2501 North Emerson Avenue; requested a variance of use of the Industrial Zoning Ordinance to provide for the operation of a solid, medical waste disposal facility; **denied**.

98-UV1-51; 2040 North Emerson Avenue; requested variance of use and development standards of the Commercial Zoning Ordinance to provide for automobile sales, with a six-foot landscape area along Emerson Avenue and East 21st Street, and off-street parking and maneuvering located within a portion of the required transitional yard along the south property line; **granted**.

96-V3-49; 2108 North Emerson Avenue; requested a variance of development standards of the Commercial Zoning Ordinance to provide for the placement of a canopy being seven feet from the right-of-way of Emerson Avenue and a variance of development standards of the Sign Regulations to permit the placement of an illuminated pylon sign, being 32 feet in height and measuring 9 by 19 feet, being

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within 120 feet of a Dwelling District, with a setback from the right-of-way of Emerson Avenue of 5.5 feet, located within the clear site area at the intersection of Emerson Avenue and East 21st Street; **granted**.

95-UV2-40; 2040 North Emerson Avenue; requested variance of use and development standards of the Commercial Zoning Ordinance to provide for an automotive related use, including the sales of motor vehicles, with outdoor display and sales of merchandise, with a parking area being 8.5 feet from the south property line, with a six-foot landscape strip along the frontage of Emerson Avenue and 21st Street; **granted**.

94-Z-5, 94-CV-5; 2013, 2017 and 2021 Bancroft Street, 2026, 2030, 2032 and 2040 North Emerson Avenue, and 5041 East 21st Street; requested a rezoning of 1.6 acres, being in the D-5 and C-4 Districts, to the C-4 classification to provide commercial uses, with a variance of development standards of the Commercial Zoning Ordinance to permit a drive-through unit on the side of the building within 100 feet of a protected district and without the required bypass aisle; **denied**.

87-V3-131; 2044 Kildare Avenue; requested variance of development standards to provide for a secondary building exceeding the size of the primary building; **denied**.

86-V2-4; 2029 Kildare Avenue; requested variance of development standards to provide for a detached garage with a deficient side setback; **denied**.

85-Z-50; 5104 East 21st Street; requested the rezoning of 0.42 acre, being in the D-5 District, to the C-4 classification, to provide for retail commercial development; **approved**.

85-HOV-76; 2029 Kildare Avenue; requested variance of development standards to provide for a detached garage taller than the 15-foot-tall dwelling; **granted**.

84-V3-101; 2018 Bancroft Street; requested variance of development standards of the Dwelling Districts Zoning Ordinance to legally establish a carport at 0.5 feet from the side property line; **granted**.

84-HOV-40; 2108 North Emerson Avenue; requested variance of development standards of the Sign regulations to replace existing Shell Oil sign with a 40-foot-tall pole sign, 7 feet from Emerson Avenue right-of-way and 6 feet from 21st Street right-of-way; **granted**.

78-Z-194; 4934 East 21st Street; requested rezoning of 0.05 acre, from D-5 to SU-1, to provide for religious uses; **approved**.

78-Z-182; 5040 East 21st Street; requested rezoning of 4.8 acres, being in the D-5 District to C-3 classification to permit a neighborhood shopping center; **approved**.

78-UV2-54; 5104 East 21st Street; requested variance of use and development standards to permit reuse of existing building for a package liquor store; **granted**.



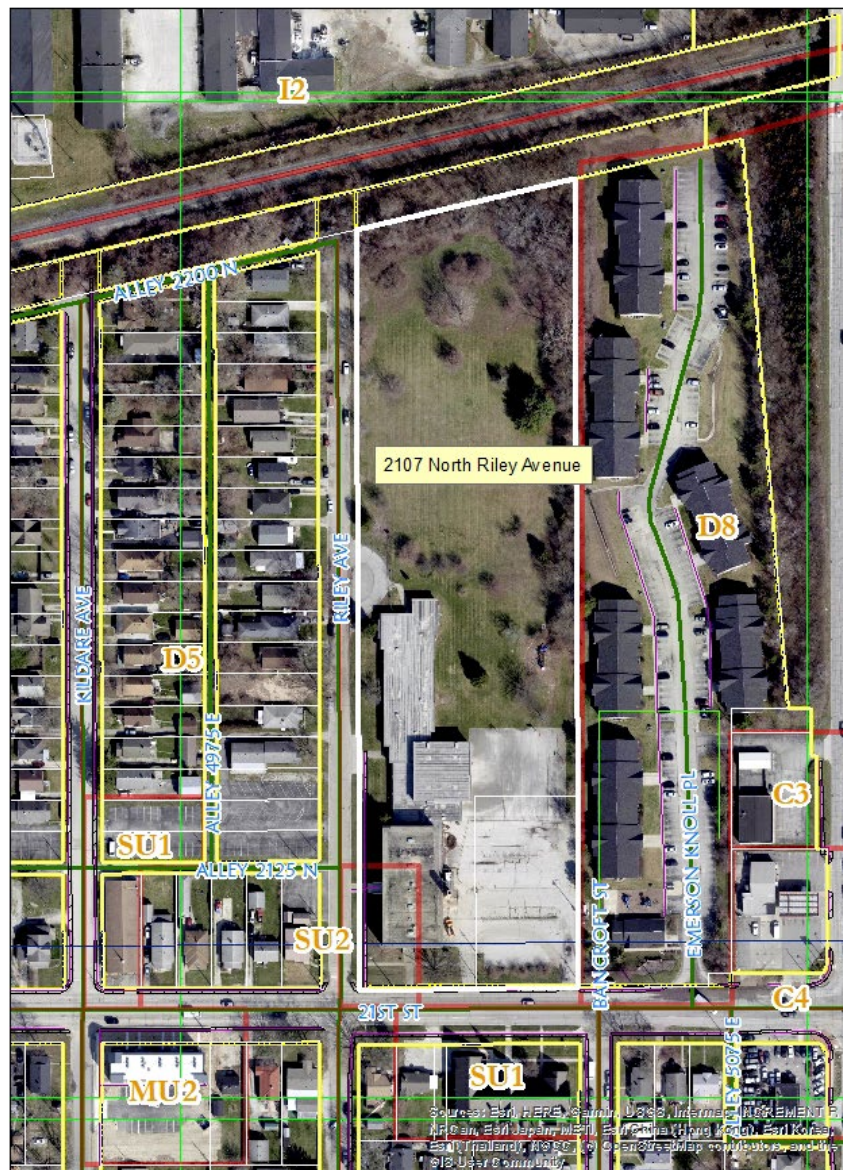
Department of Metropolitan Development
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73-Z-182; 5040 East 21st Street; requested rezoning of 4.8 acres, being in the D-5 District, to the C-3 classification, to provide for a neighborhood commercial center; **approved.**

69-V-166; 5104 East 21st Street; requested variance of use to erect a service station to replace an old service station; **granted.**

58-V-204; 5009-5019 East 21st Street; requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for an addition to an existing church, extending 17.67 feet into the rear yard, with off-street parking provided; **granted.**

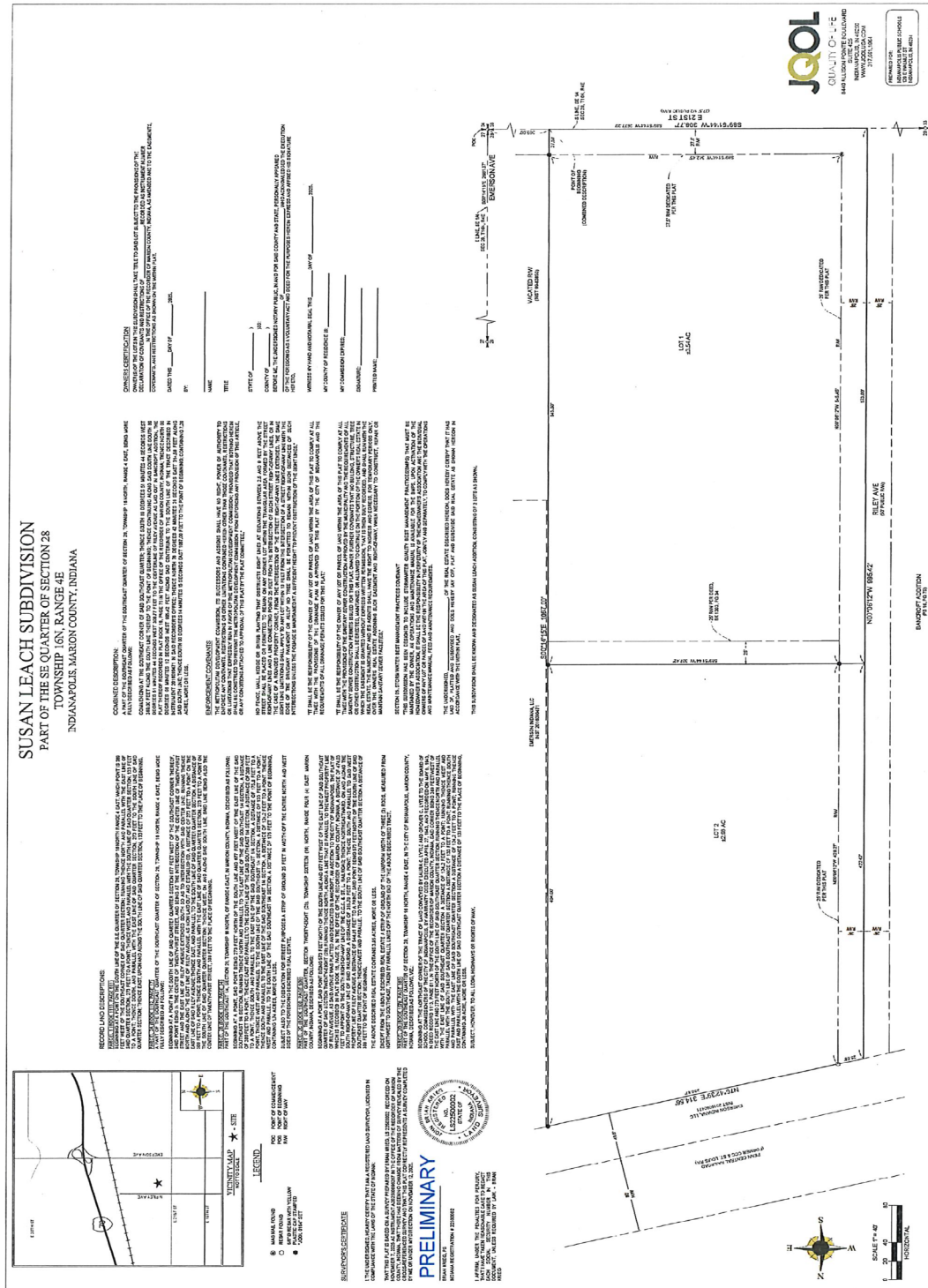
48-V-70; 5009-5019 East 21st Street; requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a church within 15 feet of the 21st Street front property line, with off-street parking provided at the rear and south side of the building; **granted.**



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[illegible]

Preliminary Plat





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
PLAT COMMITTEE
HEARING EXAMINER
OF MARION COUNTY, INDIANA

PETITION FOR VACATION OF A PUBLIC WAY, EASEMENT OR PUBLIC PLACE

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:

The public RoW is contained completely within IPS property as part of a playground and has been improved and maintained by IPS

DECISION

IT IS THEREFORE the decision of this body that this VACATION petition is APPROVED, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20 ____



View looking south along North Riley Avenue



View looking west along East 21st Street



View looking east along East 21st Street



View of site looking southeast across North Riley Avenue



View of site looking north across East 21st Street



View from site looking northeast

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



View from site looking north along eastern boundary

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-092 / 2025-VAR-011

Property Address: 2503 Lambert Street, AKA 2502 West Morris Street

Location: Center Township, Council District #17

Petitioner: WRR Renwald Real Estate, LLC, by Benjamin A. Spandau and Thomas R. Steele

Current Zoning: D-5 (FF) and C-7 (FF)

Request: Rezoning of 4.79 acres from the D-5 (FF) and C-7 (FF) districts to the I-3 (FF) district to provide for a commercial parking lot.
Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot for commercial truck and trailer parking.

Current Land Use: Commercial uses

Staff Recommendations: Denial.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance that was filed by a City-County Councilor that continued this petition from the December 18, 2025 hearing, to the January 29, 2026.

STAFF RECOMMENDATION

Denial of the rezoning request and the special exception request. If approved, staff would request that approval be subject to 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 4.79-acre site, zoned D-5 (FF) and C-7 (FF) is developed with commercial uses. It is surrounded by commercial uses to the north, across West Morris Street, zoned C-S (FF); industrial uses to the south, across Lambert Street, zoned I-3 (FF); commercial uses to the east, zoned C-7 (FF) and Industrial / commercial uses to the west, zoned I-4 (FF) and C-7 (FF).

There have been four historical variances beginning in 1951 through 1969 that permitted development of the site as a truck terminal. See Zoning History.

REZONING

The request would rezone this site to the I-3 Medium Industrial District to provide commercial parking lot. "The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large, and enclosure of activities and storage is required."

The West Indianapolis Neighborhood Plan recommends residential development at five to eight units per acre.

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

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;

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3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

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

Planning Analysis

Despite the historical use of this site as a truck terminal, the proposed use for I-3 uses, including a commercial parking lot would substantially increase the intensity of the site that would have a detrimental impact on surrounding land uses.

The Neighborhood Plan identifies this site as being located within Critical Area 5 that proposes orderly conversion to residential uses. Allowing an industrial use would be wholly inappropriate and would be disruptive to implementation of the Plan.

For these reasons, staff is recommending denial of the rezoning request.

Special Exception

This request would provide for a commercial parking lot for truck and trailer parking.

The required Findings of Fact state that “the proposed use conforms to all of the use-specific standards” provision in the Ordinance.

The use specific standards limits commercial parking lots to a maximum of two acres. This site is 4.79 acres, which substantially exceeds the two-acre limit. Doubling the amount of acreage for truck and trailer parking would materially and adversely impact surrounding land uses.

Staff strongly recommends denial of this Special Exception.

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GENERAL INFORMATION

Existing Zoning	C-7 (FF) / D-5 (FF)	
Existing Land Use	Commercial uses	
Comprehensive Plan	Residential development at five to eight unit per acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: C-S (FF)	Mixed use
	South: I-3 (FF)	Industrial uses
	East: C-7 (FF)	Commercial uses
	West: I-4 (FF) / C-7(FF)	Industrial / Commercial uses
Thoroughfare Plan		
West Morris Street	Primary arterial	Existing 70-foot right-of-way and proposed 78-foot right-of-way.
Lambert Street	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	Yes. Unregulated 500-year floodplain of White River	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	December 12, 2025	
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	Development Statement November 4, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

West Indianapolis Neighborhood Plan (2014).

This Plan recommends residential development at five to eight units per acre. In suburban and rural areas this is a common multi-family density and typically the highest density single family category in suburban areas. In urban areas, it is common for both single family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.

This site is also located within Critical Area 5 location.

Critical Area 5 Location: Industrial area in proximity to the intersection of Morris and Bedford streets **Why Critical:** This area is currently industrial but is proposed in this plan to be converted to residential uses. It is critical that the transition be orderly and that the interface of residential and industrial uses accommodates the needs of both land uses.

Recommendations:

- To blend with the existing neighborhood, new residential development should be similar to the development patterns of the residential neighborhoods to east in terms of block sizes and grid, lot sizes, and provision of sidewalks and alleys.
- Existing buildings provide an opportunity for creative adaption to residential use.
- Conversion of the Critical Area to residential parcels should not be done in a piecemeal manner, but in groupings of contiguous housing units so that a lone residential structure is not “stranded” with industries on three or four sides of it nor does that individual home interfere with industrial usage.
- During the period of transition from industrial to residential uses, care should be taken to provide buffers between residential and industrial uses, separate industrial and neighborhood traffic, and not hamper the conversion of surrounding parcels.
- Multiple, convenient access points to the Eagle Creek Greenway should be provided throughout the Critical Area.

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

69-V-181; 2501 West Morris Street, requested a variance of use, side and rear yard requirements to permit erection of a shop building to be used in conjunction with existing truck terminal, **granted**.

62-V-62; 2501-29 West Morris, requested a variance of use to permit an addition to the rear of the existing motor freight terminal and building, previously granted by variance with off street parking and loading spaces provided, **granted**.

52-V-47; 2505-2529 West Morris Street, requested a variance of use to permit construction and operation of a freight truck terminal for the storage and handling of freight and the storage and servicing for trucks and trailers used in this operation, **granted**.

51-V-189; 2501-2029 West Morris Street and 2501-20 Lambert Street, requested a variance of use of premises for the construction and operation of a freight truck terminal, including the storage and servicing of trucks and trailers used in this operation, with accessory off-street parking spaces, **denied**.

VICINITY

2025- ZON-840A / 2025-CZN-840B / 2025-CPL-840; 2302 West Morris Street, requested rezoning of 1.471 acres from the D-5II district to the D-8 district to provide for a single-family residential development and rezoning of 1.969 acres from the D-5II district to the D-9 district to provide for a medium apartment development; and approval of a Subdivision Plat to be known as Oden Ross Subdivision, dividing 3.4 acres into nine lots, **approved**.

2023-CZN-843 / 2023-CPL-843; requested rezoning of 0.706 acre from the C-S district to the D-5II district to provide for six single-family dwellings and approval of a Subdivision Plat to be known as Oden Ross Park, subdividing 3.4 acres into six lots and two blocks, **approved**.

91-Z-173, 2530 West Morris Street, rezoning of 10.75 acres from the D-5 and C-4 district to the C-S classification to provide for a mixed-use development including offices, retail uses, vehicles sales and repair, and industrial uses including I-1-U and I-2-U permitted uses, cabinet manufacturing and machine welding and tool and die shops, **approved**.

2005-PLT-005, 2435 West Wilkins Street, approval of a plat to be known as WIDC Wilkins Street New Addition, dividing 1.78 acres into six lots.

97-Z-158, 2450 West Morris Street, rezoning of 12.693 acres from the D-5 and C-7 district to the C-S district to provide for truck trailer leasing and sales, **approved**.

95-UV2-5, 2331 West Morris Street, variance to provide for construction of a 400-square foot detached garage for an existing single-family dwelling in the C-4 district, **approved**.

95-Z-19, 2530 West Morris Street, rezoning of 8.575 acres from the C-S district to the D-5 district to provide for single-family residential development, **approved**.



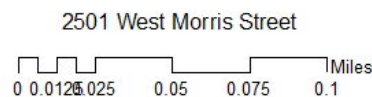
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83-UV3-88, 1101 South Tremont Street, variance to provide for the continued use of an existing garage for storage of two church buses, **approved**.

81-Z-10; 2532 West Morris Street, requested rezoning of 0.5 acre, being in the D-5 district, to the C-7 classification to provide for commercial development, **approved**.

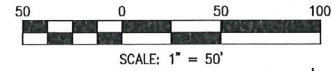
73-VAC-25, vacation of the first alley north of West Morris Street from the east property line of Tremont Street to a point 176 feet to the east, **approved**.

EXHIBITS



PRELIMINARY SITE LAYOUT 2501 W. MORRIS STREET

DECEMBER 12, 2025



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Current Planning

Petition Number _____

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

**PETITION FOR SPECIAL EXCEPTION
FINDINGS OF FACT**

1. The proposed use meets the definition of that use in Chapter 740, Article II because:

The proposed use of commercial truck and trailer parking for local operators and industrial outdoor storage meets the definition in Chapter 740, Article II because Petitioner's proposed use will be the primary use of the real estate in question with adequate ingress and egress. The proposed commercial parking lot will be contained to the real estate in question and will not utilize the street parking adjacent to the real estate.

2. The proposed use will not injure or adversely affect the adjacent area or property values in that area because:

The grant of the requested special exception described in the Petition will not be injurious to or adversely affect the adjacent area or property values in the area in question because the area in question has several existing commercial parking lots and warehouses similar to the Petitioner's proposed use. The proposed use will be utilizing a currently vacant lot and improving it with a proposed use in line with the area in question. The development of the real estate in question will add value to the neighboring commercial properties and the adjacent areas by adding comparable value and uniformity of use while putting raw land to its highest and best use.

3. The grant will not materially and substantially interfere with the lawful use and enjoyment of adjoining property because:

The grant of Petitioner's proposed use will not materially and substantially interfere with the lawful use and enjoyment of adjoining property because the proposed use is in line with and substantially similar to the current use of adjoining property owners. The development of a previously vacant lot will increase the property values in the area and also improve the general safety for all adjoining properties.

4. The proposed use will be compatible with the character of the district, land use authorized therein and the Comprehensive Plan for Marion County because:

Petitioner's proposed use of commercial truck and trailer parking for local operators and industrial outdoor storage is compatible with the district, land use authorized, and Comprehensive Plan for Marion County because the neighboring properties are currently engaged in similar commercial and industrial uses. Petitioner's proposed use will fall directly in line with the currently existing uses in the district.

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5. The proposed use conforms to the development standards in Chapter 744 applicable to the zoning district in which it is located because:

The proposed use conforms to the development standards in Chapter 744 because the site already has an existing fence to accommodate the proposed industrial outdoor storage. Per Petitioner's enclosed Development Standards, additional development will be performed on the site to further satisfy the development standards in Chapter 744, particularly as it relates to the remediation of the existing fence.

6. The proposed use conforms to all provisions of the Zoning Ordinance, including the performance standards in Chapter 740 and the development standards in Chapter 744 applicable to the zoning district in which it is located because:

The Petitioner will conform to all provisions of the Zoning Ordinance by remaining in compliance with the performance standards applicable to all districts and industrial districts with its proposed use. As established in paragraph 5 above, Petitioner will conform with the development standards outlined in Chapter 744.

7. The proposed use conforms to all of the use-specific standards in Chapter 743 for that use, including any Special Exception standards for that use because:

Petitioner is requesting the operation of an existing warehouse, a use in line with its rezone request to I-3, industrial storage, and the operation of commercial truck and trailer parking for local operators only. Per the requirements of 743-304-CC, Petitioner is seeking this Special Exception to operate the commercial parking facility. The proposed commercial parking facility will contain entrances and exits that will not unduly inhibit traffic nor hinder or compromise pedestrian traffic and walkability in the area.

