



Metropolitan Development Commission Hearing Examiner (September 24, 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, September 24, 2026 **Time:** 1:00 PM

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

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-ZON-039 | 6501 Mann Road

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

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

****Petitioner request for continuance for cause to October 29, 2026, with Notice**

2. 2026-ZON-065 | 4402 Madison Avenue

Perry Township, Council District #23
2 Jets LLC, by Samuel Salazar

Rezoning of 2.13 acres from the D-3 district to the C-5 district to provide for commercial contractor uses.

****Petitioner request for continuance for cause to October 29, 2026**

3. 2026-CZN-836 / 2026-CVR-836 | 2326 East 44th Street

Washington Township, Council District #8
Celtic Realty, LLC, by Justin Kingen

Rezoning of 0.38-acre from the I-2 (W-1) district to the C-4 (W-1) district to provide for commercial uses including automotive service and repair.

Variance of Use and Development Standards to provide for automotive service and repair, with outdoor storage of vehicles awaiting repair (not permitted), reduced parking (minimum 31 spaces required), and to legally establish a roof sign (not permitted).

****Petitioner request for continuance for cause to November 12, 2026**

4. 2026-CZN-844 / 2026-CVR-844 | 6620 Northview Way

Washington Township, Council District #3
K&J Acquisitions, LLC, by Joseph D. Calderon

Rezoning of 1.74 acre from the SU-1 district to the C-3 district to provide for commercial retail uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a

drive-through stacking space aisle within the front yard along Binford Boulevard (not permitted); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).

****Petitioner and Staff request for continuance for cause to October 15, 2026**

5. 2026-CAP-848 / 2026-CVR-848 | 7705 Michigan Road

Pike Township, Council District #1

C-S

Step Will, LLP, by Jack Whitsitt

Modification of Commitments related to 98-Z-175 to modify commitment #1, to provide for development subject to the site plan with this petition for a proposed addition to an existing building (commitment #1 required that development be in accordance with the site plan, file-dated July 7, 1998).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a zero-foot north side transitional yard setback (minimum 10-foot side transitional yard required).

****Automatic continuance to October 29, 2026, filed by Registered Neighborhood Organization**

6. 2026-CZN-849 / 2026-CPL-849 | 3808 North Kitley Avenue

Lawrence Township, Council District #9

D-3 (TOD)

GIT Enterprises, LLC, by Justin Kingen

Rezoning of 0.69-acre from the D-3 (TOD) district to the D-5 (TOD) to provide for residential development, consisting of two detached single-family dwellings.

Approval of a Subdivision Plat to be known as Replat of Lot 282 in Vernon Acres, Section 6, dividing 0.69-acre into two lots.

****Petitioner request for continuance for cause to November 12, 2026**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2026-APP-017 | 2345 West 86th Street

Washington Township, Council District #13

HD-2

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

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

8. 2026-APP-018 | 2063 Ruckle Street

Center Township, Council District #13

PK-2

Ralph and Donna Wagle, by David Gilman

Park District Two approval to provide for the construction of a two-family dwelling and a detached garage.

9. 2026-ZON-072 | 7644 Big Bend Boulevard

Center Township, Council District #19

City of Indianapolis Department of Parks and Recreation, by Daniel Krzywicki

Rezoning of 27.28 acres from the D-P district to the PK-1 district to allow for use as a community park.

- 10. 2026-ZON-078 | 1131 Pleasant Street**
Center Township, Council District #18
Loree Hildebrand Living Trust, by Stephanie Truchan

Rezoning of 0.17-acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for residential development.

- 11. 2026-CZN-846 / 2026-CPL-846 | 5611 Michigan Road**
Washington Township, Council District #2
National Veterinary Associates, by Russell Brown

Rezoning of 3.04 acres from the C-S district to the C-S district to provide for veterinarian office.

Approval of a Subdivision Plat to be known as DRG Michigan Road, dividing 3.04 acres into two lots.

- 12. 2026-CAP-852 / 2026-CVR-852 | 524 East 16th Street**
Center Township, Council District #13
PK-2
Kroger Limited Partnership I, by Alex Barnett

Park District Two Approval to provide for one freestanding sign and one building sign on existing building.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 188.4-square-foot building sign (maximum 74-square-foot building sign or 3% of building façade permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 13. 2026-ZON-079 | 6650 South Meridian Street**
Perry Township, Council District #22
Immanuel Mizo Methodist Church, by Andi Metzel

Rezoning of 8.68 acres from the D-A district to the SU-1 district to provide for religious uses.