DECISION

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

Adopted this ____ day of _____, 20_____.

_____	_____
_____	_____
_____	_____

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Development Statement – 2501 W Morris Street, Indianapolis, Indiana 46221

Petitioner is requesting a rezone and special exception to I-3 for the real estate in question for a proposed use of the following:

1. Commercial Truck and Trailer parking for local operators only on a long-term and monthly basis.
2. Industrial outdoor storage of varying footprints, from standardized cells with individual secure access to enclosed areas to accommodate varying storage dimensions.
3. Rental of the motor truck terminal (office, warehouse and cross dock) to medium sized operators with their own fleets or to a truck and trailer repair mechanic.
4. Rental of the ambient temperature cross dock facility for a covered industrial storage needs offering access via 20 docks and a ramp.
5. Rental of the ambient temperature warehouse either for storage or for an industrial machine, tool or fabrication shops, etc.

To accommodate the proposed uses above, Petitioner intends to make the following developments to the site:

1. The frontage fence and gates (on W Morris Street) will be relocated to satisfy the standard prescribed in Table 744-510-2 of the City of Indianapolis Consolidated Zoning and Subdivision Ordinances. Additional fence repairs and screening will be performed along the frontage side of Lambert Street. Petitioner has selected Capitol City Fence and Gatekeeper Services LLC for the proposed developments.
2. The warehouse sitting just off Lambert Street needs remediation to the roof, siding, floor space, and electrical to accommodate the proposed uses. Petitioner has selected Charles C Brandt Construction for the proposed development.
3. One acre lot located in the South Western quadrant of the site will be cleared to accommodate the proposed use of industrial outdoor storage. This will entail tree trimming, stump removal, and grading and re-gravelling of the surface. Petitioner has selected Charles C Brandt Construction for the proposed development.
4. AES will be contacted to remediate several non-functioning light poles located on the site.

Plan of Operation – 2501 W Morris Street, Indianapolis, Indiana 46221

Site amenities

1. Commercial Truck and Trailer parking for local operators only on a long-term and monthly basis.
2. Industrial outdoor storage of varying footprints, from standardized cells with individual secure access to enclosed areas to accommodate varying storage dimensions.
3. Rental of the motor truck terminal (office, warehouse and cross dock) to medium sized operators with their own fleets or to a truck and trailer repair mechanic.
4. Rental of the ambient temperature cross dock facility for a covered industrial storage needs offering access via 20 docks and a ramp.
5. Rental of the ambient temperature warehouse either for storage or for an industrial machine, tool or fabrication shops, etc.
6. Benefits: the Site lessens unnecessary city perimeter traffic by local truck operators or contractors in bringing their trucks and equipment in and out of the city daily.
7. Site potential: access to 3-phase electricity and good electric grid for future electric truck charging.
8. Site potential: easy access for small operators thanks to the availability of public bus.

Workforce

The Site will be mostly occupied and accessed by tenants' staff through three gates. The gates will be automated 24' and cantilevered. The entrance and exit will be secured with a pass code, and the information on who is entering and leaving will be captured.

The staff will arrive on site either by public transport (bus) or their own vehicle. There are many parking areas for cars. They can also be parked in place of trucks or in their own designated areas if the staff do not own trucks.

Clients & Customers

The customers will consist of truck terminal, cross dock, and warehouse tenants with their own staff as well as contractors dropping off or collecting their storage items. Each client will have their code or a special arrangement (remote control, lock, etc.) to access the Site. Truck parking will be open to small local operators that cannot afford to lease an entire truck terminal.

Processes conducted on Site

The site will be mostly for storing equipment, trucks, trailers, buses, cranes, construction components, etc. There will also be truck repair or shipping/receiving or fabrication activities conducted within buildings. For safety and security, there will be video and break in surveillance along with access control. There will be plenty of space for trucks to maneuver. Parking stalls

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measure 12' wide by 75' long. Entry and Exit have their own dedicated gates and a consistent, clear clockwise traffic flow.

Materials Used

Materials used will be consistent with the makeup of the truck and trailer repair, parking or storage items. For example, truck and trailer repair will generate used tires, oils, metal, and wood refuse. Storage materials will range from items with or without wheels or motors to stone and concrete forms.

Shipping & Receiving

If the truck terminal is occupied by a shipping company, and due to the relative small size of the facility, the shipping and receiving is expected to occur daily during normal business hours. The delivery will be by a truck (a tractor or a lorry) pulling a 55' trailer. The nature of the Site's operation objective, and the local residence of operators, will naturally limit their arrival and departures to business hours to +/- 6:00 – 19:00 o'clock window.

Waste

Most waste expected is used tires, motor oils, and general trash. The Site will have trash accumulation points with weekly collections. Tires and oils, in particular, will be recycled (pumped out) by reputable recyclers. The recycling program will be implemented once the business nature of tenants is confirmed. The landlord will conduct regular inspections to ensure no abandoned vehicles are piling up and that the tenants cure or timely report violations as they occur.

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View looking east along West Morris Street



View looking west along West Morris Street



View of site looking south

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View of site looking southwest



View of site looking southeast



View of site looking south across West Morris Street



View of site looking south across West Morris Street



View looking east along Lambert Street



View looking west along Lambert Street



View of site looking north across Lambert Street



View of site looking north across Lambert Street



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

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

PETITION HISTORY

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

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

The Hearing Examiner continued this petition from the November 20, 2025 hearing to the January 29, 2026 hearing, at the request of the petitioner's representative.

October 23, 2025

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

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

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

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

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

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

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

STAFF RECOMMENDATION

Denial. If approved, staff would request that approval be subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least five business days prior to the MDC hearing:

1. A 59.5 half right-of-way shall be dedicated along the frontage of South Arlington Avenue as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
3. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

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

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

REZONING

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

The Comprehensive Plan recommends community commercial typology for the site.

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

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

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

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

Department of Public Works

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

Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees located along the eastern (approximately 155 feet wide) and southern (approximately 56 feet wide) perimeter of the site. Due to their inherent ecological, aesthetic, and buffering qualities, the maximum number of these existing trees should be preserved on the site.

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

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

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

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

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

Environmental Public Nuisances

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

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

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Environmental public nuisance means:

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

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

GENERAL INFORMATION

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

Elevations	October 13, 2025
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.

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

ZONING HISTORY

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

VICINITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

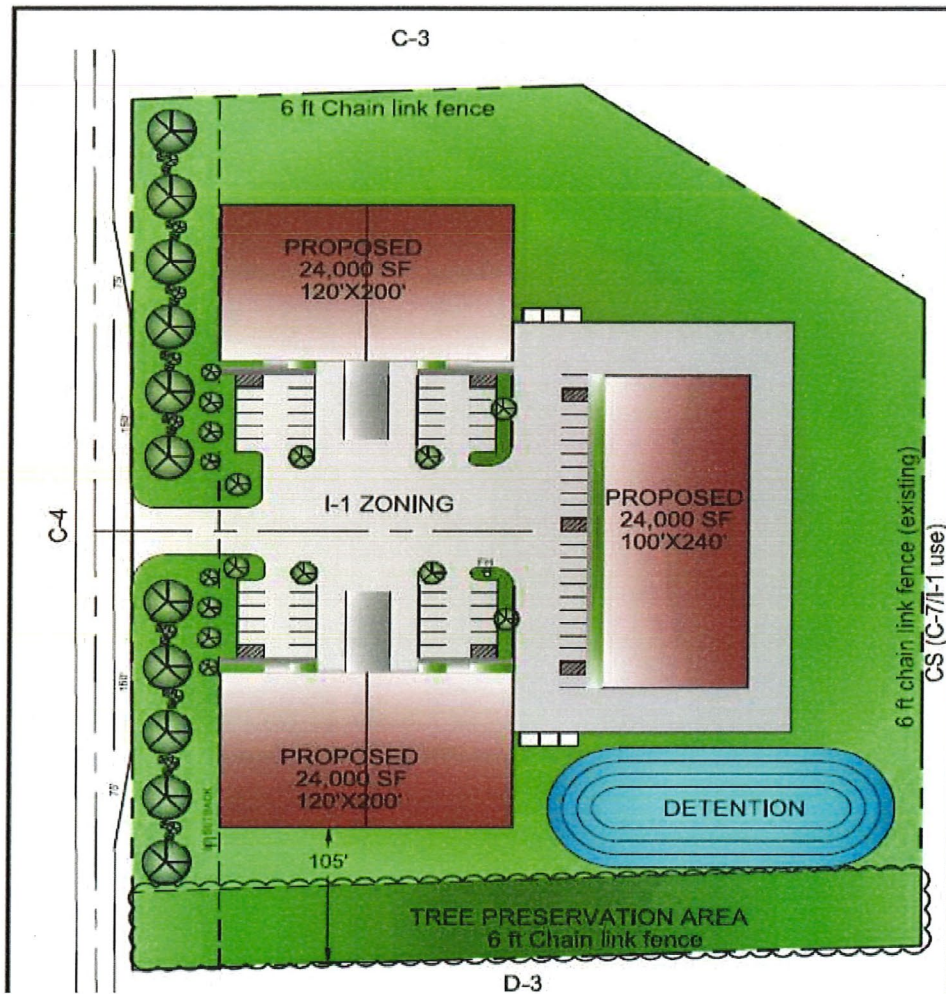
EXHIBITS



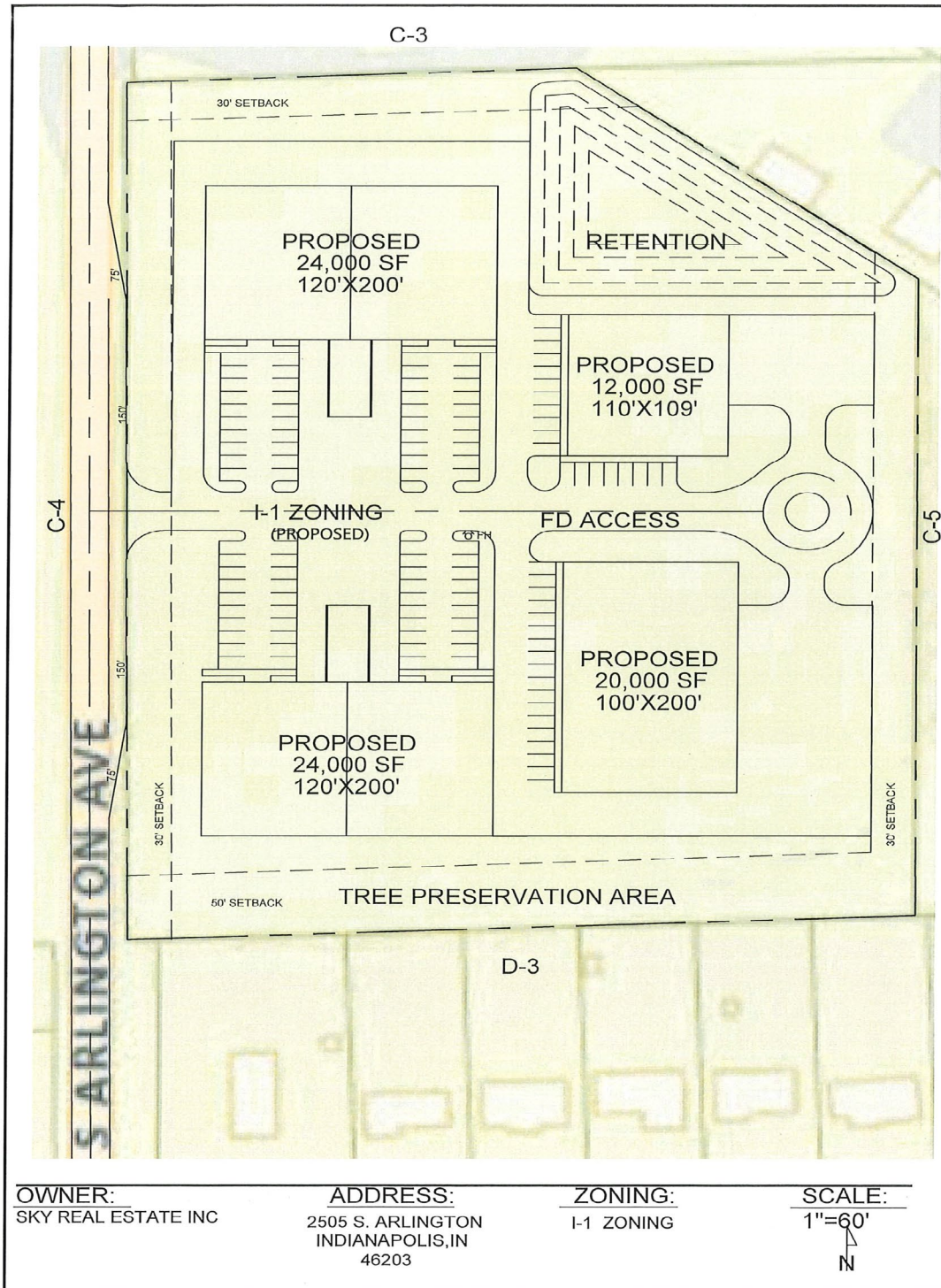
2505 South Arlington Avenue

0.0125 0.025 0.05 0.075 0.1 Miles

Site Plan – November 13, 2025



Site Plan – October 13, 2025



Elevations – October 13, 2025

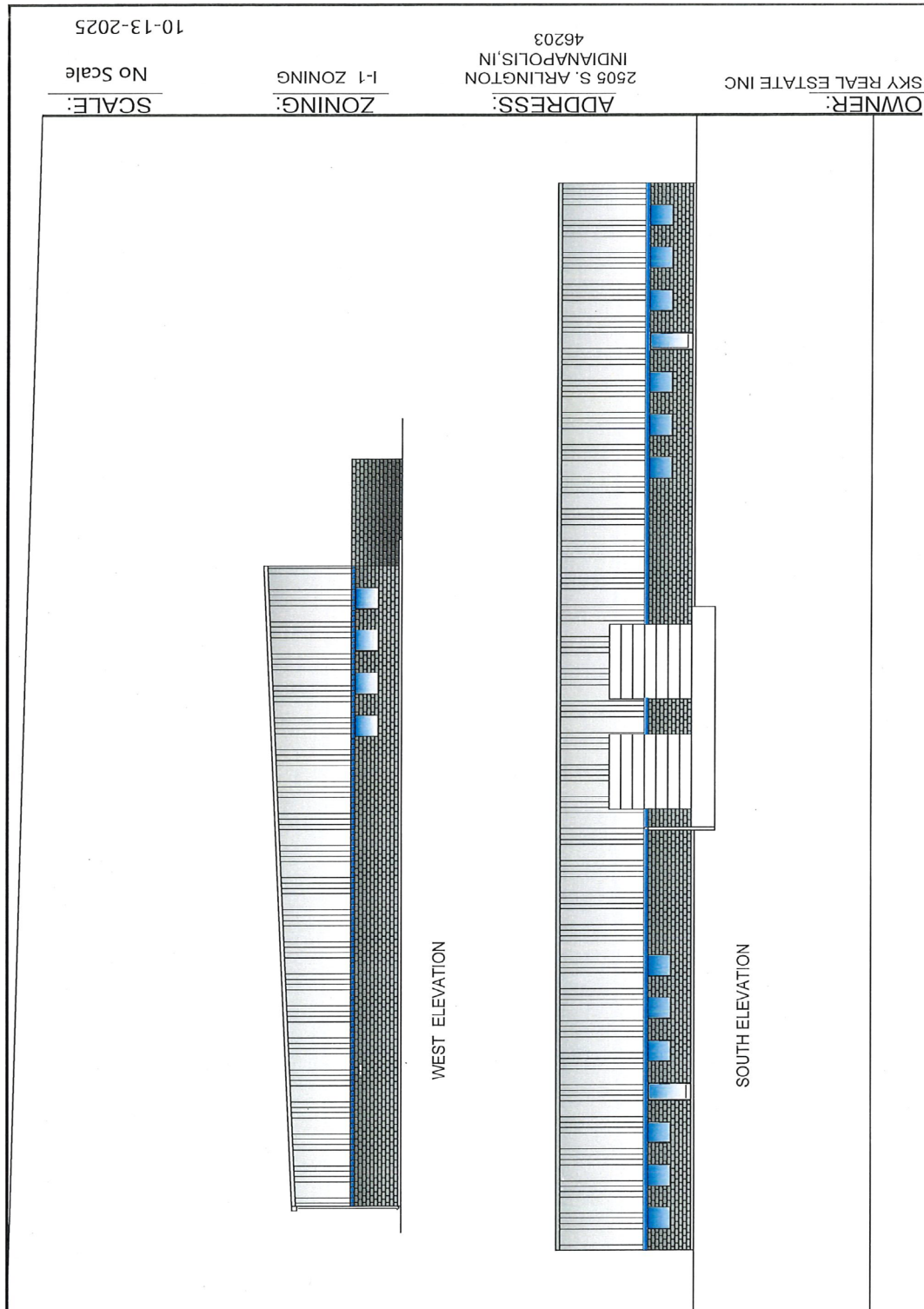


EXHIBIT A

Heritage Tree Conservation

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

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

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



View looking north along South Arlington Avenue



View looking south along South Arlington Avenue



View of site looking east across South Arlington Avenue



View of site looking east across South Arlington Avenue

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View of site looking east across South Arlington Avenue



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



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

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-112 (Amended)
Property Address: 641 Langsdale Avenue and 2110 and 2058 Dr. Martin Luther King Jr. Street
Location: Center Township, Council District #12
Petitioner: 2850 Property Group, LLC< by Joel Bruns
Current Zoning: C-7 / I-4 (W-1)
Request: Rezoning of 12.6 acres from the C-7 (W-1) and I-4 (W-1) district to the C-S (W-1) district to provide for I-2 and C-1 uses.
Current Land Use: Vacant
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the November 13, 2025 hearing, to December 11, 2025 hearing, to provide additional time to conduct a Traffic Impact Study (TIS) and for further discussions regarding the request.

The Hearing Examiner Staff continued this petition from the December 11, 2025 hearing, to the January 15, 2026 hearing, at staff's request to provide additional time to review the TIS and for continued discussions with the petitioner and their representative.

The Hearing Examiner continued this petition from the January 15, 2026 hearing to the January 29, 2026 hearing, at the request of staff for additional time for discussions with the petitioner's to clarify the request and to submit updated documents.

STAFF RECOMMENDATION

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

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. Development of the site shall be in accordance with the updated C-S Statement, file dated January 9, 2026, and substantial compliance with the updated site plan file dated December 30, 2025.

PETITION OVERVIEW

This 12.6-acre site, zoned C-7 (W-1) and I-4 (W-1), is developed with industrial buildings and a multi-story office building. It is surrounded by industrial uses to the north, across Langsdale Avenue; industrial uses to the south; industrial uses to the east, across Dr. Martin Luther King Jr. Street; and industrial uses to the west, all zoned I-4 (W-1).

REZONING

The request would rezone the site from the C-S (Special Commercial) district to the C-S district to renovate the two existing hotels to provide for multi-family uses. “The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.”

The Comprehensive Plan recommends heavy industrial typology for the site.

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

As proposed, this request would be consistent with the Plan recommendation. The proposed uses would be consistent with the permitted light industrial uses and small-scale offices. Consequently, staff supports this rezoning request.

Wellfield Protection Secondary Zoning

A wellfield is an area where the surface water seeps into the ground to the aquifer and recharges the wells that are the source of our drinking water. This secondary zoning district places closer scrutiny on uses and activities that might contaminate the underground drinking water supply.

There are two wellfield district designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts is subject to Commission approval. The filing of a site and development plan is required and subject to approval, on behalf of the Commission, by a Technically Qualified Person (TQP), unless exempted by the Ordinance.

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“Because of the risk that hazardous materials or objectionable substances pose to groundwater quality, it is recognized that the further regulation of the manufacturing of, handling, transfer, disposal, use or storage of hazardous materials or objectionable substances related to nonresidential use activities is essential in order to preserve public health and economic vitality with Marion County.”

All uses permitted in the applicable primary zoning district shall be those uses permitted in the W-1 and W-5 zoning districts, unless otherwise prohibited by the Ordinance, and provided no other secondary zoning district prohibits the use.

“No building, structure, premises or part thereof shall be altered, constructed, converted, erected, enlarged, extended, modified, or relocated except in conformity with this Section, and not until the proposed Site and Development Plan has been filed with and approved on behalf of the Commission by the Technically Qualified Person (TQP). Regulations found in Chapter 742, Article II, Section 4 shall apply to all land within the Wellfield Protection Zoning Districts. The entire site shall be subject to review by the TQP. These regulations shall be in addition to all other primary and secondary zoning district regulations applicable to such land, and in case of conflict, the more restrictive regulations shall apply.”

The subject site is located in W-1 White River wellfield protection area and any use or development within a wellfield protection district would be subject to the Technically Qualified Person (TQP) review and approval, unless and until the property owner provides sufficient justification that the type of use, type of facility, and chemical quantity limits, independent of the land use would be exempt from the requirements for filing a development plan. Otherwise, a development plan would be required to be filed and approved on behalf of the Metropolitan Development Commission by the (TQP). Contaminants that would have an adverse effect would include chemicals that are used in the home, business, industry, and agriculture. Chemicals such as furniture strippers, lawn and garden chemicals, cleaning chemical and solvents, gasoline, oil, and road salt can all contaminate groundwater supplies if poured on the ground or improperly used or stored.

Traffic Impact Study – November 18, 2025

Because of the site configuration and the street alignment along Dr. Martin Luther King Jr. Street frontage, staff requested a traffic study. See Exhibit A.

There are currently two existing access drives to the site. The petitioner has agreed to close the southernmost access drive and propose an access drive along Langsdale Avenue. The northernmost existing access drive would remain and be right-in and right-out turns.

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.

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

Environmental public nuisance means:

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

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

GENERAL INFORMATION

Existing Zoning	C-7 (W-1) / I-4 (W-1)	
Existing Land Use	Industrial uses	
Comprehensive Plan	Heavy Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4 (W-1)	Industrial uses
South:	I-4 (W-1)	Industrial uses
East:	I-4 (W-1)	Industrial uses
West:	I-4 (W-1)	Industrial uses
Thoroughfare Plan		
Langdale Avenue	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
Dr. Martin Luther King Jr. Street	Primary arterial	Existing 60-70-foot right-of-way and proposed 88-foot right-of-way.
Context Area	Compact	

Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	Yes – White River (W-1)
Site Plan	September 8, 2025
Site Plan (Amended)	December 30, 2025
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	Updated January 9, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Light Industrial Uses (These industrial uses create minimal emissions of light, odor, noise, or vibrations. Examples include warehousing and logistics facilities. These land uses do not use, store, produce, emit, or transport hazardous materials.)

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

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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.)

- Should be subordinate to and serving the primary uses of production, warehousing, and offices.
- Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the heavy industrial typology.
- Should be located and served in such a way that the use will not interfere with industrial traffic or loading.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

ZONING HISTORY

2011-ZON 066 (east of site), requested rezoning of 1.98 acres from the D-8 (W-1) and I-4-U (W-1) districts, to the C-4 (W-1) classification to provide to commercial uses, **approved**.

82-Z-52, 2131 Northwestern Avenue (east of site), requested rezoning of 2.5 acres, being in the D-8 and D-7 districts, to the I-4-U classification to provide for zoning conformance and expansion, **approved**.

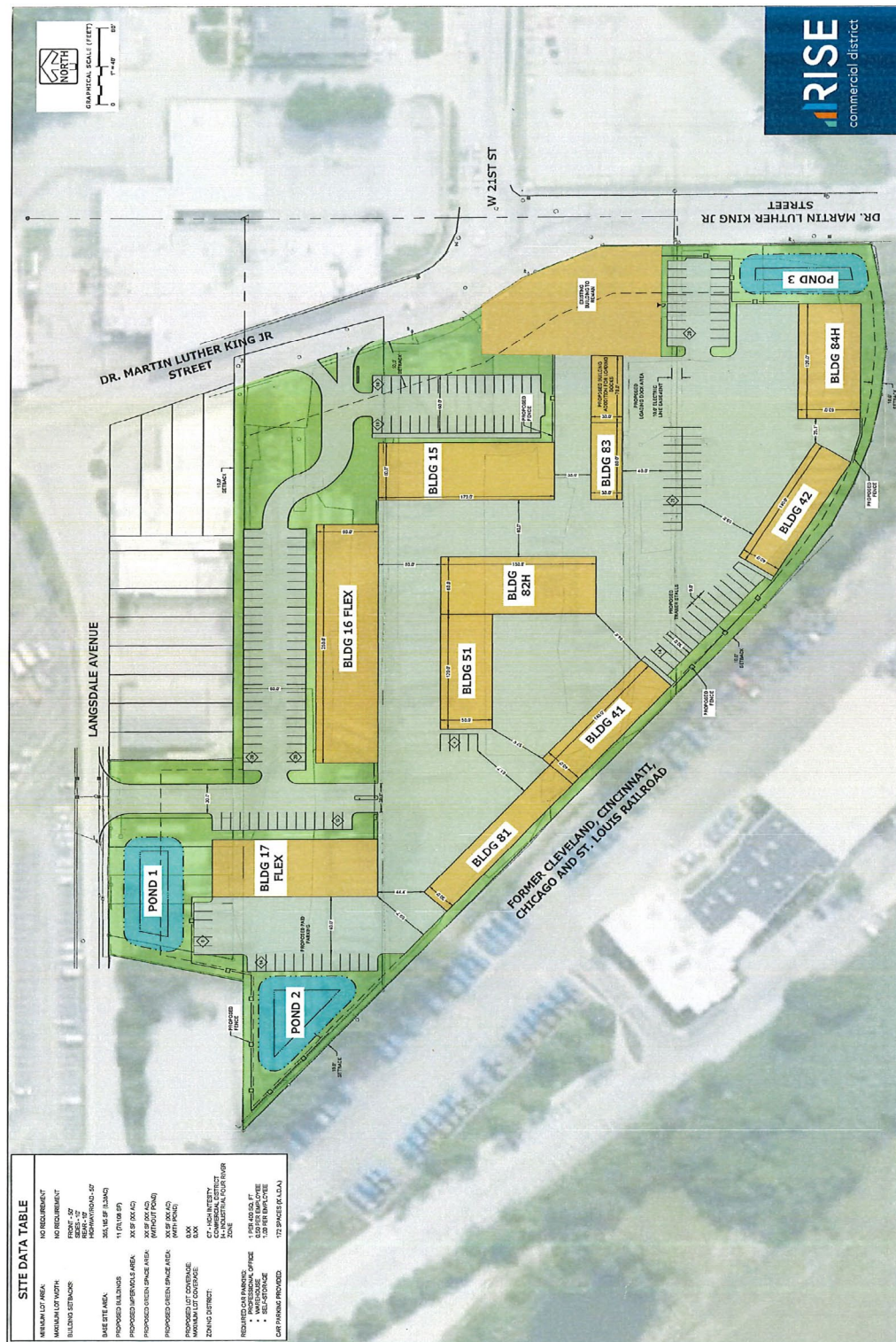
67-Z-120; 829 Langsdale Avenue (west of site), requested rezoning of 4.857 acres being in the I-4-U district to special Use (12) classification to provide for the operation of a scrap metal and material business, **approved**.

EXHIBITS



641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street

0.01 0.025 0.05 0.075 0.1 Miles




CONCEPT DESIGN-RISE COMMERCIAL DISTRICT CITY CENTER INDIANAPOLIS, IN 12/29/25
PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD | SUITE 001 | BROOKFIELD, WI 53061 | WWW.PINNACLE-ENG.COM **PLAN | DESIGN | DELIVER** **PEJOB# 5973.00**

Updated C-S Statement - January 9, 2026

Community Statement: RISE City Center Development

The current site is commonly known as Stuart's Moving and Storage (Stuart's). 2058 Property Group looks to redevelop and replat the parcels currently making up Stuart's and owned by 2058 Property Group as a RISE Commercial District (RISE) location. RISE proposes a light industrial, co-warehousing, small business accelerator. The main four-story brick building on the site is currently occupied by Stuart's Moving and Storage and will be remodeled in the RISE development plan. Three of the current structures are in the form of 1-story sheds and will be removed in the redevelopment.

RISE Commercial District is a forward-thinking, multi-tenant, small bay warehousing community tailored for small and medium sized business owners. RISE offers amenity-rich offices and co-warehouse facilities that empower entrepreneurs with secure and quiet workspaces. RISE facilities foster growth and collaboration within a fully equipped environment. Features include a gated and secure facility, 24/7 access to the tenant's space, free Wi-Fi, shared use of a conference room, forklifts, kitchenette, and more.

The proposed RISE redevelopment on Dr Martin Luther King Jr Street is poised to be a significant addition to the local economic landscape, drawing inspiration from RISE's current 14 developments utilizing the RISE Commercial District brand. Our project aims to embody a similar spirit of fostering local business growth and providing versatile spaces that cater to a dynamic range of warehousing and commercial needs. The RISE model focuses on flexible and all-inclusive small warehouse, office, and flex spaces designed to support businesses in optimizing efficiency, accommodating growth, and scaling their operations without the burden of inflexible leases nor extensive overhead.

In order to offer the best opportunities for future tenants and their needs, 2058 Property Group and RISE look to rezone this site to C-S.

Project Use Cases:

I-2 Zoning Permitted Uses Would Include:

- Artisan Manufacturing
- Commercial and Building Contractors
- Manufacturing, Light
- Processing, and Packaging of Food and Beverages
- Warehousing, Wholesaling, and Distribution
- Consumer Services or Repair of Consumer Goods
- Printing Services
- Retail, Light General (A)



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C-1 Zoning Permitted Uses Would Include:

- Financial and Insurance Services
- Office: Business, Professional or Government

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Division of Planning
Current Planning**

EXHIBIT A



*1 Cor. 10:31
...whatever you do,
do it all for the glory of God.*

Zach Rodenbarger
Development Manager
Rylinn Engineering
5645 Castle Creek Pkwy Dr N.
Indianapolis, IN 46250

November 18, 2025

Re: Preliminary Investigation Results
RISE Commercial District
2058 Dr. Martin Luther King, Jr. Street
Indianapolis, IN 46202
Yarger Engineering Job Number: 20251101

Dear Mr. Rodenbarger;

I have calculated the trips using the ITE Trip Generation Manual, made some preliminary investigations at the site, collected data confirmation of the 85th percentile speeds, and checked the intersection sight distance in person and with the CAD drawing.

The trip generation estimate I shared with you last week didn't include the existing building, so I have revised the forecasts.

Trip Generation Site							
Land Use	ITE Code	Size	Units	AM Street Peak Entering	AM Street Peak Exiting	PM Street Peak Entering	PM Street Peak Exiting
Mini-Warehouse	151	131	KSFT	6	4	9	9
Office	710	33	KSFT	35	5	6	32

There are other possible land uses we could use to estimate trips, but I think these two are the best of what ITE has available. Your gate data you mentioned shows less traffic than calculated above.

We are still under the 100 directional trips for a traffic impact study, or 50 for a traffic operational analysis. As previous mentioned, a traffic operational analysis can also be triggered by things like driveway intersection sight distance.

In talking with Jill Palmer on November 6th about the driveway intersection sight distance, she suggested that we either use a design speed of the speed limit (35) plus 5 mph, or collect the 85th percentile speeds at the site to determine the needed sight distances. I collected some speed data at the site, but quickly realized I couldn't get unconstrained speeds on a consistent basis due to the signal and numerous vehicles that turned. The data that I did collect supported using 40 mph as the design speed, so I stopped collecting data rather than charge you for something that wouldn't have made a difference.

Both driveway locations have inadequate intersection sight distance. Cars generally need 7.5 to 8 seconds for a left turn from a driveway, regardless of the road speed. That time is then multiplied by the speed to get the distance required. The critical direction for the southern driveway is looking north, which had roughly three and half to four seconds as I stood there with my stopwatch, or 192 feet from the drawing. The calculated needed distance is 470 feet. That assumes that the vehicle can get close enough to see, but it means my pickup's front bumper would be over the curb, completely blocking the sidewalk.

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Mr. Rodenbarger
November 18, 2025
Page 2

There was also a problem with some utility poles looking south from the southern driveway, but they could be dealt with. Other than the poles, the driveway intersection sight distance is good.

The northern driveway has about 358 feet, but still should have 470 feet. An additional problem with the northern driveway is that southbound traffic stopped for the signal blocks the view of northbound traffic, so that 358 feet would only be available when there was no southbound traffic between the driveway and northbound vehicles. 21st Street also feeds in to the sight distance issue, but no one is going to turn from 21st street at 40 mph.

Looking north from the north driveway we have an issue with people coming round the corner from Langsdale Avenue, but those are slower speeds like traffic from 21st Street.

As I watch people at the site exit the south driveway, I noticed a pattern where the drivers would wait for the signal to turn red for northbound traffic, and assume that the southbound traffic also had a red signal, which created a gap for them to turn. This is not always true because of the southbound left turn arrow, and possible phase skipping for the westbound traffic on 21st Street, but it seemed much better than just looking for an 8 second gap that they could never see.

There is another issue of they queue lengths from the signal blocking turns in and out of the property. I was only there a few hours, but I noticed that northbound and southbound traffic often queued from the traffic signal to the driveways.

If you like, we could research the crash history at the south driveway to see if it is currently a problem, but the change in driver population on the driveway from full-time employees to a larger population of less frequent users may offset any sort of crash history.

In looking at the site, I believe there are two practical locations for access.

Just south of your property line on Dr. Martin Luther King Street there is a signal for Peerless Pump, and a driveway on the west side that does not look used much other than accessing a cell tower. Gaining access to that driveway either by purchasing the land, or getting an easement would address the intersection sight distance by having a signal.

The other location is to use the land shown as the proposed pond to access Langsdale Avenue.

My last suggested location would involve removing the existing building and putting driveway opposite 21st Street, so I assume that is not practical given the value of the building, and the future property value if you did remove it.

At this point, we have not completed several of the activities on the proposal's scope of work since I believe the results would not be beneficial to you, and we are charging by the hour. I will be available for a call tomorrow and Friday after 10:00 AM, but unavailable Thursday. How would you like to proceed?



BWY/bwy

Sincerely,
Yarger Engineering, Inc.

A handwritten signature in black ink that reads "Bradley William Yarger".

Bradley William Yarger, P.E.
President

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View looking east along Langsdale Avenue



View looking west along Langsdale Avenue

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View of site looking south across Langsdale Avenue



View of site looking south across Langsdale Avenue

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View from site looking north across Langsdale Avenue



View looking east across intersection of Langsdale Avenue and Dr. Martin Luther King Jr. Street

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View of site looking west across West 21st Street



View of site looking southwest across Dr. Martin Luther King Jr. Street



View of site looking west across Dr. Martin Luther King Jr. Street



View looking south along Dr. Martin Luther King Jr. Street

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-128 (Amended)
Property Address: 2802 Lafayette Road (approximate address)
Location: Wayne Township, Council District #11
Petitioner: PFFO QOZB, LLC, by Michael Rabinowitch
Current Zoning: C-4 (FF)
Request: Rezoning of 5.6 acres from the C-4 (FF) district to the I-1 (FF) district to provide for small-scale commercial workspace and self-storage uses.
Current Land Use: Undeveloped land
Staff Recommendations: Denial
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the December 18, 2025 hearing to the January 29, 2026 hearing at the request of the petitioner.

Amendment: This petition was amended to rezone the site to the I-1 (FF) district instead of the initially requested C-7 district.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.

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

A 56-foot half right-of-way shall be dedicated along the frontage of Washington Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

LAND USE

The 5.6-acre subject site is comprised of a portion of a larger parcel (9050857).

The site is bordered to the west by commercial businesses, zoned I-3 and C-4, commercial building and associated parking lot to the south, zoned C-4, commercial uses to the east, zoned C-S and C-5, and a commercial business to the north, zoned C-5.

REZONING

The grant of the request would rezone the property from the C-4 district to the I-1 district to provide for small-scale commercial workspace and self-storage uses.

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

FLOODWAY / FLOOD FRINGE

Depending on the exact property lines, a minute sliver of the southwest corner of the site may fall within the floodway fringe of Little Eagle Creek. Although development does not appear to be proposed in the flood fringe, any development within the floodway and floodway fringe must comply with the Flood Control Secondary Zoning Districts regulations.

A portion of the southwest corner of the site falls within the unregulated 500-year floodplain.

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DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 56-foot half right-of-way along 30th Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

STAFF ANALYSIS

The request would specifically rezone the property to the **I-1** (FF) district to allow for a facility that will serve small businesses, entrepreneurs, and service providers. The intent is to allow light manufacturing, product assembly, e-commerce fulfillment, business storage, and professional services.

The petitioner's representative confirmed that there are no current plans to improve the southern part of the property. However, if the proposal is successful a second phase of similar development to the south may be proposed.

In 2012, the site was zoned I-3-S and was rezoned to the current C-4 (FF)(FW) district to propose a community center, fitness facility, and fraternal lodge through 2012-ZON-029. The commercial rezoning was also consistent with neighborhood plans that were applicable in 2012.

Staff is recommending denial of the request since the proposed use would not align with the Community Commercial Uses recommendation the West 30th Street Corridor Plan (2010).

Furthermore, the I-1 zoning doesn't support the redevelopment potential of the Eagledale and Flackville neighborhoods. It doesn't generate any potential for redevelopment of this commercial corridor, but rather walls off a property with street frontage.

Staff did not find there to be any reason to support the Restricted Industrial District (I-1) rezoning or industrial type use of the site. Instead, the existing C-4 district is appropriate and allows for mixed-use opportunities.

It should be noted that the I-1 district's setbacks would need to be met in addition to providing the required lighting and parking which were not provided on the conceptual site plan. The landscape plan submitted would meet the required Green Factor score of 0.30. Additionally, there may even be issues with meeting the transparency requirements for this district. Therefore, staff would not have any approval be subject to the submitted site plan.

GENERAL INFORMATION

Existing Zoning	C-4 (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial Uses	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-5	Commercial
South:	C-4	Commercial
East:	C-S / C-5	Commercial

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West:	I-3 / C-4	Commercial
Thoroughfare Plan		
30 th Street	Primary Arterial Street	112-foot proposed right-of-way and 96-foot existing right-of-way.
Merchants Drive	Private Road	Not Applicable.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 10, 2025	
Site Plan (Amended)	January 15, 2026	
Elevations	November 10, 2025	
Elevations (Amended)	N/A	
Landscape Plan	January 15, 2026	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- West 30th Street Corridor Plan (2010)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see the West 30th Street Corridor Plan (2010) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The site falls within the West 30th Street Corridor Plan (2010) and is recommended for Community Commercial Uses.
- This land use category is for low-intensity retail commercial, and office uses, which serve a predominantly residential market adjacent to, or very near, the location of the use. The uses in this land use category are designed to fulfill a broad range of retail, personal, professional, and business services and are either freestanding or part of a small integrated center typically anchored by a grocery store. These centers contain no, or extremely limited, outdoor display of merchandise. Generally, these uses are consistent with the following characteristics:
 - Maximum Gross Floor Area: 125,000 square feet
 - Maximum Acreage: 25 acres
 - Service Area Radius: 2 miles
 - Location: On an arterial or at the intersection of an arterial with a collector.
 - Maximum Out lots: 3
- The West 30th Street area is contained within the study areas of a number of other planning documents. The other adopted plans and studies that were prepared on larger planning areas must be acknowledged and their recommendations integrated within the corridor plan.
- The Eagledale Neighborhood Plan was adopted in 2001. The coverage of the plan includes all of the neighborhoods developed as Eagledale, their adjoining commercial districts, schools, parks and special uses such as churches. The plan also covers a portion of the West 30th Street study area located west of Lafayette Road and east of the CSX Railroad. The plan had an emphasis on issues and concerns felt on a neighborhood level, including education, human and public services, reducing crime and improving communications in the community. Land use and physical development recommendations included the establishment of a community center, adding streetlights and maintaining public infrastructure.
- The Indianapolis Bike Plan and User Map project was initiated in 1999 by the Indianapolis Metropolitan Planning Organization (IMPO). The plan has been used by the Departments of Public Works and Parks and Recreation to develop a system of bike routes, bicycle lanes, off-street trails, and other types of facilities that connect residential areas with shopping, employment centers, and recreation. Three bike routes are included within the 30th Street plan area. Route #41 is located on Lafayette Road. Route #45 is located on Cold Spring Road and Route #56 is located on West 30th Street.
- The site falls within Critical Area of the Neighborhood Plan. The location of it is southwest of the intersection of 30th Street and Lafayette Road.
- Current Situation: This area is about nine and one-third acres in size and is largely undeveloped. It fronts on busy Lafayette Road (in 2007, 25,000 vehicles a day south of 30th Street) and has access to 30th Street. It includes the historic Flackville School, which currently sits empty. A line of trees runs north to south across the center of the area. The area is generally surrounded by commercial land uses.

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- Recommendations: The area's size and location can accommodate a wide variety of uses. The primary land use recommendation for this site is Community Commercial. However, others land uses such as multifamily residential, light industrial, heavy commercial or mixed-use may be appropriate depending on the development standards of the use. Due to the proliferation of automotive sales along Lafayette Road in recent years, development of the site as automotive sales is not recommended, unless utilized to relocate existing auto sales from an inappropriate site such as a floodplain.
- A mixed-use development that could bring together service providers, residential units and possibly retailing and offices would be welcome on this site.
- If feasible, rehabilitation of the Flackville School into any new development is recommended as a contribution to the cultural heritage of the area.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The site falls within the Indy Moves Transportation Integration Plan (2018) which proposes the 30th Street Multi-Use Path along 30th Street from Moller Road to White River Parkway West.
- It is described as a multi-use path that will provide safe bicycle and pedestrian connection on the near Northwest side of Indianapolis.

ZONING HISTORY

Zoning History – Site

89-Z-113; 3623 West 30th Street (subject site), Rezoning of 13.4 acres, being in the I-3-S district, to the C-4 classification to conform zoning to its use of a shopping center, **approved**.

Zoning History – Vicinity

2025-ZON-102; 2802 Merchants Drive and 2802 Lafayette Road (south of site), Rezoning of 13.05 acres from the C-4 (FF) (FW) district to the C-7 (FF) (FW) district to provide for heavy commercial uses, **pending**.

2016-ZON-065; 2930 Lafayette Road (east of site), Rezoning of 3.562 acres from the C-4 district to the C-S classification to provide for a self-storage facility, **approved**.

2014-DV1-065; 2922 Merchants Drive (west of site), Variance of Development Standards of the Commercial Zoning Ordinance to provide for the outdoor storage (not permitted) of motor vehicles for an automobile repair shop, **granted**.

2014-UV2-012; 3649 West 30th Street (west of site), Variance of Use of the Industrial Zoning Ordinance to provide for the parking, storage and sale of vehicles (not permitted), per plans filed, **granted**.

2012-ZON-029; 2802 Merchants Drive (south of site), Rezoning 7.84 acres, from the I-3-S (FW) (FF) District to the C-4 (FW) (FF) classification to provide for commercial uses, **approved**.

2005-UV3-022; 2802 Merchants Drive (south of site), Variance of Use of the IZO to legally establish a 2,080-square foot concrete outdoor storage area for use by an entertainment center operating by variance petition 2000-UV1-010, **granted**.

2000-UV1-010; 2802 Merchants Drive (south of site), Variance of Use of the IZO to provide for a restaurant, a nightclub, and a retail center, **granted**.

93-UV3-49; 2802 Merchants Drive (west of site), Variance of Use of the Industrial Zoning Ordinance to provide for a nightclub, **granted**.