- 14. 2026-CZN-851 / 2026-CVR-851 | 2202 North Sherman Drive and 3724 East 22nd Street**
Center Township, Council District #8
UQ-1
Rock Impact, LLC, by Howard Stevenson

Rezoning of 0.24-acre from the UQ-1 district to the D-5 district to provide for residential uses.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for proposed detached single-family dwellings at 3724 East 22nd Street and 2202 N. Sherman, with porches and porch fencing to encroach into the clear sight triangles.

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
Vacant		

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**

September 24, 2026

Case Number: 2026-ZON-039
Property Address: 6501 Mann Road
Location: Decatur Township, Council District # 21
Petitioner: Kittle Property Group, by Joseph D. Calderon
Request: Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) districts to the D-7 (FF) (FW) district to provide for a multi-family residential development.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the June 11, 2026 hearing, to the July 9, 2026 hearing.

The Hearing Examiner continued this request from the July 9, 2026 hearing, to the August 13, 2026 hearing, at staff's request to provide time for continued discussions related to this request.

The Hearing Examiner continued this petition from the August 13, 2026 hearing to the September 24, 2026 hearing, at the petitioner's to provide additional time to address some issues.

The petitioner has acquired additional land to be included in this rezoning request, so this petition will need to be **continued, with notice, from the September 24, 2026 hearing, to the October 29, 2026 hearing**, to provide required notice.



Department of Metropolitan Development
Division of Planning
Current Planning

MDC HEARING EXAMINER**September 24, 2026**

Case Number: 2026-ZON-065
Property Address: 4402 Madison Avenue (*approximate address*)
Location: Perry Township, Council District #23
Petitioner: 2 Jets LLC, by Samuel Salazar
Request: Rezoning of 2.13 acres from the D-3 district to the C-5 district to provide for commercial contractor uses.
Current Land Use: Residential
Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

This petition was previously continued from the August 27, 2026, hearing to the September 24, 2026, hearing.

PETITION OVERVIEW

The petitioner is requesting an additional one-month continuance to October 29th to allow for further discussion with staff and community members.



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

September 24, 2026

Case Number: 2026-CZN-836 / 2026-CVR-836

Property Address: 2326 East 44th Street (*Approximate Address*)

Location: Washington Township, Council District # 8

Petitioner: Celtic Realty, LLC, by Justin Kingen

Request: Rezoning of 0.38-acre from the I-2 (W-1) district to the C-4 (W-1) district to provide for commercial uses including automotive service and repair.

Variance of Use and Development Standards to provide for automotive service and repair, with outdoor storage of vehicles awaiting repair (not permitted), reduced parking (minimum 31 spaces required), and to legally establish a roof sign (not permitted).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions, at the request of staff, from the August 27, 2026 hearing, to the September 24, 2026 hearing, to provide additional time for discussions with the petitioner's representative.

The petitioner's representative has requested a **continuance of these petitions from the September 24, 2026 hearing, to the November 12, 2026 hearing**, to provide additional time to address concerns and issues related to this site. Staff would not object to this continuance request.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-CZN-844 / 2026-CVR-844

Property Address: 6620 Northview Way (approximate address)

Location: Washington Township, Council District #3

Petitioner: K&J Acquisitions, LLC, by Joseph D. Calderon

Request: Rezoning of 1.74 acres from the SU-1 district to the C-3 district to provide for commercial retail uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through stacking space aisle within the front yard along Binford Boulevard (not permitted); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged a timely automatic continuance filed by a City-County Councilor that continued these petitions from the August 27, 2026, hearing, to the September 24, 2026 hearing.