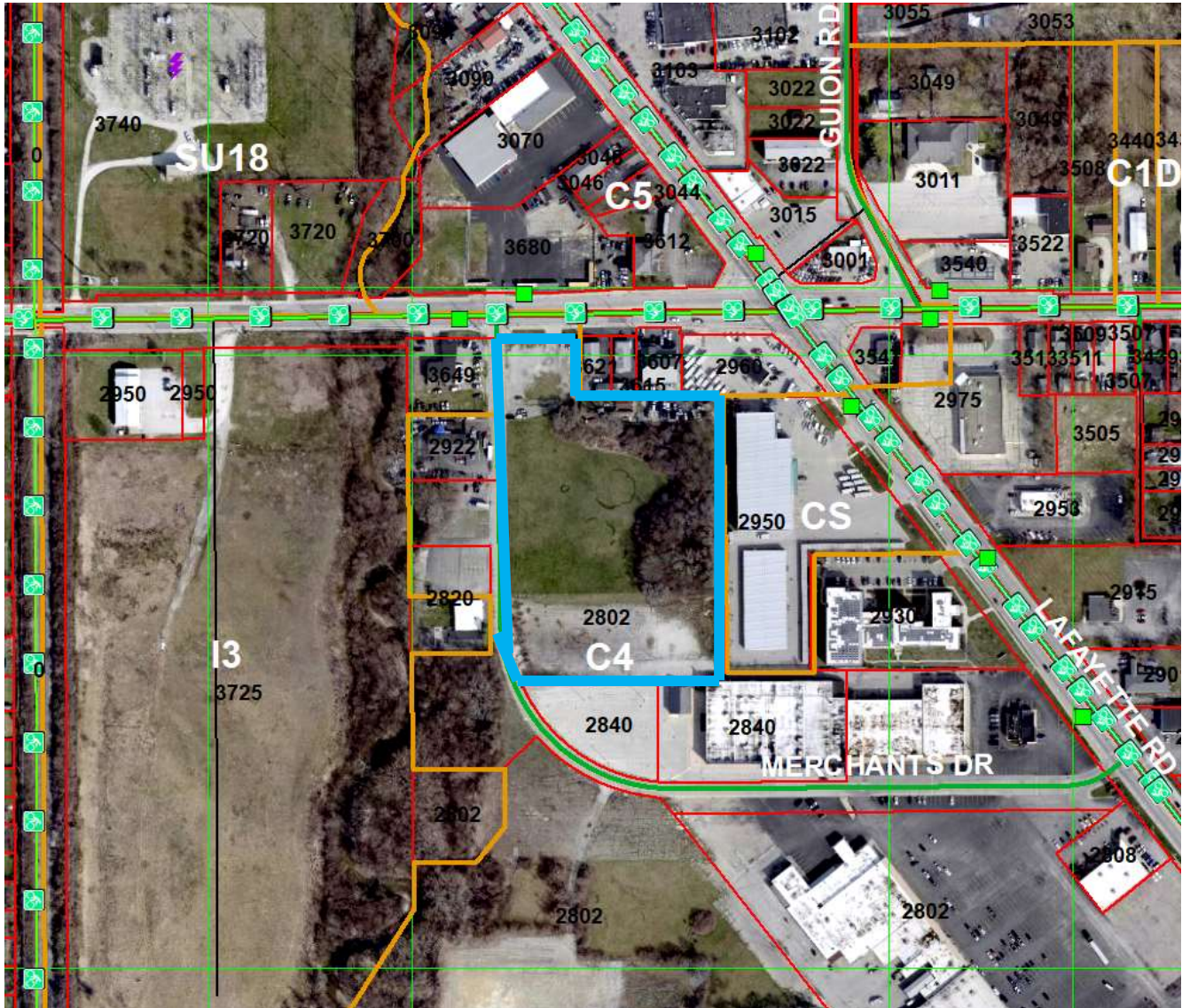
90-UV1-4; 2808 Merchants Drive (west of site), Variance of Development Standards of the Sign Regulations to permit a second pole sign for a single user within an integrated center, **granted**.

88-UV2-83; 2808 Merchants Drive (west of site), Variance of Use and Development Standards of the Industrial Zoning Ordinance to provide for the operation of a day care center in an existing building with off-site parking, **withdrawn**.



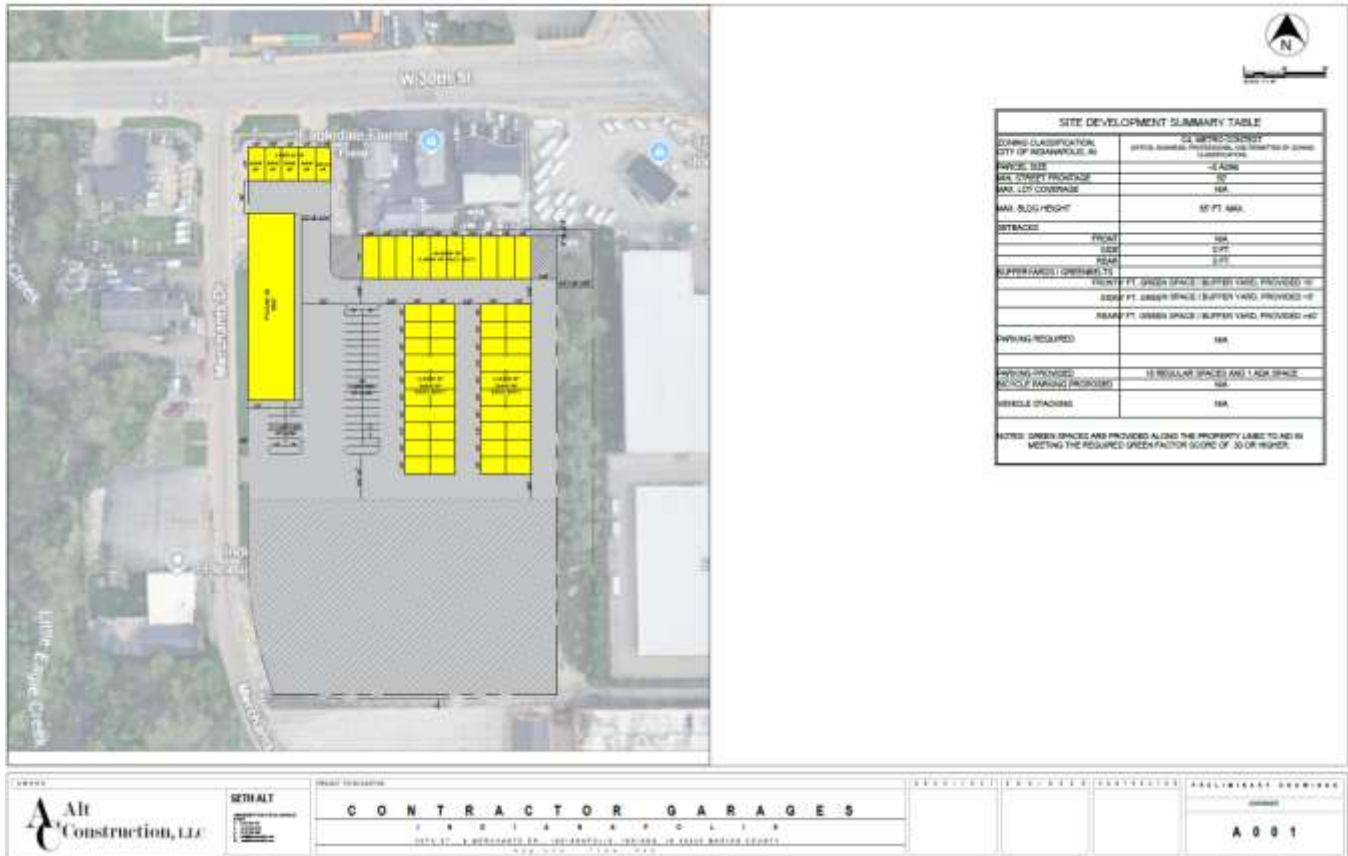
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83-Z-49; 2930 Lafayette Road (east of site), Rezoning of 5.46 acres from the SU-2 District to the C-4 classification to provide for various uses including a pizza place and catering service, civic center and museum, **approved.**

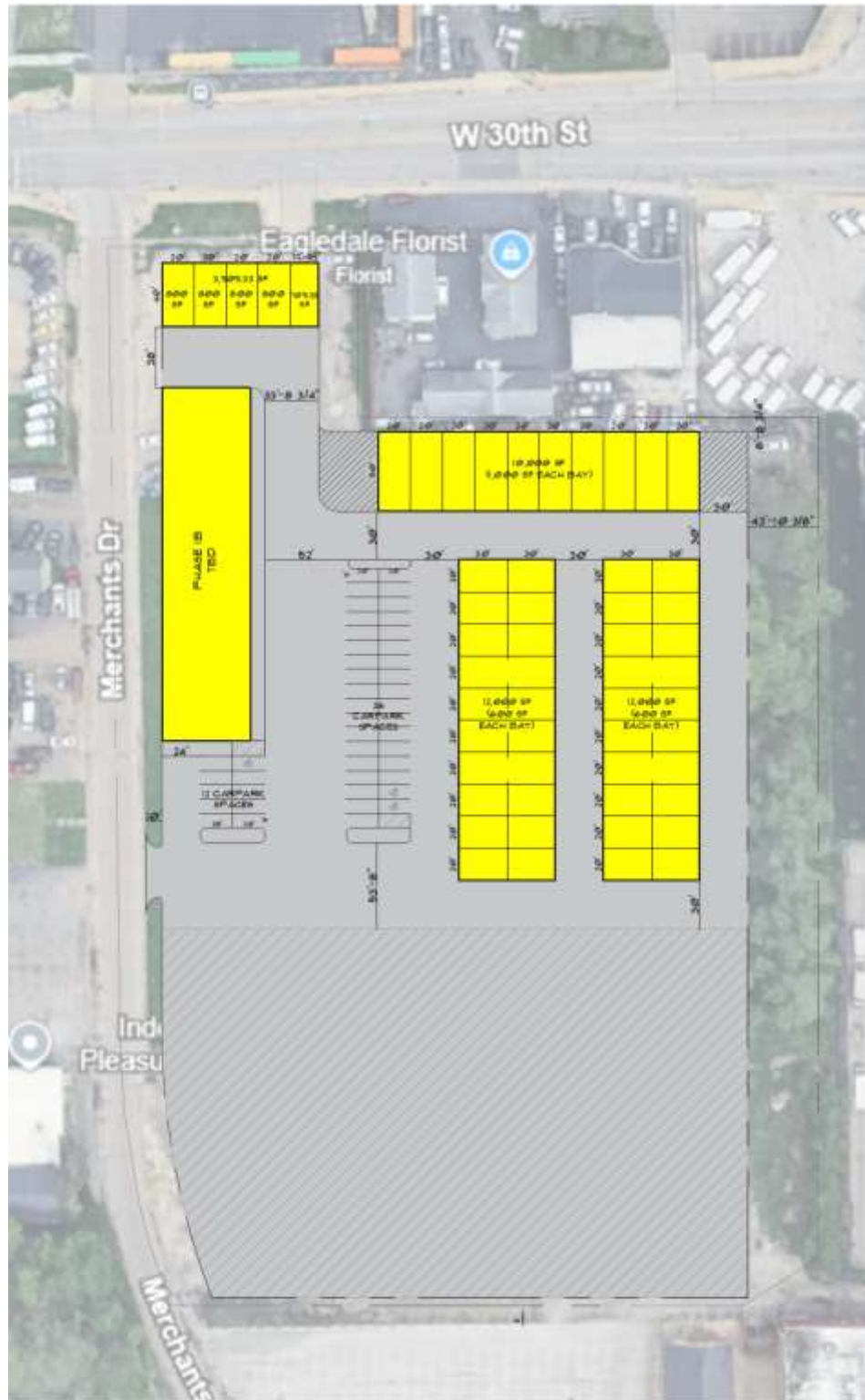


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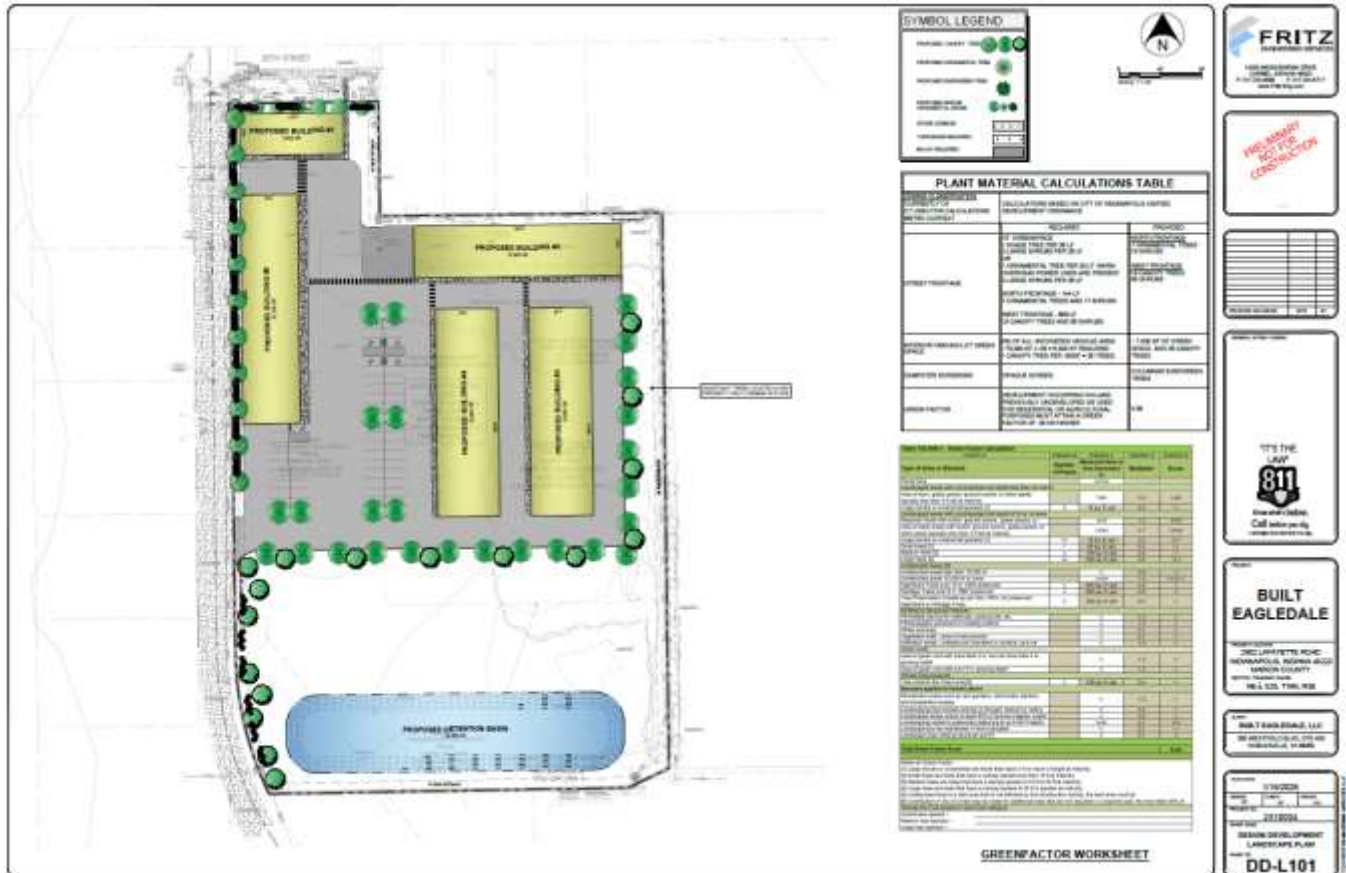
SITE PLAN



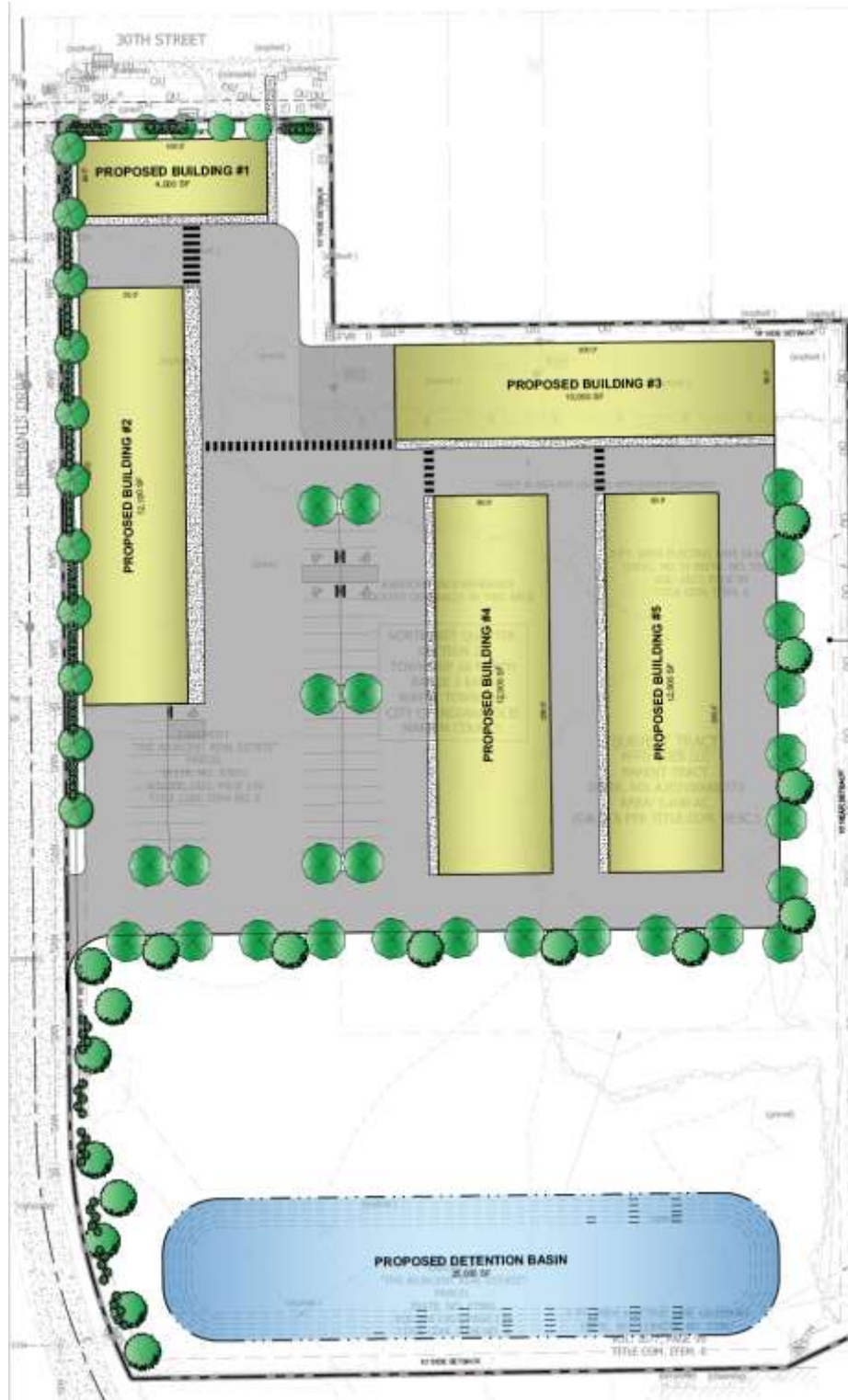
SITE PLAN CLOSE-UP



AMENDED SITE PLAN / LANDSCAPE PLAN



AMENDED SITE PLAN / LANDSCAPE PLAN (CLOSE-UP)



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GREEN FACTOR SHEET

Table 744-509-1: Green Factor Calculation				
Column A	Column B	Column C	Column D	Column E
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in	Multiplier	Score
Parcel Size		243936		
Landscaped areas with uncompacted soil depth less than 24 inches				
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity		7000	0.2	1400
Large shrubs or ornamental grasses [1]	0	16 sq. ft. per	0.3	0
Landscaped areas with uncompacted soil depth of 24 in. or more				
Required Yards with mulch, ground covers, grass pavers, or		8500	1.0	8500
Area of other areas with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity		35000	0.7	24500
Large shrubs or ornamental grasses [1]	95	16 sq. ft. per	0.3	28.5
Small trees [2]	7	50 sq. ft. per	0.3	2.1
Medium trees [3]	0	100 sq. ft. per	0.4	0
Large trees [4]	46	200 sq. ft. per	0.4	18.4
Undisturbed Areas [5]				
Undisturbed areas less than 10,000 sf		0	0.8	0
Undisturbed areas 10,000 sf or more		35549	1.5	53323.5
Significant Trees over 10 in. DBH preserved	0	250 sq. ft. per	0.5	0
Heritage Trees over 8 in. DBH preserved	0	250 sq. ft. per	0.5	0
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees	0	250 sq. ft. per	0.5	0
Building or Structural Features				
Permeable paving for walkways, parking lots, etc.		0	1.2	0
Photocatalytic pavement or building exterior		0	1.5	0
White roof area		0	0.1	0
Vegetated walls - area of wall covered		0	0.7	0
Infiltration areas, underground chambers or surface, such as		0	1.5	0
Green roofs:				
Area of green roof with more than 2 in. but not more than 4 in. growing depth		0	1.2	0
Area of green roof with over 4 in. growing depth		0	1.4	0
Off-site improvements				
Tree credit to the Tree Fund [6]	0	100 sq. ft. per	0.4	0
Bonuses applied to factors above				
Bioretention areas such as rain gardens, stormwater planters, and bioretention swales		0	1.5	0
Landscaping that consists entirely of drought- tolerant or native		0	0.4	0
Landscaped areas where at least 50% of annual irrigation needs		0	0.2	0
Landscaping visible to passersby (adjoining & up to 85 ft depth)		8500	0.1	850
Landscaping to be maintained in food cultivation		0	0.1	0
Landscape area utilizing structural soil [7]		0	0.1	0
Total Green Factor Score				0.36
<p>Notes for Green Factor</p> <p>[1] Large shrubs or ornamental are those that reach 3 ft or more in height at maturity.</p> <p>[2] Small trees are trees that have a canopy spread less than 16 ft at maturity.</p> <p>[3] Medium trees are trees that have a canopy spread of 16 ft to 24 ft at maturity.</p> <p>[4] Large trees are trees that have a canopy spread of 25 ft or greater at maturity.</p> <p>[5] Undisturbed Area is a land area that is not affected by the construction activity; the land area must be</p> <p>[6] Contribution in lieu of a tree may be made for additional trees that are not required in a required yard. No more than 50% of</p> <p>Indicate the Tree species in each size category:</p> <p>Small trees species = _____</p> <p>Medium tree species = _____</p> <p>Large tree species = _____</p>				

PETITIONER PROPOSED COMMITMENTS

LIST OF COMMITMENTS

2802 Lafayette Road

1. No outside storage shall be permitted.
2. The following uses shall be prohibited:
 - (a) Club or Lounge
 - (b) Adult Entertainment Business
 - (c) Bar or Tavern
 - (d) Night Club or Cabaret
 - (e) Tattoo Parlor
 - (f) Firearm Sales
 - (g) Outdoor Advertising, Billboards
 - (h) Pawn Shop
 - (i) Check Cashing
3. Approval shall be subject to substantial continuity within the site plan and elevations file dated November 6, 2025

PROPOSED RENDERINGS



PROPOSED RENDERINGS (Continued)



RPOPOSED RENDERINGS (Continued)



PROPOSED RENDERINGS (Continued)



EXAMPLE PHOTOS OF THE FACILITY



Photo of the built product.



Drone view of a developed facility.



Photo of the subject site's east side looking south from 30th Street.



Photo of the subject site's west side looking south from 30th Street.



Photo of the subject site's street frontage looking west on 30th Street towards a used car dealer.



Photo of the subject site looking south from the center of the site.

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Photo of the subject site looking north from the southwest corner of the site.



Photo of the subject site looking east from the southwest corner.

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Photo of a towing company west of the site.



Photo of a commercial building and associated parking lot west of the site.



Photo of the commercial property east of the site.



Photo of a distribution service business north of the site.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-CAP-854 / 2025-CVR-854

Property Address: 6340 Intech Commons Drive (Approximate Address)

Location: Pike Township, Council District #6

Petitioner: Intech Park Partners, LLC, by Timothy E. Ochs and Jennifer Milliken

Current Zoning: C-S

Request:

Modification of Commitments related to petition 98-Z-233 to modify Commitment 20 to provide for no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard (current commitment limits the number of free-standing fast food or drive-through restaurants to one within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than four hundred feet (400 feet) to the east right-of way of Intech Boulevard.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero stacking spaces at the end of each service unit (minimum of two stacking spaces at the end of each service unit required), and to provide for 15 off-street parking spaces (maximum of seven off-street parking spaces required).

Current Land Use: Undeveloped

**Staff
Recommendations:** Denial

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR JANUARY 29, 2026 HEARING EXAMINER

This petition was continued from the December 18, 2025 hearing to the January 29, 2026 hearing at the request of a Registered Neighborhood Organization.

The petitioner's representative notified staff that they agreed to commitments to address the Registered Neighborhood Organization's concerns. The commitments have not been submitted to the case file and should be addressed at the hearing.

December 18, 2025

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.

PETITION OVERVIEW

LAND USE

The 1.64-acre subject site is an undeveloped parcel located within Intech Park. It is bordered by the Intech C-S district with a bank to the west, commercial shopping strip to the south, and a drive-through coffee shop to the east. Across 71st Street to the north is a veteran's center, zoned C-S, and located in a separate C-S district.

MODIFICATION

The request would modify Commitment #20 related to petition 98-Z-233 to provide for "no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard".

The current commitment limits the property to one (1) free-standing fast food or drive-through restaurants within 'Area "F", within 345 feet of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than 400 feet to the east right-of way of Intech Boulevard.

VARIANCE OF DEVELOPMENT STANDARDS

The grant of the request would allow for a drive-through coffee shop with zero stacking spaces at the end the service unit where a minimum of two (2) stacking spaces at the end of each service unit is required.

It would also allow 15 off-street parking spaces to be provided where a maximum of seven (7) off-street parking spaces is permitted for the 781 square feet of building area.

It should be noted that three (3) bike spaces would be required on site unless the petitioner plans to seek an additional variance as it was not included in this filing.

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STAFF ANALYSIS

The limit of one (1) free-standing fast food or drive-through restaurant in Area “F” prevents the high traffic count that would otherwise be generated by these types of uses. Because there is a single access drive for all existing buildings in Area “F”, additional traffic for a drive-through service would increase traffic congestion which could substantially affect the surrounding businesses.

Furthermore, the C-S plan intended to limit and contain commercial development within Intech Park. This is the reason the commitments were put in place and staff did not find a reason to go against the development plan.

Staff determined that the Variance of Development Standard requests are self-imposed due to the business operation. In staff’s opinion, there is no practical difficulty in the use of the property because a larger building footprint would increase the maximum parking spaces and would allow for the stacking spaces at the end of the service unit to be proposed.

Additionally, the site could be developed with a permitted use within this C-S district without the need for variances.

For these reasons, staff is recommending denial of the requests.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Veteran’s Center
South:	C-S	Commercial Shopping Strip
East:	C-S	Coffee Shop
West:	C-S	Bank
Thoroughfare Plan		
71 st Street	Primary Arterial	134-foot proposed right-of-way and 220-foot existing right-of-way.
I-465 Ramp	Freeway	Not Applicable.
Intech Commons Drive	Private Street	Not Applicable.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 13, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	

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

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 site is recommended for Community Commercial development by the Comprehensive Plan.
- 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.
- Conditions for All Land Use Types
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
- Small-Scale Offices, Retailing, and Personal or Professional Services
 - 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.
- Large-Scale Offices, Retailing, and Personal or Professional Services
 - Should be located along an arterial street.
 - Outdoor display of merchandise should be limited.
 - If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

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- Should be no larger than 25 acres with 125,000 square feet of floor space and no more than three out lots.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The site falls within the Indy Greenways Full Circle Master Plan, Part One (2014).
- The Northtown Trail is an off-street multi-use path that exists along the northern property boundary that runs from Eagle Creek Parkway to Georgetown Road.
- The Northtown Trail completes the east-west connection between Fort Harrison State Park and Eagle Creek Park. Along its route, it connects to many neighborhood and community parks, greenways, residential centers, and commercial nodes. It also opens up new recreational access to the White River. Largely in established residential areas, the corridor will likely be limited to an 8-foot-wide path for most of its length.
- At Corporate Drive, the shared-use path is built through the interchange and continuing to Eagle Creek Park. This 1.75 mile built trail section is currently considered part of the Eagle Creek Greenway. With this planning effort, this section becomes part of the new Northtown Trail. The Northtown Trail terminates at Lafayette Road.
- The Northtown Trail becomes a major piece of the full circle plan providing a critical east-west connection across the north side of the city, connecting Fort Harrison State Park to Eagle Creek Park, and also provides connections to Broad Ripple.

ZONING HISTORY

Zoning History – Site

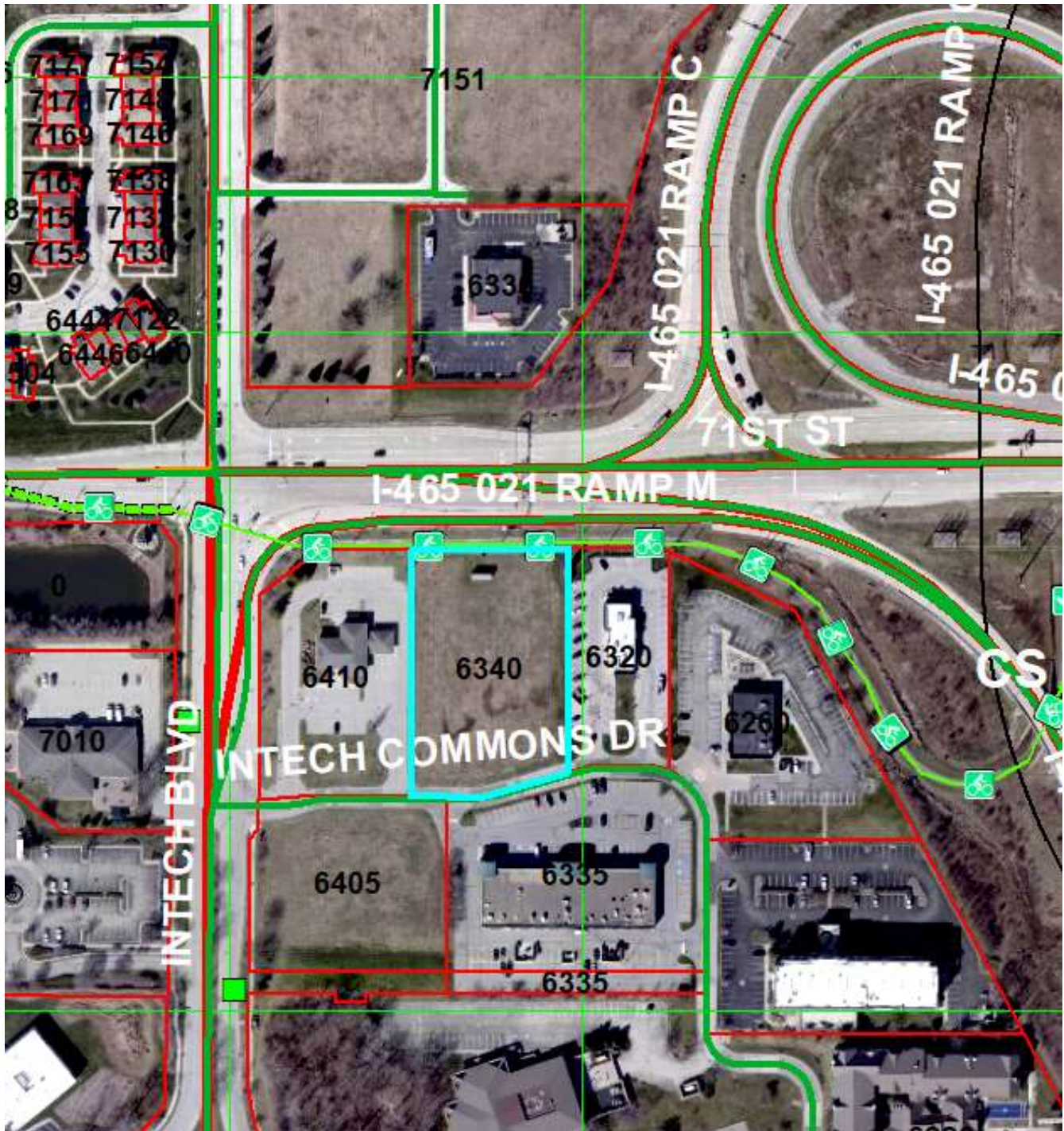
98-Z-233; 6201 West 71st Street (subject site), Rezoning of 210.8 acres, being in the C-1 and C-6 Districts, to the C-S classification to provide for mixed-use office park, including offices, light industrial uses, general commercial uses, and hotels, **approved**.

84-Z-54; 6301 West 71st Street (subject site), Rezoning of 10.8 acres, being in the D-2 district, to the C-6 classification to provide for an executive motor hotel and related facilities, **approved**.

80-Z-81; 6451 West 71st Street (subject site), Rezoning of 211.73 acres, being in A-2, D-2, D-3, C-4 and C-6 districts, to C-S classification, to provide for various C-1 and C-4 uses for commercial office and retail sales, as well as, D-6, D-6II and D-7 classification areas for patio homes, condos, and multi-family uses, **withdrawn**.

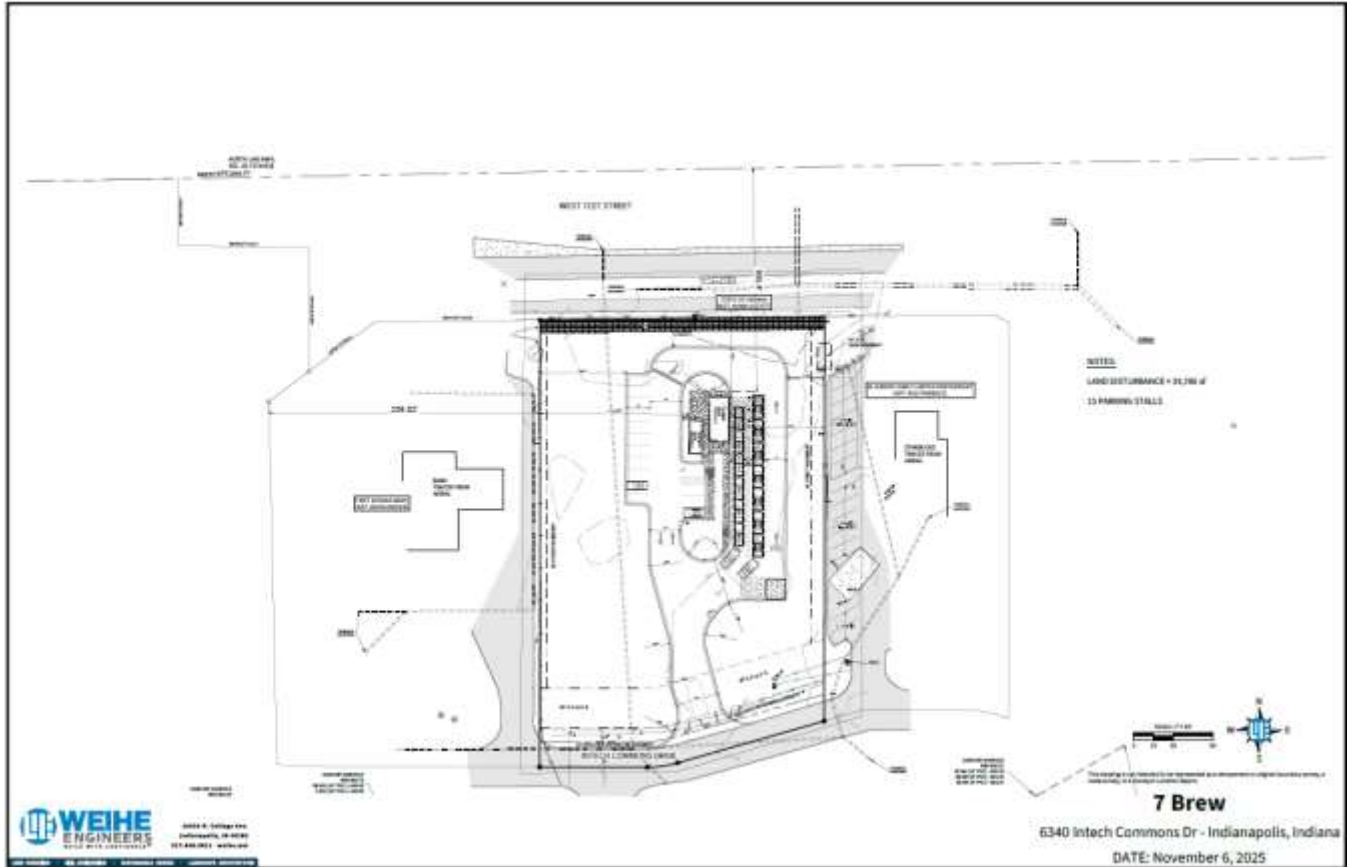
69-Z-318; 6451 West 71st Street (subject site), Rezoning of 11.35 acres, being in the D-2 District, to the C-6 classification to provide for commercial development, **approved**.

58-Z-72; South of 71st Street, approximately 1,320 feet west of Zionsville Road (subject site), Rezoning of approximately 120 acres, being in an A-2 district to an R-2 classification to provide minimum requirements for residential use by platting, **approved**.



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SITE PLAN







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 omission of two stacking spaces at the exit of each drive-through service unit will not be injurious to the public health, safety, morals, and general welfare of the community because the site will have more than adequate stacking spaces to keep vehicles in the drive-through line from interacting with other vehicles on the site or in its vicinity. The ordinance requires 12 total stacking spaces (6 per service unit), and this site plan provides for 15 (7 for one service unit and 8 for the other.)

Exceeding the maximum number of parking spaces permitted will not be injurious to the public health, safety, morals, and general welfare of the community because the 15 spaces provided are a reasonable number for the use and lot size. The maximum of 7 parking spaces permitted by ordinance is driven by the small square footage of the building footprint (781 sq ft), whereas the vast majority of this business is conducted in the exterior drive-through lanes.

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

The site design, including drive-through layout, will be very similar to that of surrounding properties. Traffic in the area is well-managed by the use of Intech Commons Drive as a "service road" to approach the buildings from behind, while they front 71st Street.

The number of parking spaces will be far fewer than on surrounding properties, allowing more of this site to be preserved as green space. That green space will be provided with additional landscaping to meet the requirements of the UDO and the Commitments for Intech Park. This will improve the appearance of the area overall.

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

The user has determined that the two stacking spaces past the exit are not necessary under their business model, but have provided the number and location of stacking spaces which meets their needs. This 15 stacking spaces provided exceeds the 12 required by the UDO. Because of the small footprint of the building, it is difficult to provide the two stacking spaces at the exit of the final service unit.

The maximum of 7 parking spaces allowed by the UDO does not provide enough spaces for the employees of the business (6-10 per shift). The 15 provided spaces also allows for some customers who might opt to use the walk-up window versus drive-through. There is more than enough space on the site for the requested parking spaces.

DECISION

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

Adopted this _____ day of _____, 20 ____

**STATEMENT OF MODIFICATION OR TERMINATION
OF COVENANTS OR COMMITMENTS**

**COVENANTS OR COMMITMENTS MODIFYING OR TERMINATING EXISTING COVENANTS OR
COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN
CONNECTION WITH AN APPROVAL PETITION, REZONING OF PROPERTY, A VARIANCE PETITION
OR SPECIAL EXCEPTION PETITION**

In accordance with I.C. 36-7-4-918.8 and I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following modification(s) or termination(s) of covenants or commitments concerning the use and development of that parcel of real estate:

Legal Description:

PARCEL 1: Part of the Northwest Quarter of Section 35, Township 17 North, Range 2 East in Marion County, Indiana, being described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 88 degrees 53 minutes 31 seconds East (assumed bearing) along the north line thereof a distance of 1322.87 feet to the northwest corner of the Northeast Quarter of said Northwest Quarter; thence South 00 degrees 14 minutes 03 seconds West along the west line of said Quarter Quarter a distance of 50.74 feet to the south line of a 19.019 acre parcel of land described in a deed to the State of Indiana recorded as Instrument No. 68-67226; thence South 88 degrees 52 minutes 42 seconds East a distance of 100.14 feet to a northwest corner of a 3.069 acre parcel of land described in a deed to the State of Indiana recorded as Instrument #96-153777; thence South 00 degrees 06 minutes 49 seconds West a distance along the west line of said Instrument #96-153777 a distance of 93.63 feet; thence South 53 degrees 00 minutes 14 seconds West a distance of 38.09 feet to the east right-of-way line of Intech Boulevard; thence South 00 degrees 14 minutes 03 seconds West along said east right-of-way line a distance of 282.59 feet to the POINT OF BEGINNING; thence North 84 degrees 31 minutes 23 seconds East a distance of 56.48 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 201.95 feet; thence South 00 degrees 26 minutes 41 seconds East a distance of 240.41 feet to a 5/8 inch diameter rebar with yellow plastic cap stamped "Schneider Firm #0001" (hereafter referred to as a "capped rebar"); thence South 89 degrees 33 minutes 19 seconds West a distance of 271.02 feet to a "capped rebar", said point on the east right-of-way line of Intech Boulevard, the following (3) courses being along said east right-of-way; (1) thence North 00 degrees 14 minutes 03 seconds East a distance of 182.72 feet; (2) thence North 32 degrees 14 minutes 22 seconds East a distance of 18.87 feet; (3) thence North 00 degrees 14 minutes 03 seconds East a distance of 38.44 feet to the point of beginning.

Statement of MODIFICATION OR TERMINATION of Covenants or Commitments:

1.	Commitment #20 of the Original Commitments is hereby replaced with the following: <u>20. No more than two (2) free-standing fast food or drive-through restaurants shall be permitted in Area "F" within three hundred forty-five feet (345') of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200') to the east right-of-way of Intech Boulevard.</u>
----	---

These COVENANTS or COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein. These COVENANTS or COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COVENANTS or COMMITMENTS contained in this instrument shall be effective upon the adoption of modification or termination approved by the Metropolitan Development Commission in petition

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);

3.	
4.	

These COVENANTS may be enforced by the Metropolitan Development Commission.

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Covenant or Commitment in the office of the Recorder of Marion County, Indiana, upon final



Photo of the subject site looking south from



Photo of the southern property boundary looking east along Intech Commons Drive.



Photo of the subject site looking northeast along the western property boundary.



Photo of the coffee shop east of the subject site.

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



Photo of the bank west of the site.



Photo of the commercial shopping strip south of the subject site.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-138

Property Address: 7125 Fall Creek Road (Approximate Address)

Location: Lawrence Township, Council District #3

Petitioner: Central Indiana Council, Boy Scouts of America, by Timothy Ochs and Jennifer Milliken

Current Zoning: SU-7

Request: Rezoning of 11.93-acres from the SU-7 (FF) district to the C-S (FF) classification to provide Business, art, or other post-secondary proprietary school, Community Center, Museum, Library or Art Gallery, Medical or Dental Offices, Centers or Clinics, Medical or Dental Laboratory, Financial and Insurance Services, Hair and Body Care Salon or Service, Indoor Recreation & Entertainment, Food Preparation, Banquet Facility or Event Center, Office: Business, Professional or Government, and Information Technology R&D with any accessory use associated with the C-1 District and those associated with a permitted use.

Current Land Use: Vacant Building

Staff Recommendations: Approval with commitments.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff **recommend approval** of the request subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three (3) days prior to the MDC hearing:

1. A revised Development Statement shall be submitted to remove the Medical or Dental Laboratory uses.
2. A Landscape Plan shall be submitted to indicate the northern street frontage landscaping and interior landscaping to be maintained.
3. A Tree Preservation Plan shall be submitted to note the existing wooded area east of the building, along the west and southwest portions of the site, and along the southern property boundary will be maintained.

PETITION OVERVIEW

LAND USE

The 11.93-acre subject site is developed with a vacant commercial building and associated parking lot.

It is surrounded by multi-family dwellings to the north, zoned D-6, campground facilities to the south, zoned SU-7, and city owned property and right-of-way to the west, zoned C-1.

REZONING

The SU- 7 district permits charitable, philanthropic, and not-for-profit institutions.

The grant of the request would allow for the rezoning of the site to the C-S district to provide Business, art, or other post-secondary proprietary school, Community Center, Museum, Library or Art Gallery, Medical or Dental Offices, Centers or Clinics, Medical or Dental Laboratory, Financial and Insurance Services, Hair and Body Care Salon or Service, Indoor Recreation & Entertainment, Food Preparation, Banquet Facility or Event Center, Office: Business, Professional or Government, and Information Technology R&D and any accessory use associated with the C-1 District and those associated with a permitted use.