Staff and the petitioner's representative are requesting a **continuance from the September 24, 2026 hearing, to the October 15, 2026 hearing**, to provide additional time to address infrastructure issues.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-CAP-848 / 2026-CVR-848

Property Address: 7705 Michigan Road (approximate address)

Location: Pike Township, Council District #1

Petitioner: Step Will, LLP, by Jack Whitsitt

Request: Modification of Commitments related to 98-Z-175 to modify commitment #1, to provide for development subject to the site plan with this petition for a proposed addition to an existing building (commitment #1 required that development be in accordance with the site plan, file-dated July 7, 1998).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a zero-foot north side transitional yard setback (minimum 10-foot side transitional yard required).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance was filed by a registered neighborhood organization that would **continue this petition from the September 24, 2026 hearing, to the October 29, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-CZN-849 / 2026-CPL-849
Property Address: 3808 North Kitley Avenue (*Approximate Address*)
Location: Lawrence Township, Council District #9
Petitioner: GIT Enterprises, LLC, by Justin Kingen
Current Zoning: D-3 (TOD)

Request: Rezoning of 0.69-acre from the D-3 (TOD) district to the D-5 (TOD) to provide for residential development, consisting of two detached single-family dwellings.
 Approval of a Subdivision Plat to be known as Replat of Lot 282 in Vernon Acres, Section 6, dividing 0.69-acre into two lots.

Current Land Use: Undeveloped
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

The petitioner indicated their desire to have the petition continued to the November 12, 2026 Hearing Examiner date to allow them additional time to meet with a relevant neighborhood group. Staff would not object to this continuance request, but would be unlikely to support additional continuances given the seven-week continuance should allow for adequate time to discuss the filing.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-APP-017

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

Location: Washington Township, Council District #13

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

Current Zoning: HD-2

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

Current Land Use: Retirement Home

Staff Recommendations: Approval

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

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

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



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

HOSPITAL DISTRICT APPROVAL

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

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

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

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

STAFF ANALYSIS

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

GENERAL INFORMATION

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



**Department of Metropolitan Development
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Current Planning**

Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	August 11, 2026
Site Plan (Amended)	N/A
Elevations	August 11, 2026
Elevations (Amended)	August 28, 2026
Landscape Plan	August 11, 2026
Findings of Fact	August 11, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan



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

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

Zoning History – Site

2026APP003, Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished, **withdrawn**.

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

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

Zoning History – Vicinity

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

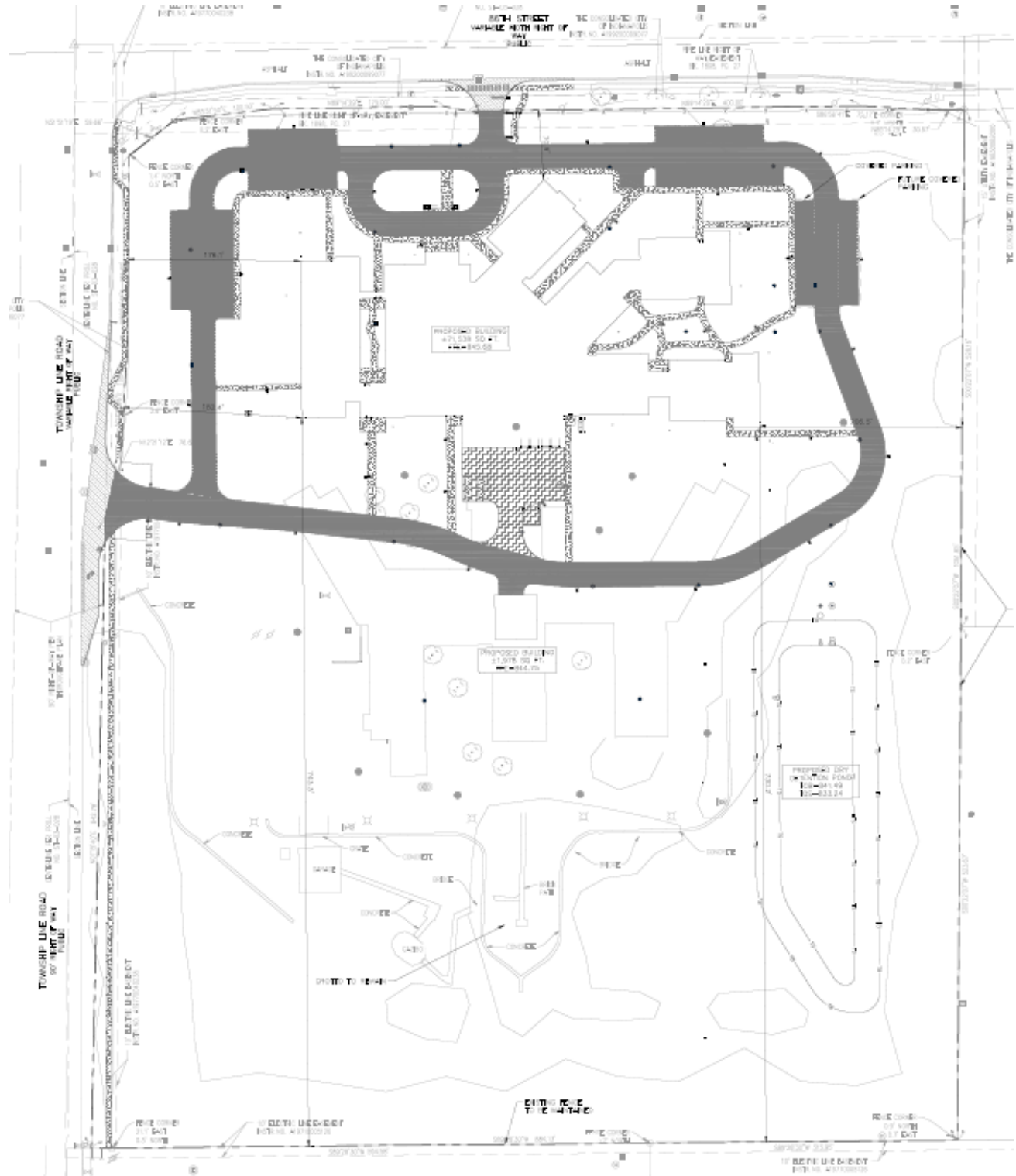
86-Z-47B ; 2602 West 86th Street (northwest of site), Rezoning of 31.2 acres to the C-S classification in order to permit the development of retail, restaurant, bank offices and other commercial uses, **approved**.

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

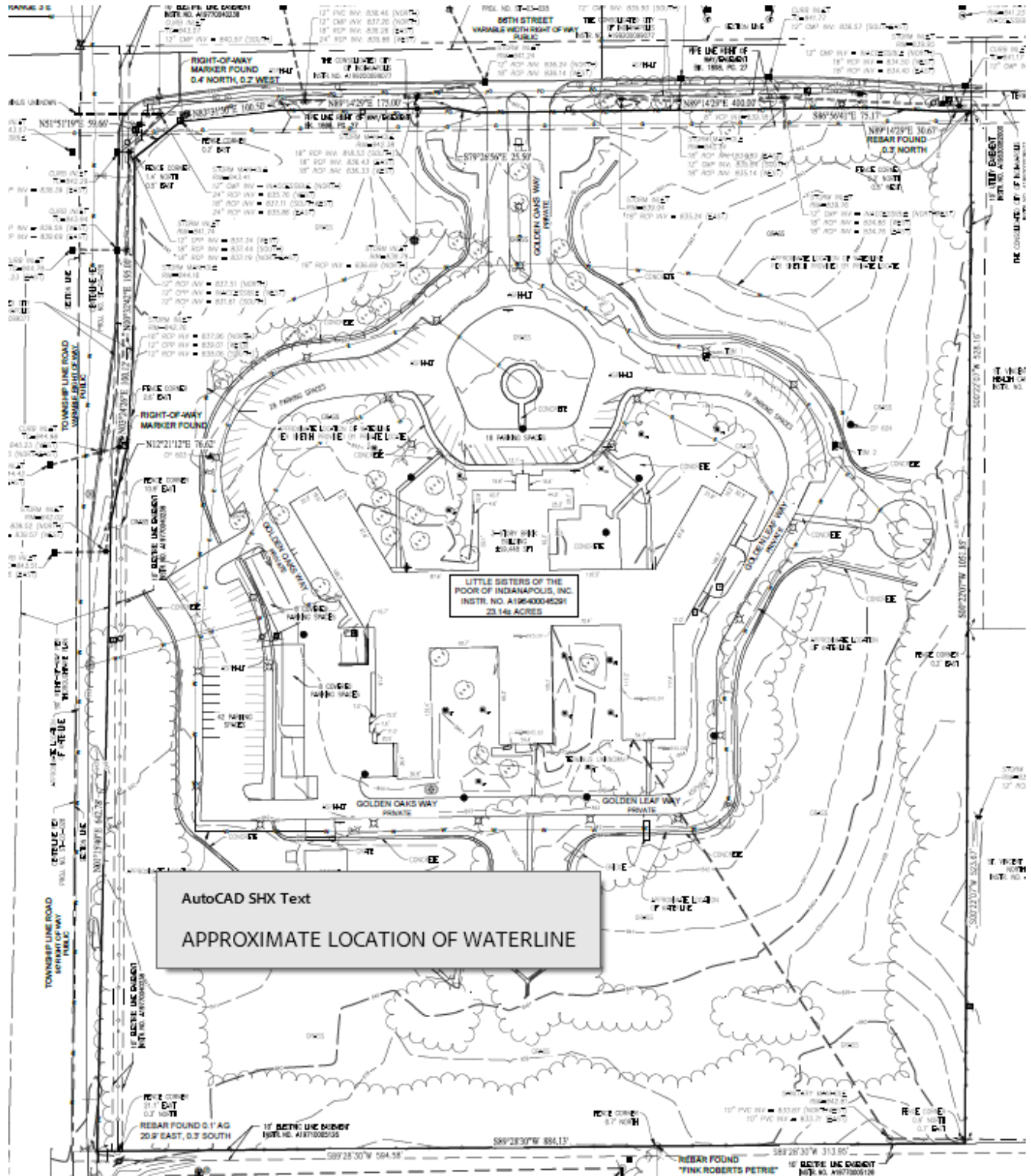
EXHIBITS

2026APP003 ; Aerial Map