The Special Commercial district (C-S) is established for the following purposes:

1. To encourage:
 - i. A more creative approach in land planning.
 - ii. Superior site and structural design and development.
 - iii. An efficient and desirable use of open space.
2. To provide for a use of land with high functional value.
3. To assure compatibility of land uses, both within the C-S district and with adjacent areas.
4. To permit special consideration of property with outstanding features, including, but not limited to, historical, architectural or social significance, unusual topography, landscape amenities, and other special land characteristics.
5. To provide maximum adaptability and flexibility in zoning and development controls to meet the changing and diverse needs of the metropolitan area.

The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.

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Division of Planning
Current Planning**

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

FLOOD FRINGE

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

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses proposed in the C-S primary zoning district are permitted except for the Medical and Dental Laboratories. Permitted uses are subject to certain development standards of the Flood Control Secondary Zoning Districts regulations.

This site lies within the floodway fringe of Fall Creek, which runs south of Fall Creek Parkway North Drive.

STAFF ANALYSIS

The proposal would utilize the approximate 25,000 square-foot existing building and available 112 on-site parking spaces. The building would be used as an office, coworking, meeting and event facility per the Plan of Operation submitted.

The site is perfectly situated for the primary intended use as offices and event facility after rezoning the site due to the isolated location surrounded by public street frontages. Additionally, the site has two (2) entrances and two (2) exits along Fall Creek Road North with one exit along Fall Creek Road. This allows for good circulation on site with minimal traffic impact on Fall Creek Road with the right-only exit preventing traffic incidents.

The Development Statement would include a variety of uses which would be supportable. However, staff would request the removal of the Medical and Dental Laboratories from the list of permitted uses since they would not be permitted in the Floodway Fringe. If the petitioner intends to pursue these uses, the petition will need to be amended with a Variance of Use to allow the use within the Floodway Fringe.

The petitioner's representative confirmed that the site would not be redeveloped and the intent is to leave the site as is, but staff would request that a landscape plan and tree preservation plan be submitted to ensure the existing landscaping and wooded areas would be maintained.

In conclusion, staff will be recommending approval of the request subject to three (3) commitments as outlined above.

GENERAL INFORMATION

Existing Zoning	SU-7
Existing Land Use	Vacant Building

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

Comprehensive Plan	Regional Special Use	
Surrounding Context	Zoning	Land Use
North:	D-6	Residential (Multi-family dwellings)
South:	SU-7	Campground
East:	SU-7	Campground
West:	C-1	City right-of-way
Thoroughfare Plan		
Fall Creek Road North	Local Street	50-foot proposed right-of-way and 58-foot to 95-foot existing right-of-way range.
Fall Creek Road	Secondary Arterial Street	80-foot proposed right-of-way and 103-foot to 168-foot existing right-of-way range.
Shadeland Avenue	Primary Arterial Street	60-foot proposed right-of-way 60-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	N/A	
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	December 5, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Regional Special Use development of the site.

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

- 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

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The site falls within the Indy Moves Transportation Integration Plan (2018) which proposes an off-street multi-use path along Shadeland Avenue / 71st Street from Johnson Road / Fall Creek to Hague Road / 82nd Street.

ZONING HISTORY

Zoning History – Site

2009-DV2-065; 7125 Fall Creek Road North (subject site), Variance of Development Standards of the Sign Regulations to provide for a 42-foot tall signal tower as a component of a free-standing sign, with a flag-pole and flag extending 8.5 feet above the signal tower for a total height of 50.5 feet, being within approximately 180 feet of the D-6 protected district to the north (maximum height of four feet permitted within 600 feet of a protected district), **withdrawn**.

98-Z-104; 6201 North Shadeland Avenue (subject site), Rezone from SU-7 to C-S to provide for a gasoline station, convenience store, and car wash, **withdrawn**.

Zoning History – Vicinity

95-Z-15; 6202 North Shadeland Avenue (west of site), Rezone from C-1 to SU-35 to provide for cellular mobile communication public utility service, **approved**.

74-Z-68; Between I-465 and Shadeland Avenue north of Fall Creek Road (northwest of site), Rezoning from the D-6 district to the C-1 classification, **approved**.

68-Z-233; Between I-465 and Shadeland Avenue, Fall Creek Road and East 71st Street (northwest of site), Rezoning from the A-2 and D-2 districts to the D-6 classification, **approved**.

66-Z-61; North of Fall Creek and East of Shadeland Avenue (north of site), Rezoning of 40.8 acres being in R-2 district to D-6 classification to provide for the construction of a town house and cluster house addition, **approved**.

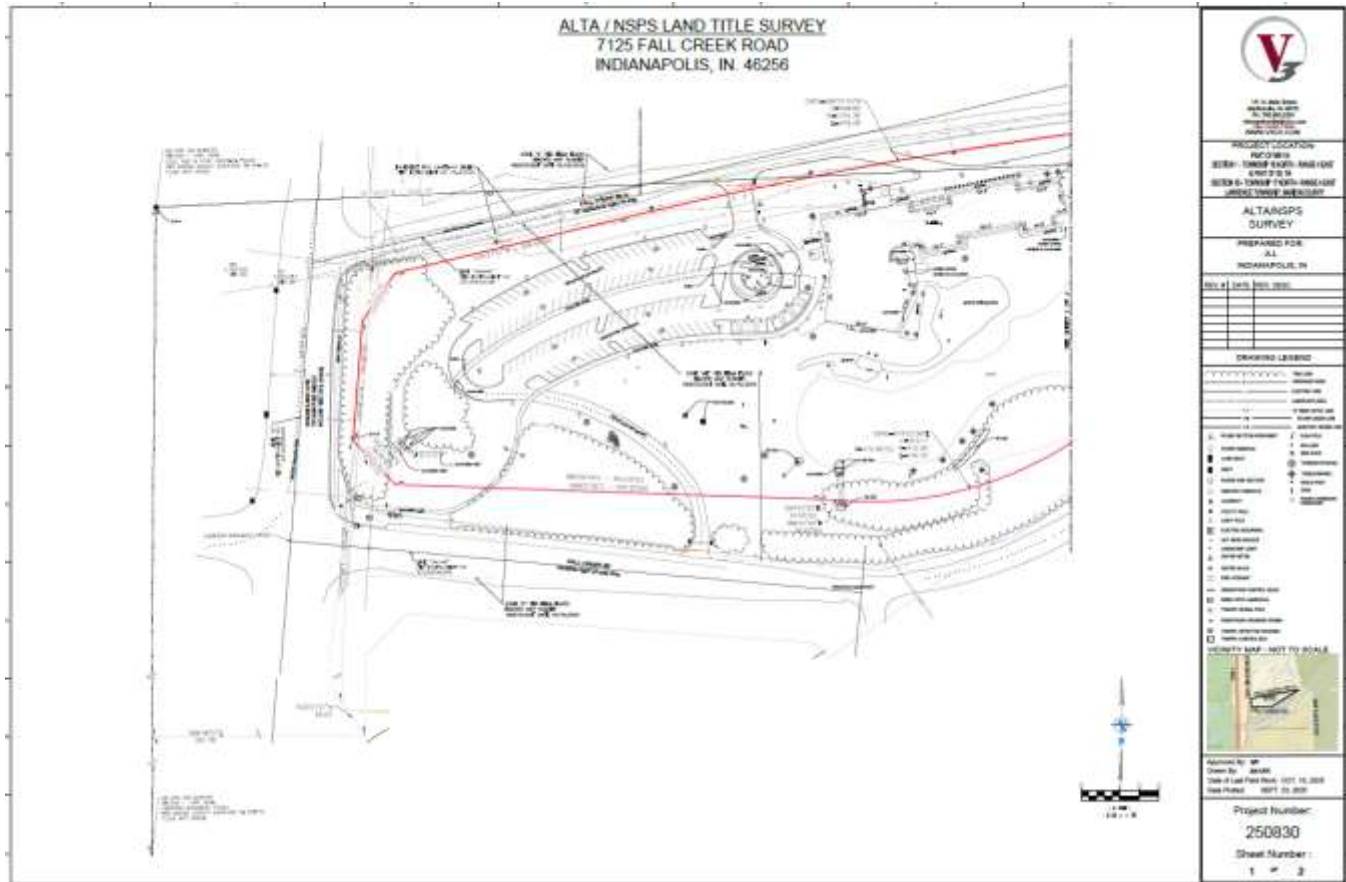
62-Z-139; 1908 Churchman Avenue (northeast of site), Rezoning of 1.125 acres, being in the R-1 district to the R-2 classification to permit a six-unit apartment building, **approved**.

EXHIBITS



AERIAL MAP

SURVEY





PLAN OF OPERATION

Exhibit B.

PLAN OF OPERATION

7125 Fall Creek Parkway (Former Boy Scouts Building)

The proposed operations at the Fall Creek property will consist of a professionally managed private office, coworking, meeting, and event facility serving local businesses, entrepreneurs, and community organizations. The building will also host limited social events, such as private receptions and weddings, consistent with the space's size, layout, and available on-site parking.

The building is approximately 25,000 square feet and will continue to be used in its current footprint. No exterior construction or additions are proposed beyond routine repairs, maintenance, and interior renovations necessary for tenant improvements and building modernization.

Business Use & Hours of Operation

Coworking, Offices & Meetings

The facility will provide coworking, private offices, meeting rooms, and small conference uses. Typical hours of operation:

- **Monday–Friday:** 7:00am – 7:00pm
- **Saturday:** 8:00am – 4:00pm
- **Sunday:** Closed except for special events

Daily operations include building access control, receptionist or community management presence, and routine maintenance and cleaning.

Events

The event portion of the building will accommodate corporate gatherings, workshops, nonprofit functions, and limited private social events such as wedding ceremonies and receptions.

Event hours will be limited to:

- **Sunday–Thursday:** Events conclude by 10:00pm
- **Friday–Saturday:** Events conclude by 11:00pm

No more than 448 seats will be permitted on site, consistent with available parking.

PLAN OF OPERATION (Continued)

Staffing

Between 3–6 employees will typically be on site during normal business hours, including community management, administrative staff, and custodial or maintenance personnel. Additional contracted staff may be present during scheduled events.

Deliveries & Vendors

Delivery traffic will consist primarily of small commercial vehicles (vans, box trucks) typical of office supply deliveries, catering vendors, or event rental drop-offs.

- Deliveries will occur during normal business hours only.
- No outdoor storage of materials, equipment, or supplies will occur.

Parking

The site includes approximately 112 parking spaces (104 standard, 8 ADA). Parking is adequate to support the proposed office and event uses, and no off-site parking is required.

Noise

All activities will comply with city noise ordinances.

Security & Access

The building includes security lighting and a 24-hour camera system covering entrances, parking areas, and interior common spaces.

Access is controlled via electronic key or scheduled entry, and the building is locked and secured outside business hours and event windows.

Waste Handling

Waste and recyclables will be stored indoors or in screened containers and removed by a commercial waste provider. No hazardous materials will be stored or used on site.

Summary

The Fall Creek facility will operate as a professional, well-managed office and event center with limited, responsibly managed social events. Operations will remain fully contained within the existing building footprint, with predictable hours, controlled parking, and neighborhood-appropriate uses.

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

DEVELOPMENT STATEMENT

**List of Permitted Uses and Development Standards for
CS Rezoning Petition of 7125 Fall Creek Road**

1. Defined Terms. Except as specifically provided herein, defined terms shall have the same meaning as provided in the Zoning Ordinance for Marion County, Indiana (the "Zoning Ordinance").
2. Preliminary Site and Development Plan. The Site and Development Plan attached hereto as Exhibit A (the "Development Plan") is a final site and development plan which applies to the real estate described therein (the "Real Estate").
3. General Intent. The general planning and development intent with respect to the Real Estate is to allow the operation of a business on the Real Estate as provided on the Plan of Operation attached hereto as Exhibit B.
4. Permitted Uses. The following uses shall be permitted on the Real Estate: Business, art, or other post-secondary proprietary school; Community Center; Museum, Library or Art Gallery; Medical or Dental Offices, Centers or Clinics; Medical or Dental Laboratory; Financial and Insurance Services, Hair and Body Care Salon or Service, Indoor Recreation & Entertainment; Food Preparation; Banquet Facility or Event Center; Office: Business, Professional or Government; and Information Technology R&D. Accessory uses may include any accessory use associated with the C-1 District under the Zoning Ordinance and those accessory uses customarily associated with a permitted use.
5. Application of Development Standards. Except as specifically provided for herein, permitted uses and development in this CS district shall conform to the regulations and requirements of the Zoning Ordinance.

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

AMENDED DEVELOPMENT STATEMENT

**List of Permitted Uses and Development Standards for
CS Rezoning Petition of 7125 Fall Creek Road**

1. Defined Terms. Except as specifically provided herein, defined terms shall have the same meaning as provided in the Zoning Ordinance for Marion County, Indiana (the "Zoning Ordinance").
2. Preliminary Site and Development Plan. The Site and Development Plan attached hereto as Exhibit A (the "Development Plan") is a final site and development plan which applies to the real estate described therein (the "Real Estate").
3. General Intent. The general planning and development intent with respect to the Real Estate is to allow the operation of a business on the Real Estate as provided on the Plan of Operation attached hereto as Exhibit B.
4. Permitted Uses. The following uses shall be permitted on the Real Estate: Business, art, or other post-secondary proprietary school; Community Center; Museum, Library or Art Gallery; Medical or Dental Offices, Centers or Clinics; Financial and Insurance Services, Hair and Body Care Salon or Service, Indoor Recreation & Entertainment; Food Preparation; Banquet Facility or Event Center; Office: Business, Professional or Government; and Information Technology R&D. Accessory uses may include any accessory use associated with the C-1 District under the Zoning Ordinance and those accessory uses customarily associated with a permitted use.
5. Application of Development Standards. Except as specifically provided for herein, permitted uses and development in this CS district shall conform to the regulations and requirements of the Zoning Ordinance.

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

PETITIONER PROPOSED COMMITMENTS

AND, ALSO EXCEPTING:

A part of the Northwest Quarter of Section 1, Township 16 North, Range 4 East, Marion County, Indiana, described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 06 minutes 38 seconds West 893.76 feet (272.419 meters) along the west line of said quarter section; thence South 89 degrees 53 minutes 22 seconds East 222.97 feet (67.961 meters); thence North 31 degrees 15 minutes 45 seconds West 52.03 feet (15.859 meters); thence North 3 degrees 56 minutes 54 seconds East 575.00 feet (175.260 meters) to the point of beginning of this description, which point of beginning is on the eastern boundary of Shadeland Avenue; thence North 3 degrees 56 minutes 54 seconds East 150.00 feet (45.720 meters) along the boundary of said Shadeland Avenue and Fall Creek Road; thence North 48 degrees 23 minutes 30 seconds East 42.84 feet (13.059 meters) along the boundary of the intersection of said Shadeland Avenue and said Fall Creek Road to the southern boundary of said Fall Creek Road; thence North 76 degrees 33 minutes 37 seconds East 58.95 feet (17.967 meters) along the boundary of said Fall Creek Road; thence South 41 degrees 33 minutes 48 seconds West 37.69 feet (11.488 meters); thence South 2 degrees 19 minutes 39 seconds West 221.79 feet (67.601 meters) to the north boundary of Fall Creek Boulevard; thence North 86 degrees 56 minutes 20 seconds West 12.32 feet (3.756 meters) along the boundary of said Fall Creek Boulevard to the northeastern boundary of the intersection of said Fall Creek Boulevard and said Shadeland Avenue; thence North 42 degrees 56 minutes 36 seconds West 78.35 feet (23.881 meters) along the boundary of the intersection of said Fall Creek Boulevard and said Shadeland Avenue to the point of beginning and containing 0.320 acres (0.130 hectares), more or less.

Statement of COMMITMENTS:

1.	<u>The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".</u>
2.	<u>A landscape plan shall be drawn upon a copy of the site plan and shall include the location of existing trees and landscaping materials, indicating size and species (common and botanical name). Such plan shall be submitted to the Administrator to be kept on file as a part of the rezoning petition (2025-ZON-138).</u>
3.	<u>The owner agrees not to remove any heritage trees, defined as trees measuring 8 inches in diameter at breast height, except in the event that removal is recommended by a certified arborist.</u>

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon the adoption of rezoning petition # 2025-ZON-138 by the City-County Council changing the zoning classification of the real estate from an SU-

MDC's Exhibit B - - page 3 of 7



Photo of the subject site looking north.

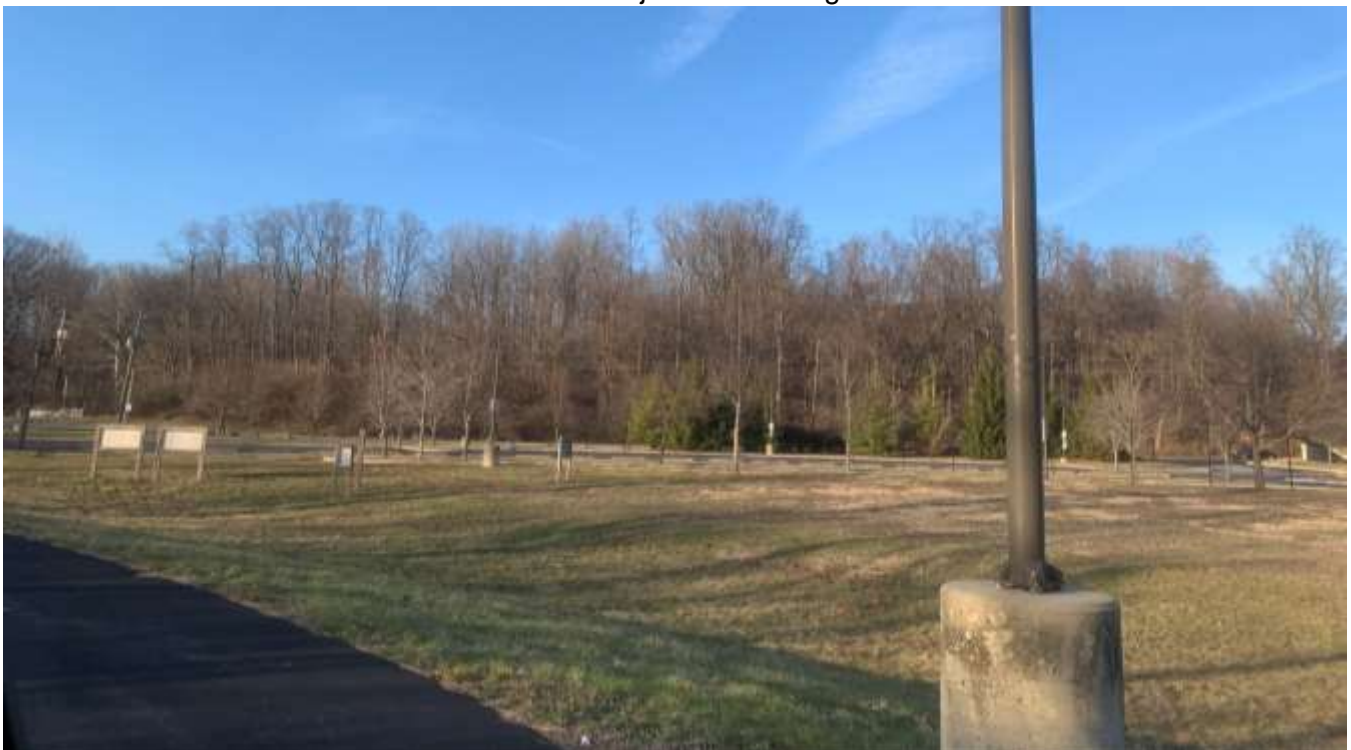


Photo of the subject site looking northwest.



Photo of the existing building on site looking east



Photo of the existing parking lot looking south.

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



Photo of the existing parking lot looking west.



Photo of the northern property boundary looking west.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-CZN-858 / 2025-CVR-858

Property Address: 2111 Columbia Avenue (Approximate Address)

Location: Center Township, Council District #13

Petitioner: Clarence Lyles, IV, by Matthew Lyles

Current Zoning: I-3

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit small apartment.

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for front-loaded garages (not permitted) with a 25-foot front setback (10-19.9-foot front setback required).

Current Land Use: Undeveloped Lot

Staff Recommendations: Approval of rezoning. Denial of variances.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first hearing of this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the rezoning and **denial** of the variances.

PETITION OVERVIEW

LAND USE

The 0.13-acre subject site is an undeveloped parcel located in the Martindale–Brightwood Neighborhood. It is surrounded by single-family dwellings to the south and east, zoned I-3, an undeveloped lot to the north, zoned D-8, and multifamily dwellings to the west, zoned C-S.

REZONING

The grant of the request would rezone the property from the I-3 district to the D-8 district to provide for a four-unit small apartment.

The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter

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industrial districts. Where this district abuts Protected Districts, setbacks are large, and enclosure of activities and storage is required.

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

VARIANCE OF DEVELOPMENT STANDARDS

The request would allow for front-loaded garages and a 25-foot front setback for the proposed building.

Per Table 744-701-2: Private Frontage Design Standards, the proposed D-8 district would require a 10-foot to 19.9-foot front setback range for Terrace Frontages with front-loaded garages being prohibited. These updated standards allow for infill development to be reflective of the surrounding area. In this instance, front loaded garages are a more suburban style of development that would not align with the context of the surrounding area. Additionally, the site in question falls within an urban neighborhood setting that focuses on rear alley access to the sites.

Although multi-family development would be permitted in the proposed D-8 district, the Comprehensive Plan requires that within platted single-family neighborhoods, site layouts should be similar in site and building-orientation as the surrounding single-family homes. Additionally, parking should be behind or interior to the development with individual building height, massing, and footprint should gradually transition from adjacent developments.

Staff determined that there is no practical difficulty with the development of the site because it could be developed to meet all development standards without issue. Any perceived practical difficulty is due to the proposed building and site design chosen by the Petitioner.

STAFF ANALYSIS

The proposed D-8 district would align with the Comprehensive Plan recommendation for Traditional Neighborhood development since multifamily dwellings are recommended and residential use of the site would be appropriate at this location.