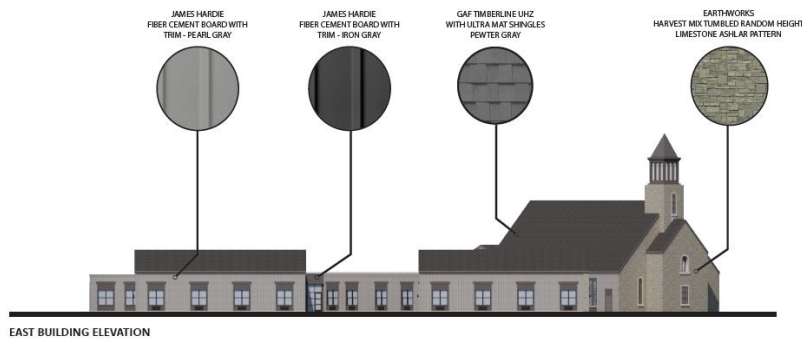
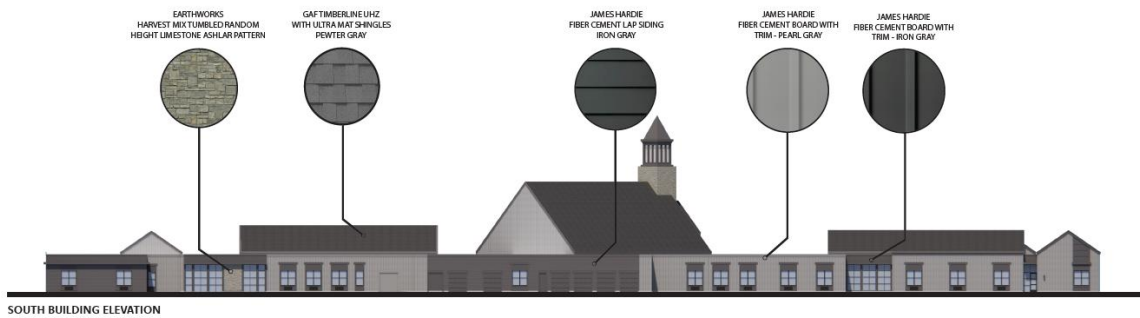
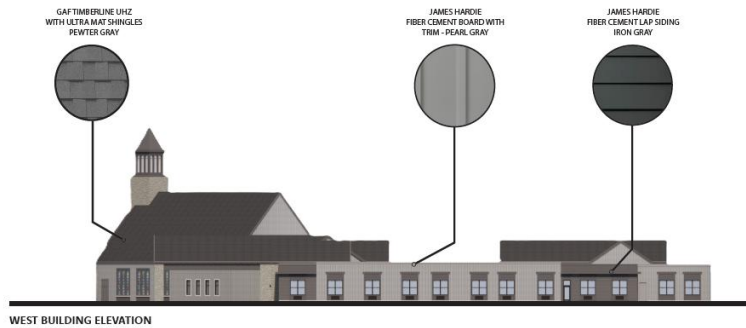
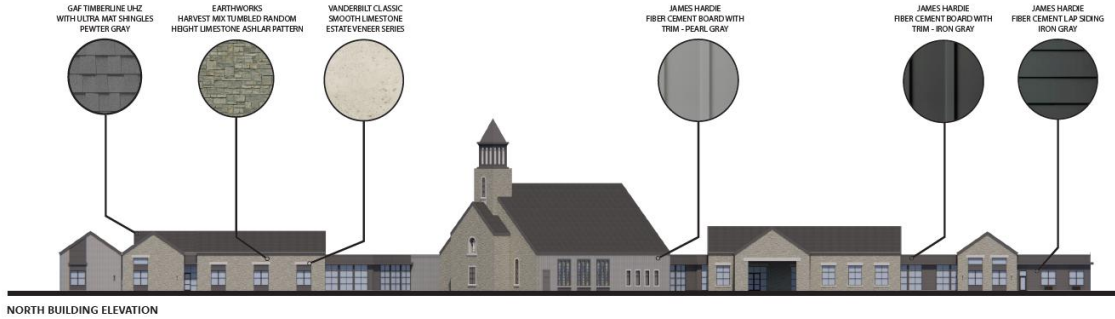