For these reasons, staff is recommending approval of the rezoning.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Undeveloped Lot	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Undeveloped

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South:	I-3	Residential (Single-family dwelling)
East:	I-3	Residential (Single-family dwelling)
West:	C-S	Multi-family dwellings
Thoroughfare Plan		
Columbia Avenue	Local Street	48-foot proposed right-of-way and 60-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 19, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 17, 2025	
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)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

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

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- **Conditions for All Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
- **Conditions for All Housing**
 - A mix of housing types is encouraged.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- **Detached Housing**
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
 - Secondary units are encouraged.
 - Lots should be no larger than one and a half times the adjacent lots.
- **Small-Scale Multi-Family Housing**
 - It is preferred that multi-family housing should be organized around intersections of neighborhood collector streets, parks or public squares, or neighborhood-serving retail.
 - If the above conditions are not met, individual buildings of small-scale multi-family housing (not part of a complex) may be interspersed with single-family homes but should not make up more than 25% of the primary residential structures on a block.
 - In predominantly platted, single-family neighborhoods, site layouts should be similar in site- and building-orientation as the surrounding single-family homes.
 - Parking should be either behind or interior to the development.
 - Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

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

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**

- **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
- **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed or flush, narrow or wide.
- **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.
- **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.
- **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
- **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
- **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.



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Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

Zoning History - Vicinity

2021-ZON-058 / 2021-VAR-008; 2127 Columbia Avenue (north of site), Rezoning of 0.13 acre from the I-3 district to the D-8 district and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling with a detached garage with 3.66-foot side setbacks and 48% open space (four-foot setback and 55% open space required), **approved and withdrawn.**

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

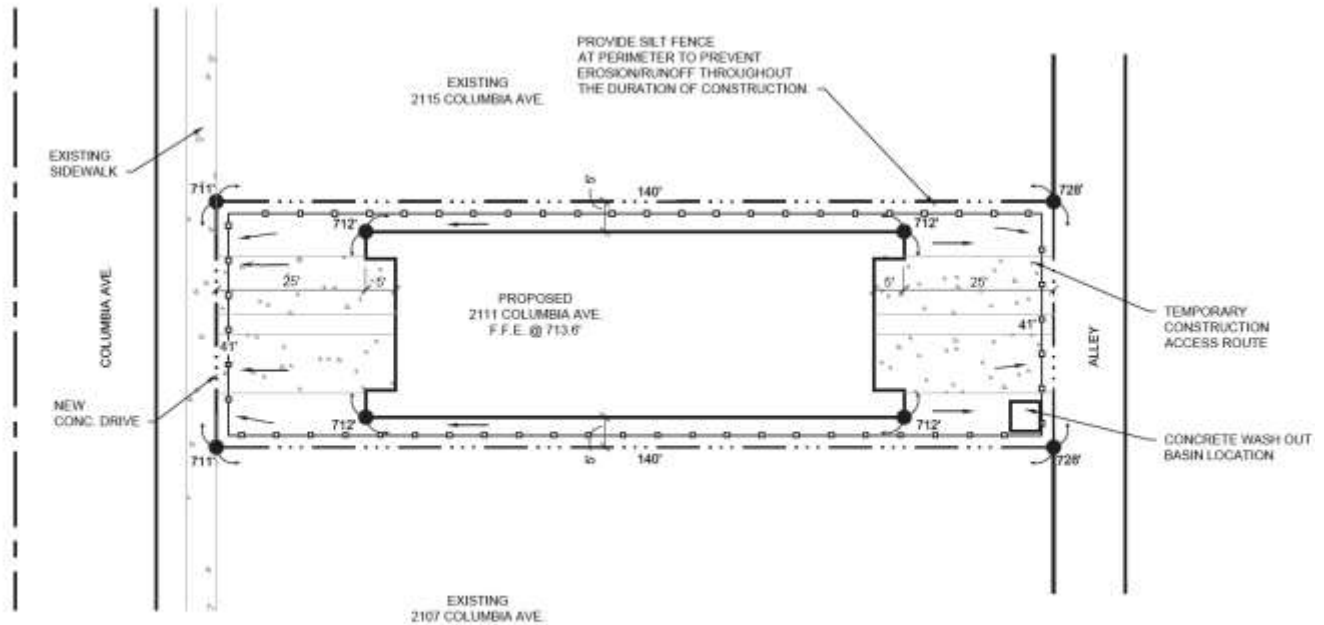
2007-ZON-866 / 2007-VAR-866; 1145 East 22nd Street and 2108 Columbia Avenue (west of site), Rezoning of 6.2 acres, from the I-3-U District, to the C-S classification to provide for two development areas: Parcel "A" permits: mixed-use or stand-alone buildings including dwelling units, offices, C-3 uses,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

EXHIBITS



AERIAL MAP

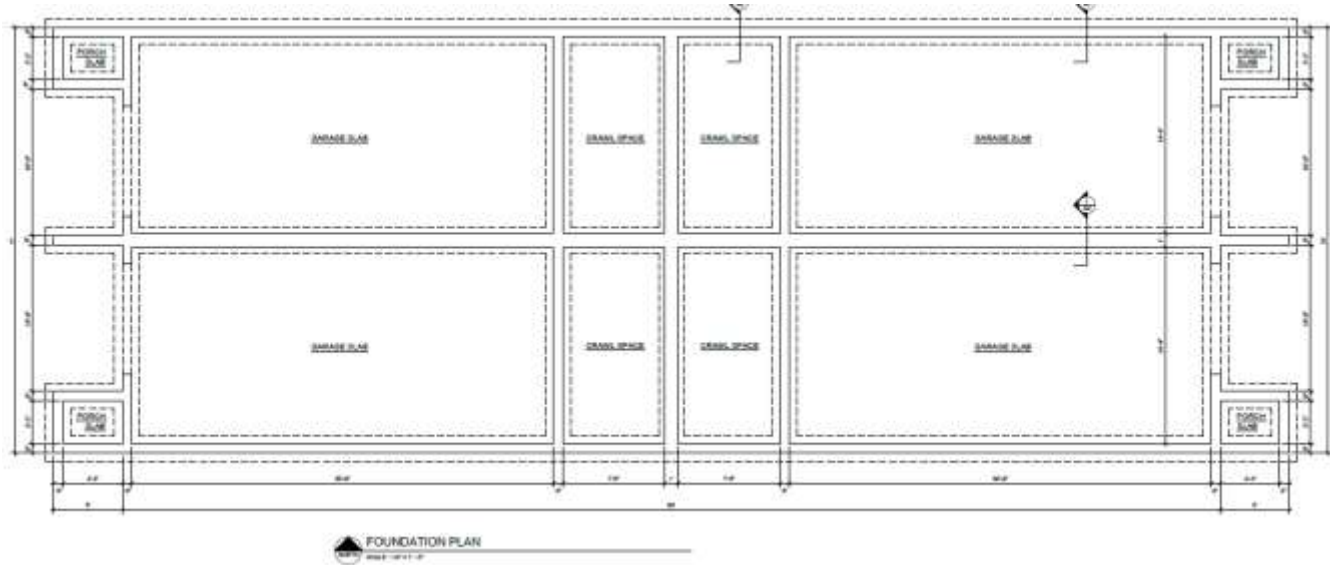
SITE PLAN



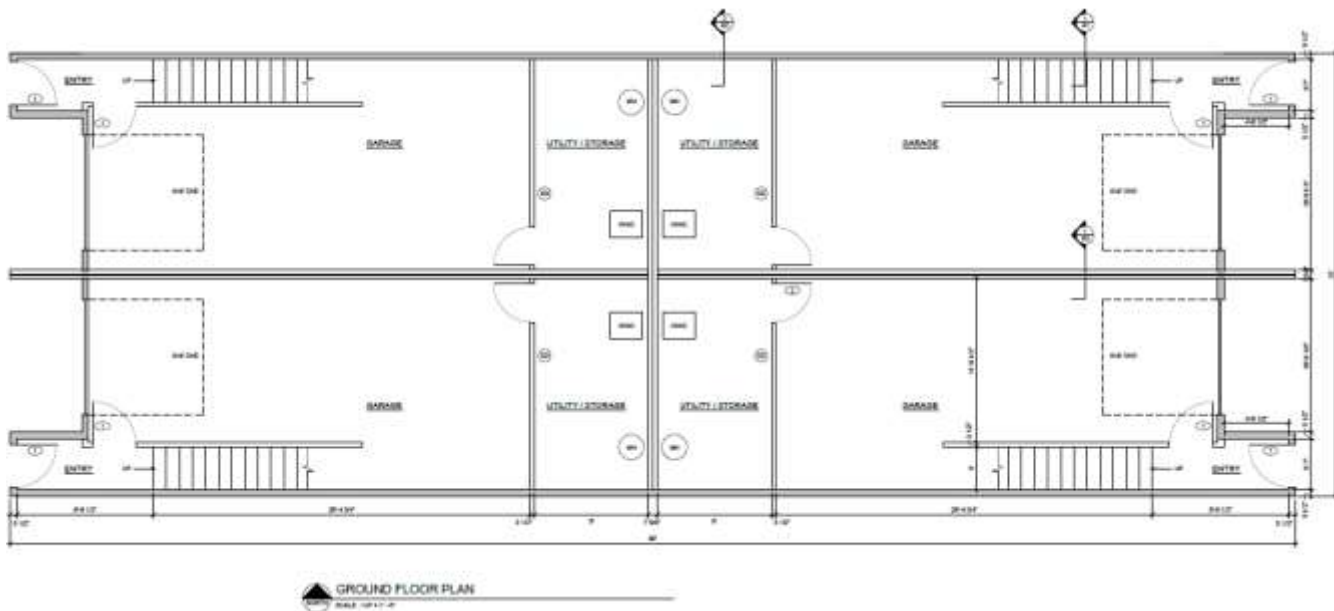
PROPOSED SITE PLAN

SCALE: 1" = 20' - 0"

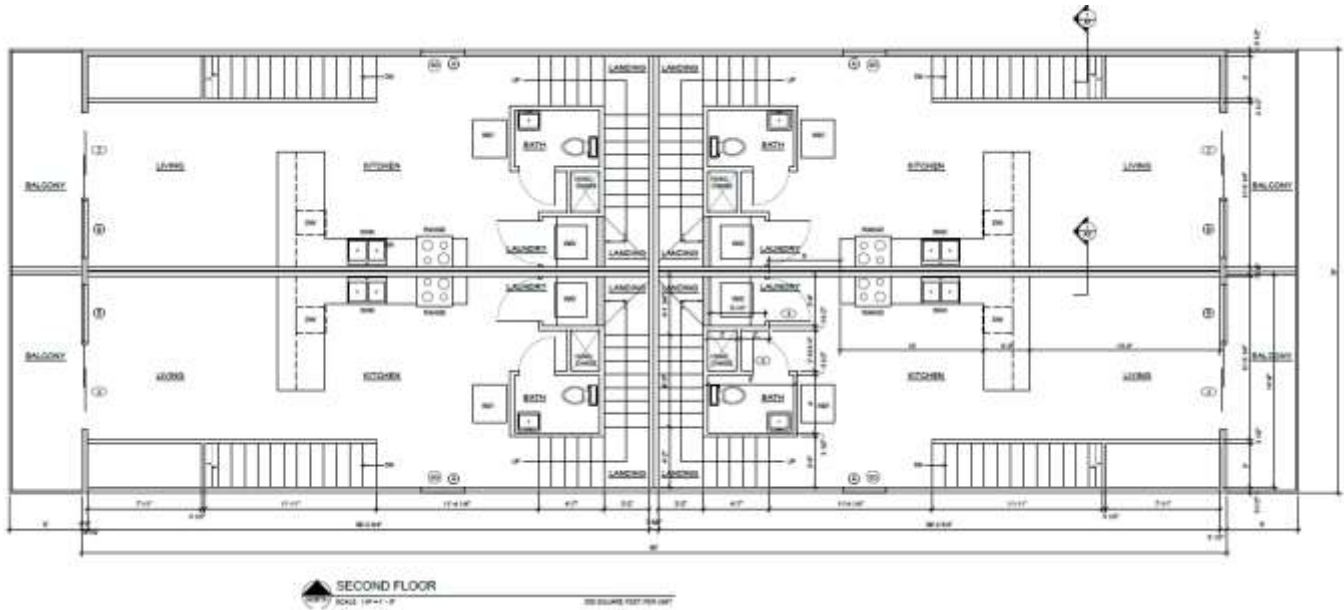
FOUNDATION PLAN



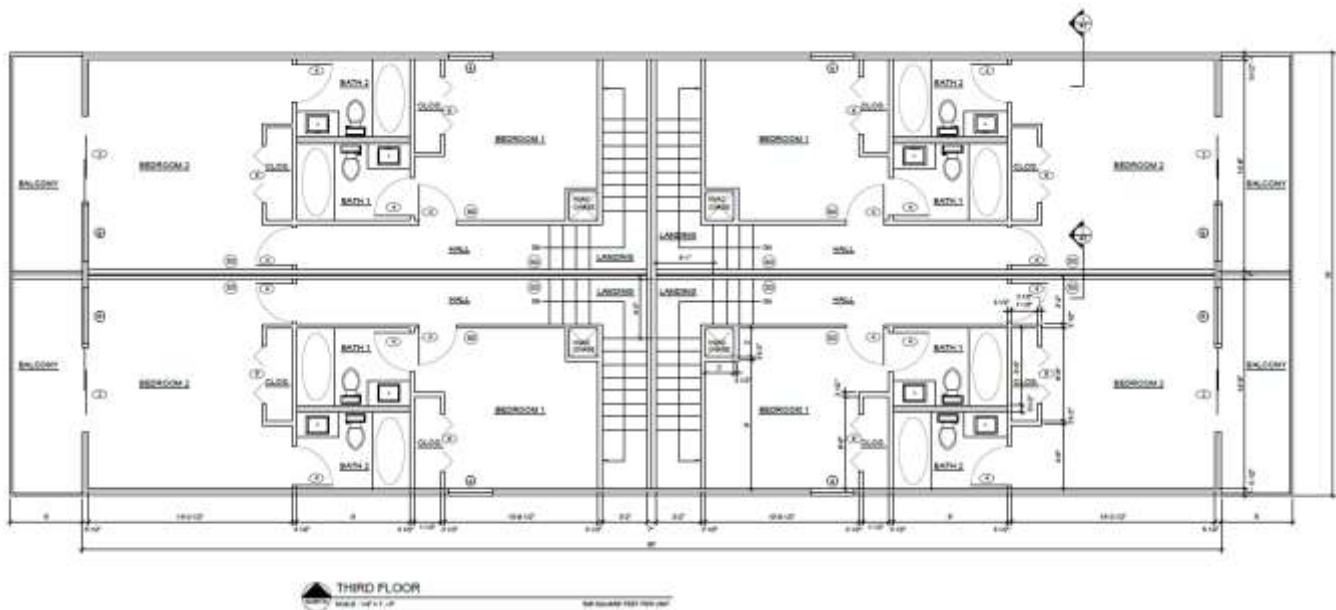
FIRST FLOOR PLAN



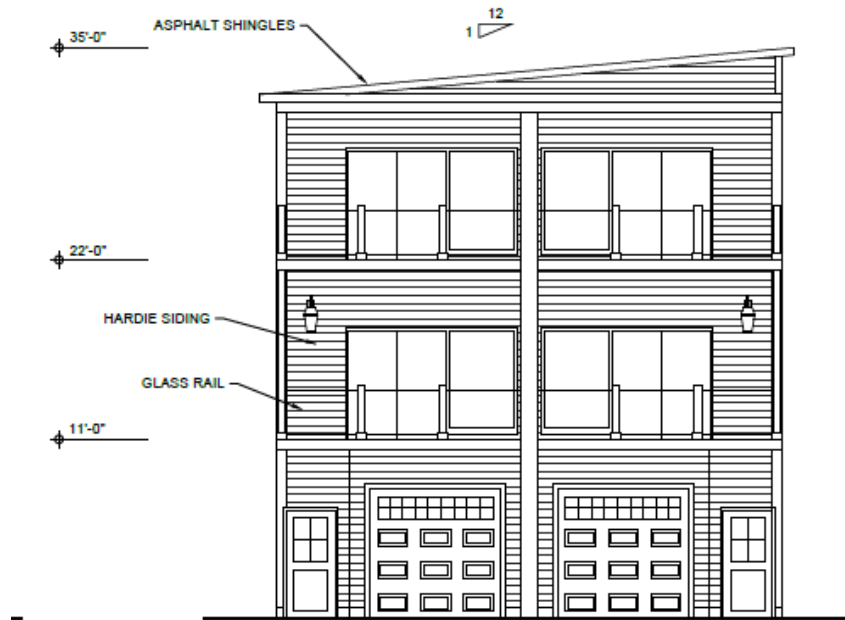
SECOND FLOOR PLAN



THIRD FLOOR PLAN

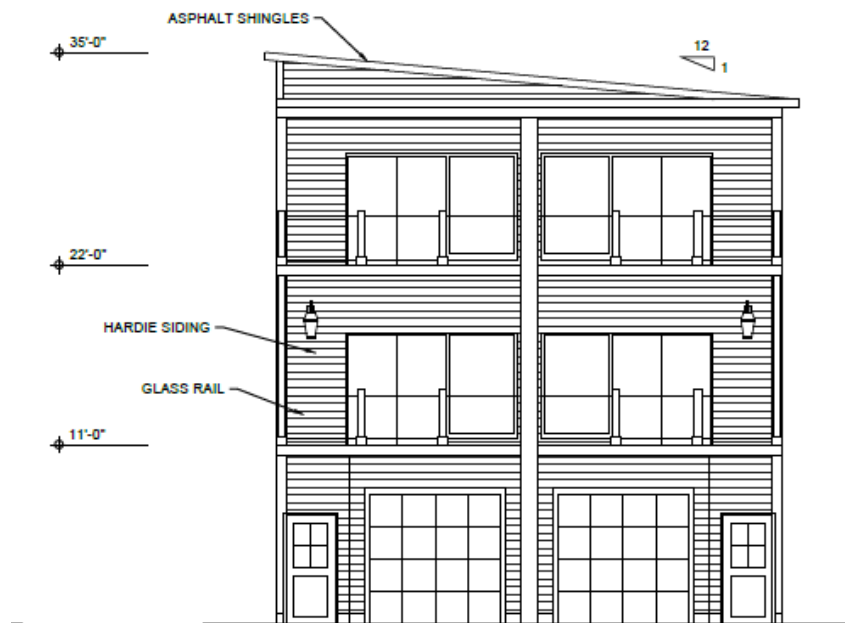


ELEVATIONS



WEST ELEVATION

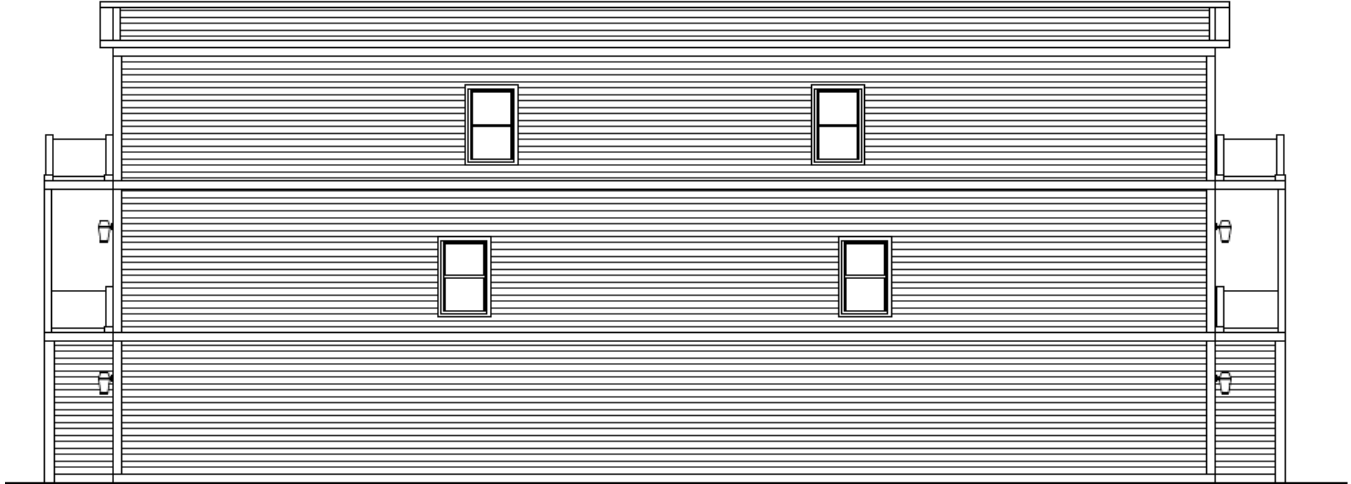
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EAST ELEVATION

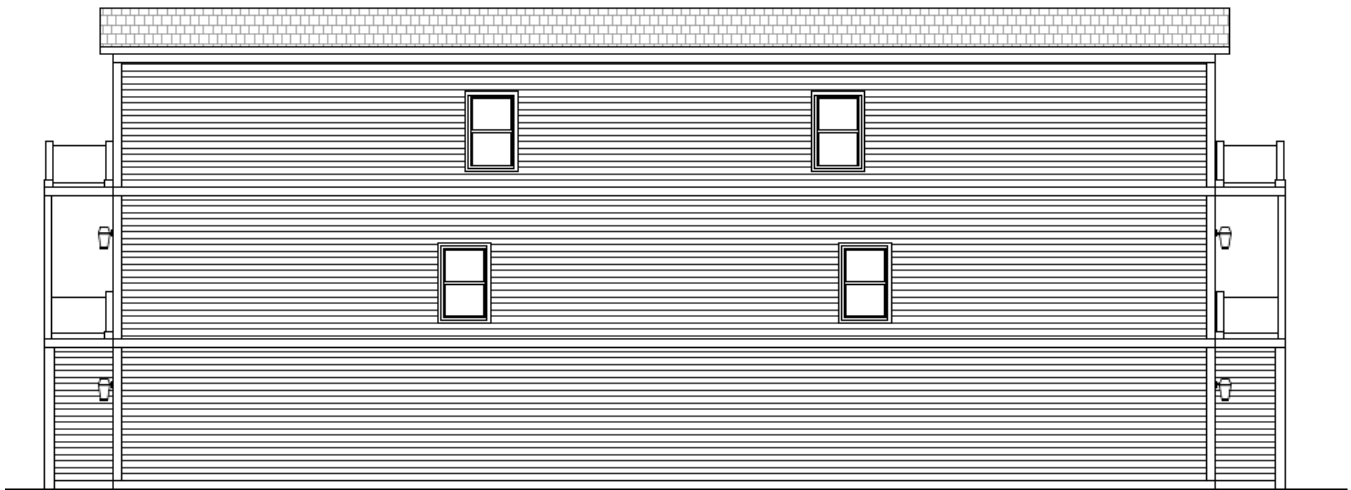
SCALE : 1/8" = 1' - 0"

ELEVATIONS (Continued)



SOUTH ELEVATION

SCALE : 1/8" = 1' - 0"



NORTH ELEVATION

SCALE : 1/8" = 1' - 0"

Department of Metropolitan Development
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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 garage drive is no different than a sidewalk. A 3 story is also no different than a 2.5 story if the overall height still meets maximum height standard.**

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: **this type of build will add more value to the street and the surrounding area**

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because: **2 of the 4 units wouldn't have garages and therefore would change the overall aesthetic of the property and limits tenants or home owner to street parking.**

DECISION

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

Adopted this day of , 20

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



Photo of the subject site looking east from Columbia Avenue.