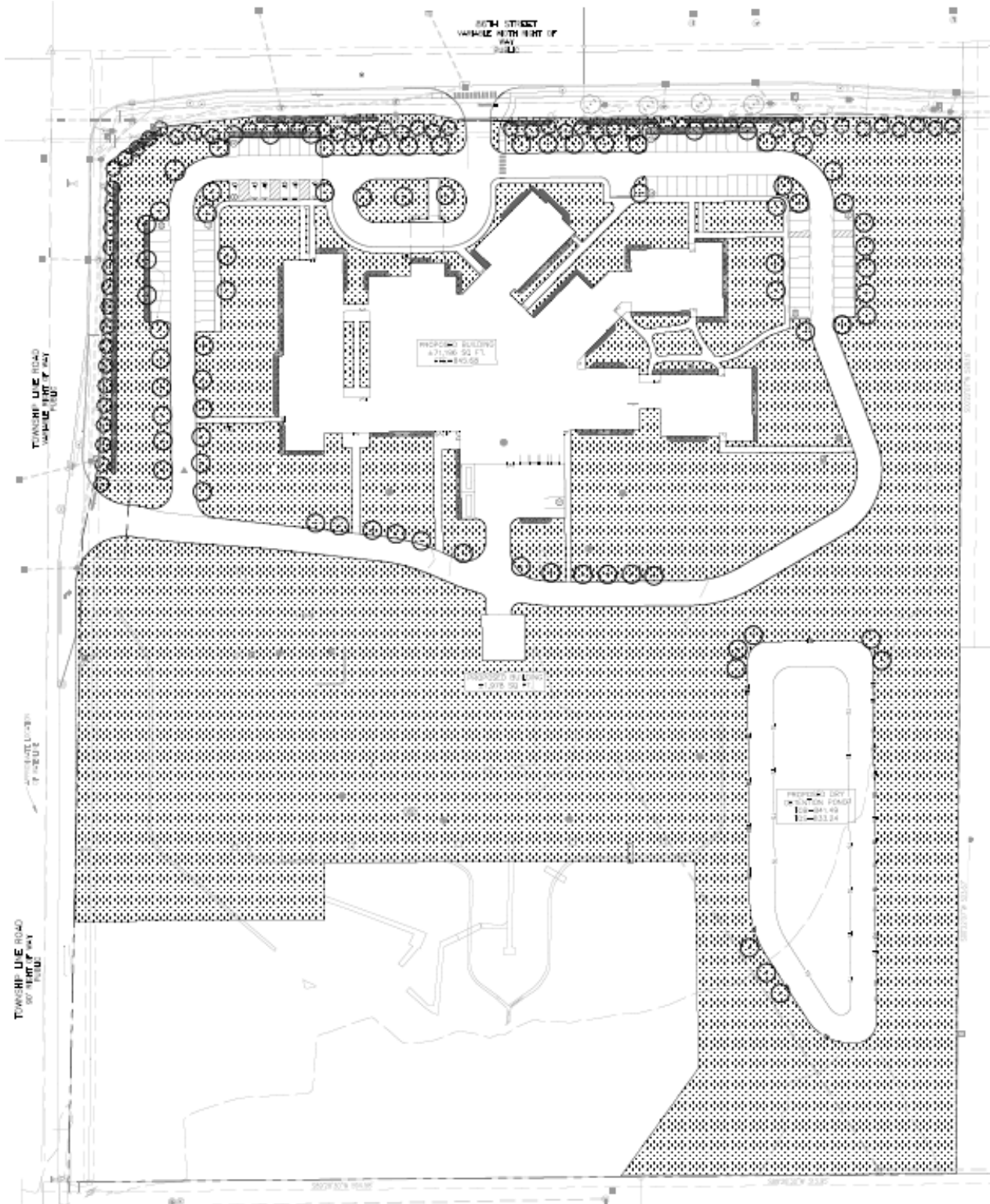
2026APP003 ; Current Conditions



2026APP003 : Elevation Renderings



2026APP003 ; Landscape Plan





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

2026APP003 : Findings of Fact

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2026APP003 ; Photographs



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from Northwest

2026APP003 ; Photographs (continued)



Photo 3: Subject Site Viewed from Northeast



Photo 4: Current Building Viewed from West

2026APP003 : Photographs (continued)



Photo 5: Current Building Viewed from South



Photo 6: Existing Amenity Area to South of Current Building

2026APP003 : Photographs (continued)



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



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

2026APP003 ; Photographs (continued)



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



Photo 10: Adjacent Property to Northwest

2026APP003 : Photographs (continued)



Photo 11: Adjacent Property to West



Photo 12: Adjacent Property to East



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

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-APP-018
Address: 2063 Ruckle Street (approximate address)
Location: Center Township, Council District #13
Zoning: PK-2
Petitioner: Ralph and Donna Wagle, by David Gilman
Request: Park District Two approval to provide for the construction of a two-family dwelling and a detached garage.

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

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends Approval, subject to substantial compliance with the site plan file-dated August 12, 2026, and the elevations, file-dated September 9, 2026.

PETITION OVERVIEW

This 0.16-acre site, zoned PK-2, is comprised of an undeveloped lot. It is adjacent to single-family dwellings to the south and west zoned PK-2. The parcels to the north and east are undeveloped and zoned PK-2.

This site was included in Petition 70-Z-260 that rezoned 80 acres to the PK-2 district in 1970.

PARK DISTRICT TWO APPROVAL

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



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

“The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission.”

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