Photo of an undeveloped lot north of the site.

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Photo of a single-family dwelling south of the site.



Photo of multifamily dwellings west of the site.

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Photo looking north along the alley east of the site.



Photo of the subject site looking west from the alley.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-CPL-861 / 2025-CVR-861

Property Address: 9425 Hague Road (approximate address)

Location: Lawrence Township, Council District #4

Petitioner: Waffle House, Inc., by Eric Givens

Zoning: C-4 (FF)

Request: Approval of a Subdivision Plat, to be known as Waffle House Addition, dividing 1.65 acres into two lots, with a waiver of the sidewalk requirement.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of a restaurant, without the installation of a public sidewalk along Hague Road or Castlegate Drive (public sidewalks are required along the entire frontage of abutting public rights-of-way), to provide for 9-foot by 18-foot parking stalls (minimum parking stall size of 9-foot by 20-foot, or 10-foot by 18-foot, or 180 square-foot required), and to provide for 36 parking spaces (maximum 18 parking spaces permitted).

Waiver Requested: Yes

Current Land Use: Parking Lot

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner **deny** and find that the plat, file-dated December 15, 2025 does not comply with the standards of the Subdivision regulations.

If approved against staff's denial recommendation, approval shall be subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.

5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
10. 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.

PETITION OVERVIEW

LAND USE

The 1.65-acre site is zoned C-4 and developed with a commercial parking lot to be subdivided into two lots. The site is surrounded by commercial uses to the north, parking lot to the east, commercial use to the south, and undeveloped land to the west all zoned C-4.

VARIANCE OF DEVELOPMENT STANDARDS

The grant of the request would allow the development of a restaurant on proposed Lot Two without the installation of a public sidewalk along Hague Road or Castlegate Drive where public sidewalks are required, would allow for 9-foot by 18-foot parking stalls where a minimum parking stall size of 9-foot by 20-foot, or 10-foot by 18-foot, or 180 square-foot is required, and to allow for 36 parking spaces exceeding the maximum 18 parking spaces permitted.

Staff does not support the variance to not provide sidewalks along Hague Road or Castlegate Drive because the plat petition process and site development is the manner in which the City of Indianapolis ensures that sidewalks are installed. The grant of the variance would eliminate the need for safe pedestrian access to the subject site, which would be contrary to the Vision Zero policy to eliminate all traffic fatalities and serious injuries while increasing safe, healthy and equitable mobility for everyone.

Staff does not support the variance for the reduction in parking stalls. The site plan calls out eight spaces along Hague Road that would be reduced in size, but a simple change in the parking space widths to 10 feet would ensure that the minimum 180 square feet is met. Additionally, these parking spaces could simply be eliminated, and additional landscaping could be proposed in their place considering the proposal would exceed the maximum parking spaces.

Although the number of parking spaces may already exist on site, nothing prevents the developer from eliminating the excess parking spaces to accommodate the required parking dimensions of the

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

Ordinance. If the minimum parking stall sizes were met, then staff could consider supporting the remaining existing parking spaces on site.

Although building elevations were not provided, staff would note that the C-4 transparency requirements would need to be met so that petitioner should keep that in mind as they proceed with their proposal.

SITE PLAN AND DESIGN

This site is zoned C-4, comprised of one (1) parcel, and is developed as a commercial parking lot. The proposed plat would subdivide the property into two (2) lots to be known as Waffle House Addition to provide for a commercial development.

Lot One on the east side will consist of the existing parking lot and would measure 1.147 acres or approximately 49,966 square feet. Lot Two will contain a new restaurant development and would measure 0.507 acre or approximately 22,092 square feet.

STREETS

Lot One would front on Hague Road and Lot Two would front along Castlegate Drive. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required as a part of this plat. Sidewalks do not exist along Hague Road or Castlegate Drive. The petitioner is seeking a waiver of the sidewalk requirement along both streets. Staff understands that sidewalks are an important and necessary infrastructural element of public rights-of-way that increases connectivity, access, and safety for any members of the public not using a motor vehicle. With both streets currently not containing any sidewalks, Staff finds the requirement to implement sidewalks as a part of this platting process to be an important first step in building out the pedestrian network and improving access along Hague Road and Castlegate Drive. Further, Staff did not find there to be any physical difficulties/obstructions that would complicate/prohibit the placement of sidewalks at this location.

Lot Two would not be directly adjacent to the public right-of-way of Hague Road due to the existence of a small parcel that separates it from the street. However, the Ordinance allows for the Administrator to approve a different location of the sidewalk which in this case would be recommended to be along the north property boundary. While this won't directly connect this section of the sidewalk to the existing section of sidewalk at the eastern corner of Hague Road and Castlegate Drive, it will ensure a future connection could be possible in the future.

Therefore, Staff is not supportive of the waiver request, and recommends that sidewalks be placed along both street frontages.

STAFF ANALYSIS

For these reasons, staff is recommending denial of the plat petition and variance requests as proposed.

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

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Parking Lot	
Comprehensive Plan	Regional Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-4	Commercial
South:	C-4	Commercial
East:	C-4	Parking lot
West:	C-4	Undeveloped
Thoroughfare Plan		
Hague Road	Primary Collector Street	106-foot proposed right-of-way and 104-foot existing right-of-way.
Castlegate Drive	Private Street	N/A
Petition Submittal Date	October 29, 2025	

EXHIBITS



Aerial Map

Preliminary Plat



Preliminary Plat (Close-up)



[illegible]

DUMPSTER ENCLOSURE

DUMPSTER ENCLOSURE

DATE: 09/01/2020

SHEET: 001

SCALE: 1/4"=1'-0"

DRAWN BY: EJ

CHECKED BY: BR

Waffle House

INDIANAPOLIS, INDIANA

PROJECT NO: 19-0000000000

DATE: 09/01/2020

SHEET: 001

SCALE: 1/4"=1'-0"

DRAWN BY: EJ

CHECKED BY: BR

DETAILS

008

DUMPSTER ENCLOSURE

DATE: 09/01/2020

SHEET: 001

SCALE: 1/4"=1'-0"

DRAWN BY: EJ

CHECKED BY: BR

Waffle House

INDIANAPOLIS, INDIANA

PROJECT NO: 19-0000000000

DATE: 09/01/2020

SHEET: 001

SCALE: 1/4"=1'-0"

DRAWN BY: EJ

CHECKED BY: BR

DETAILS

008

1 DUMPSTER ENCLOSURE WALL

1/4" = 1'-0"

2 DUMPSTER ENCLOSURE WALL

1/4" = 1'-0"

Waffle House

INDIANAPOLIS, INDIANA

PROJECT NO: 19-0000000000

DATE: 09/01/2020

SHEET: 001

SCALE: 1/4"=1'-0"

DRAWN BY: EJ

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Waffle House

INDIANAPOLIS, INDIANA

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Waffle House

INDIANAPOLIS, INDIANA

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Waffle House

INDIANAPOLIS, INDIANA

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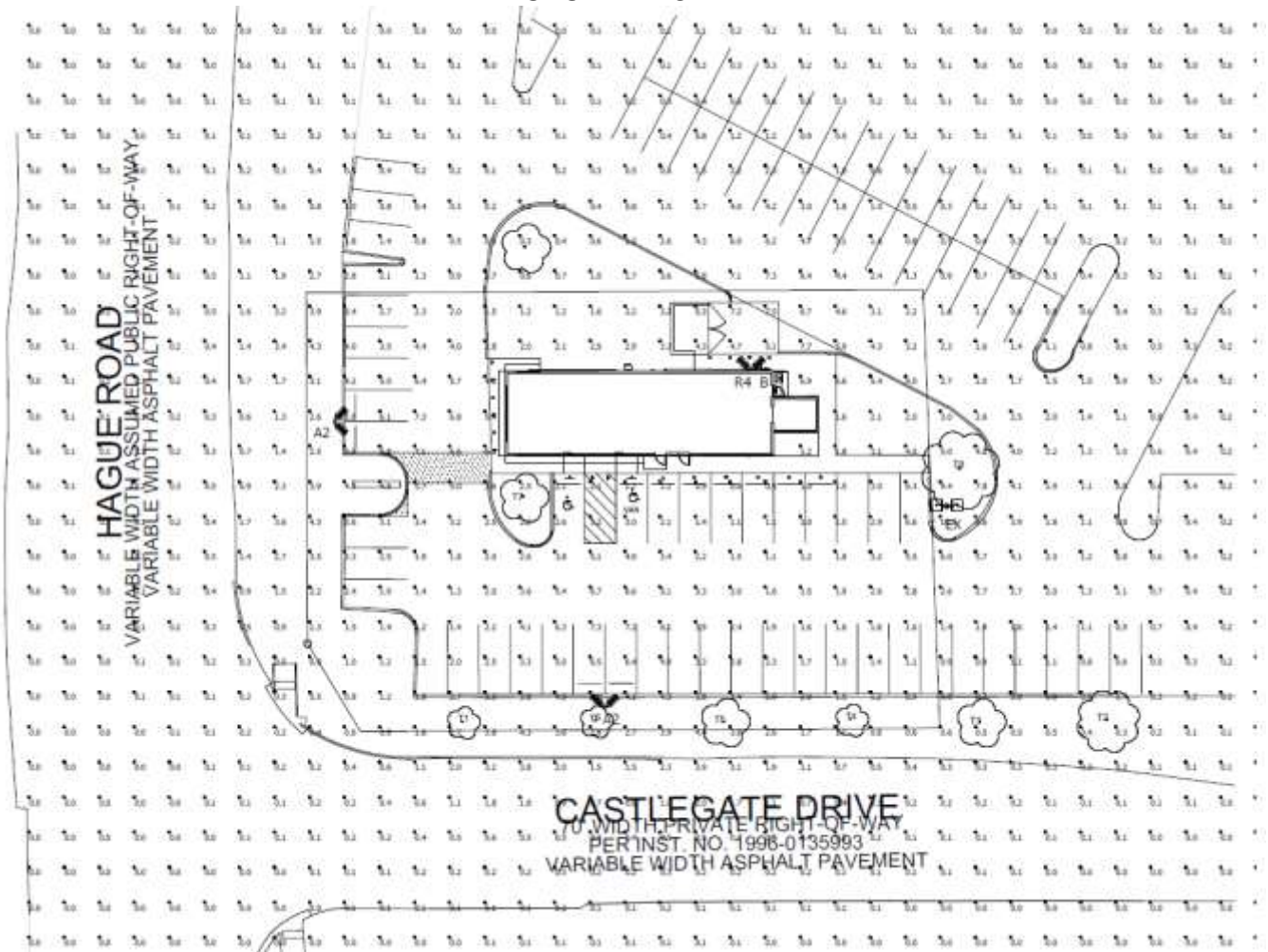
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VARIABLE WIDTH ASSUMED PUBLIC RIGHT-OF-WAY
VARIABLE WIDTH ASPHALT PAVEMENT



PHOTOMETRIC PLAN



PLAN OF OPERATION

WAFFLE HOUSE PLAN OF OPERATION

1. Overview of Business Operations

The proposed business is a 24-hour, sit-down breakfast restaurant serving the surrounding community and traveling public. Specializing in made-to-order breakfast items with supplemental lunch offerings. Operations prioritize customer safety, efficient traffic circulation, and minimal disruption to surrounding land uses.

2. Workforce and Staffing

Typical Staffing Levels:

- The restaurant will employ approximately 6–8 staff members per shift on-site at any given time.
- Staffing includes cooks, servers, a shift manager, and dish/prep personnel.
- Staffing levels may fluctuate slightly based on time of day and seasonal demand.

Hours of Operation:

- The restaurant will operate 24 hours per day, 7 days per week.
- Peak staffing occurs during the primary customer period between 6:00 a.m. and 2:00 p.m.

Employee Access & Parking:

- Employees will access the site using the internal drives of the shopping center.
- Designated on-site parking spaces will be provided for all employees.
- No off-site employee parking will be used.

Security Measures:

- Site security is supported through 24/7 CCTV surveillance, both interior and exterior.
 - During late-night and early-morning hours, the restaurant may limit service to walk-up windows only to enhance employee and customer safety.
 - All entry points will be illuminated during nighttime hours.
-

3. Clients and Customer Experience

Customer Base:

PLAN OF OPERATION (Continued)

- The restaurant will primarily serve the local surrounding community, nearby residential neighborhoods, and travelers along the I-69 corridor.
- Customer demographics include commuters, families, late-shift workers, and highway travelers.

Customer Traffic Patterns:

- The business anticipates the heaviest customer traffic between 6:00 a.m. and 2:00 p.m., aligning with breakfast and early lunch demand.
- Off-peak periods during late evening and overnight hours will have reduced but steady traffic typical of 24-hour diners.

Customer Access & Parking:

- Customers will park on-site within the shopping center's parking facilities.
- Access to the building will occur via the internal circulation drives of the development.
- No street parking or off-site parking is required or anticipated.

4. On-Site Business Processes

Primary Activities:

- Preparation, cooking, and service of primarily breakfast foods, including eggs, waffles, hash browns, and grilled items.
- Limited lunch and diner-style menu items are also be available.
- All food preparation occurs indoors within a commercial kitchen designed to meet all applicable health and safety codes.

Noise & Odor Control:

- Kitchen exhaust systems will meet code requirements and industry standards for filtration and ventilation.
- All activities occur indoors, and no excessive noise is anticipated beyond typical restaurant operations.

5. Materials and Construction

The building and site improvements will utilize:

- Brick for the primary building façade
- Asphalt for parking areas and drives

PLAN OF OPERATION (Continued)

- **Cement / concrete** for sidewalks, curbing, foundations, and patios
These materials are consistent with typical commercial construction and the surrounding shopping center aesthetic.
-

6. Shipping, Receiving & Deliveries

Delivery Schedule:

- The restaurant expects **one weekly delivery** on a **standard box truck** from main food and supply vendors.
- Additional small deliveries may occur periodically (e.g., bread, bottled beverages) as needed.

Delivery Hours & Access:

- Deliveries will occur during **daytime business hours**, typically between **9:00 a.m.** and **3:00 p.m.** to minimize traffic conflicts.
 - Delivery vehicles will use the **internal circulation drives** of the shopping center and unload at the designated service entrance.
-

7. Waste & Refuse Management

Waste Generation:

- Standard restaurant waste including food scraps, packaging, and general refuse.

Waste Collection:

- Waste will be collected by a **licensed third-party hauling service** **twice weekly**.
- Refuse will be stored in an **enclosed commercial dumpster** located on-site in a screened area compliant with city code.
- Grease generated in the kitchen will be collected in a **separate grease trap** serviced by an approved vendor.

Environmental Considerations:

- All waste will be managed in accordance with local health, sanitation, and environmental regulations.
-

PLAN OF OPERATION (Continued)

8. Impacts on Surrounding Area

- The proposed operation is compatible with commercial zoning and the shopping center environment.
- Traffic impacts are expected to be minimal and concentrated during daytime hours when the center is already active.
- Noise, waste, deliveries, and lighting will follow best practices to avoid adverse impacts on adjacent properties.

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 requested variances maintain all essential elements of public health and safety by preserving existing circulation patterns, avoiding unnecessary disruption to established utilities, and ensuring adequate parking for a dine-in restaurant use. Allowing the variances prevents the creation of abrupt or unusable sidewalk segments, avoids interference with existing utility infrastructure, and supports safe vehicular movements within the shopping center and on the subdivided site. As a result, the variances will not harm the community's welfare and instead promote a functional, safe, and consistent development pattern.

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

All requested variances align with the existing conditions of the surrounding shopping center and will not alter the established character or reduce adjacent property values. The parking layout, stall dimensions, and circulation patterns are consistent with those already in place throughout the center, ensuring uniformity and continuity of appearance and function. Preserving the existing parking supply maintains convenience for all customers and tenants within the center. Additionally, avoiding the construction of a sidewalk stub that abruptly terminates at the property line prevents a visually inconsistent and non-functional improvement that would serve no practical pedestrian purpose. The requested variances therefore maintain the overall function, appearance, and value of the surrounding properties.

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

Strict enforcement of the sidewalk requirement would mandate the construction of a pathway that terminates at the property boundary, provides no meaningful pedestrian connectivity, and conflicts with existing utility infrastructure—creating unnecessary

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construction challenges and potentially disrupting service. Further there are no other existing sidewalks surrounding the development and the area where the sidewalk is proposed is not owned by the petitioner or the current owner.

Similarly, the strict application of the maximum parking limit would reduce the number of parking spaces currently available for a dine-in restaurant use, negatively impacting customer access, associate operations, and overall circulation within the shared parking lot. The existing parking configuration was designed holistically for the entire shopping center, and arbitrary removal of spaces would diminish functionality for all users.

Finally, the requirement for 9' x 20' parking stalls is incompatible with the 9' x 18' stalls that were uniformly constructed across the perimeter of the center. Complying with the ordinance would create non-uniform stall depths within a contiguous parking field, disrupt efficient site design, and reduce the overall number of usable spaces. The existing conditions of the center make it impractical to selectively expand stall lengths without causing further layout inefficiencies.

For these reasons, adhering strictly to the ordinance would impose practical difficulties not created by the applicant and would hinder the reasonable use and redevelopment of the property.

DECISION

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

Adopted this _____ day of _____, 20____

PHOTOS



Photo of proposed Lot 1 looking east.

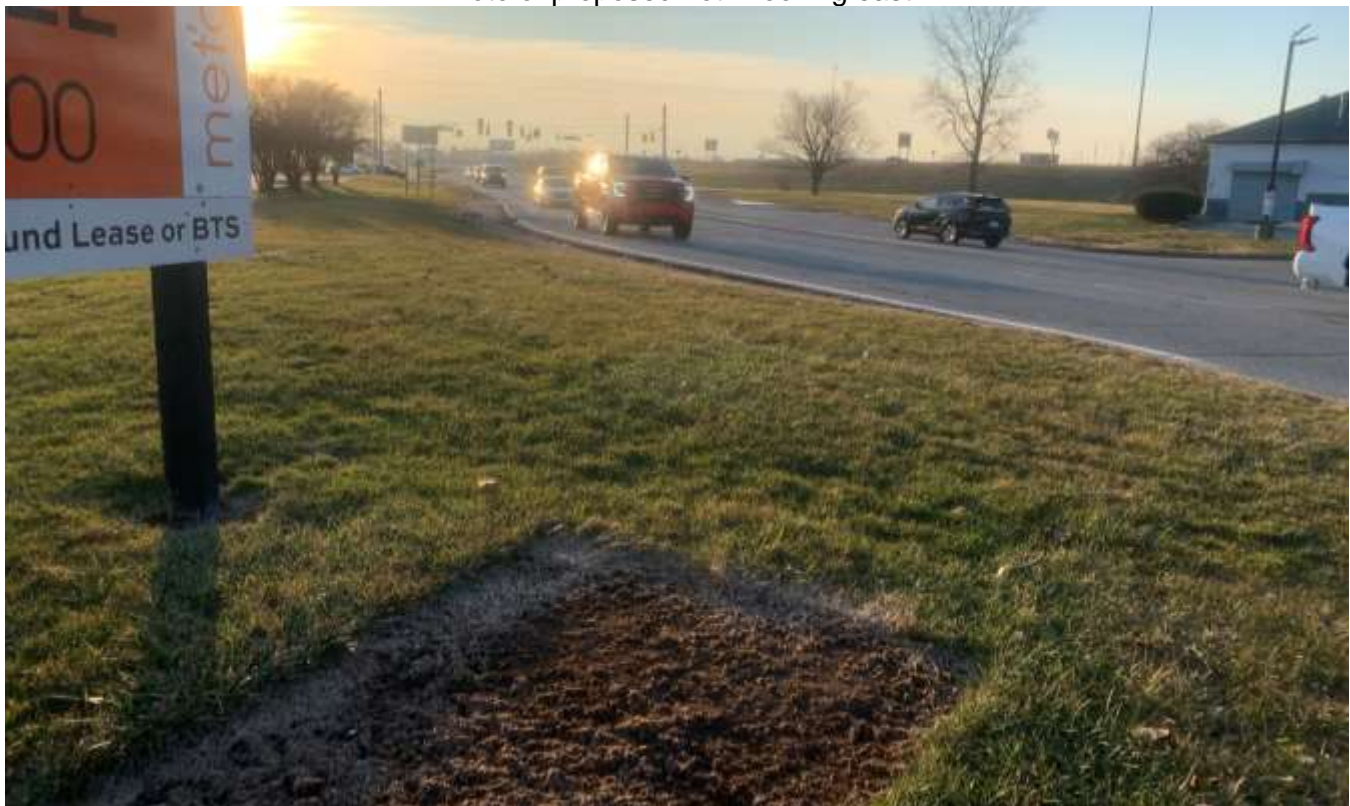


Photo of the street frontage of proposed Lot 1 looking west along Hague Road.



Photo of proposed Lot 2 looking southeast.



Photo of proposed Lot 2 looking south.

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Photo of the sidewalk west of the subject site along Hague Road.



Photo of the small parcel that separates the subject site from the Hague Road looking east.



Photo of the street frontage along Castlegate Drive.