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

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

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

As proposed, a two-story, two-family dwelling would be constructed on a parcel that previously contained a single-family dwelling. The proposed two-family dwelling would generally be compatible with the surrounding residential development comprised of two-story, pitched-roof dwellings and detached garages. Documents file-dated September 8, 2026, provide for a detached garage to be accessed from the improved alley, which would also be consistent with development in this neighborhood.

GENERAL INFORMATION

Existing Zoning	PK-2		
Existing Land Use	Undeveloped		
Comprehensive Plan	Traditional Neighborhood		
Overlay	N/A		
Surrounding Context		Zoning	Surrounding Context
	North:	PK-2	Undeveloped / Single-family dwelling
	South:	PK-2	Single-family dwelling
	East:	PK-2	Undeveloped
	West:	PK-2	Single-family dwelling
Thoroughfare Plan			
	Ruckle Street	Local Street	48-foot existing and proposed right-of-way.
	21 st Street	Local Street	60-foot existing and proposed right-of-way.
Context Area	Compact		
Floodway / Floodway Fringe	N/A		
Wellfield Protection Area	N/A		
Site Plan	August 12, 2026		
Elevations	September 8, 2026		
Landscape Plan	N/A		
Commitments	N/A		
Findings of Fact	August 12, 2026		
C-S / D-P Statement	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends the 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.

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.



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

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

Conditions for All Land Use Types – Traditional Neighborhood Typology

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

Conditions for All Housing

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

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

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.



Department of Metropolitan Development Division of Planning Current Planning

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:



Department of Metropolitan Development
Division of Planning
Current Planning

- 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

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

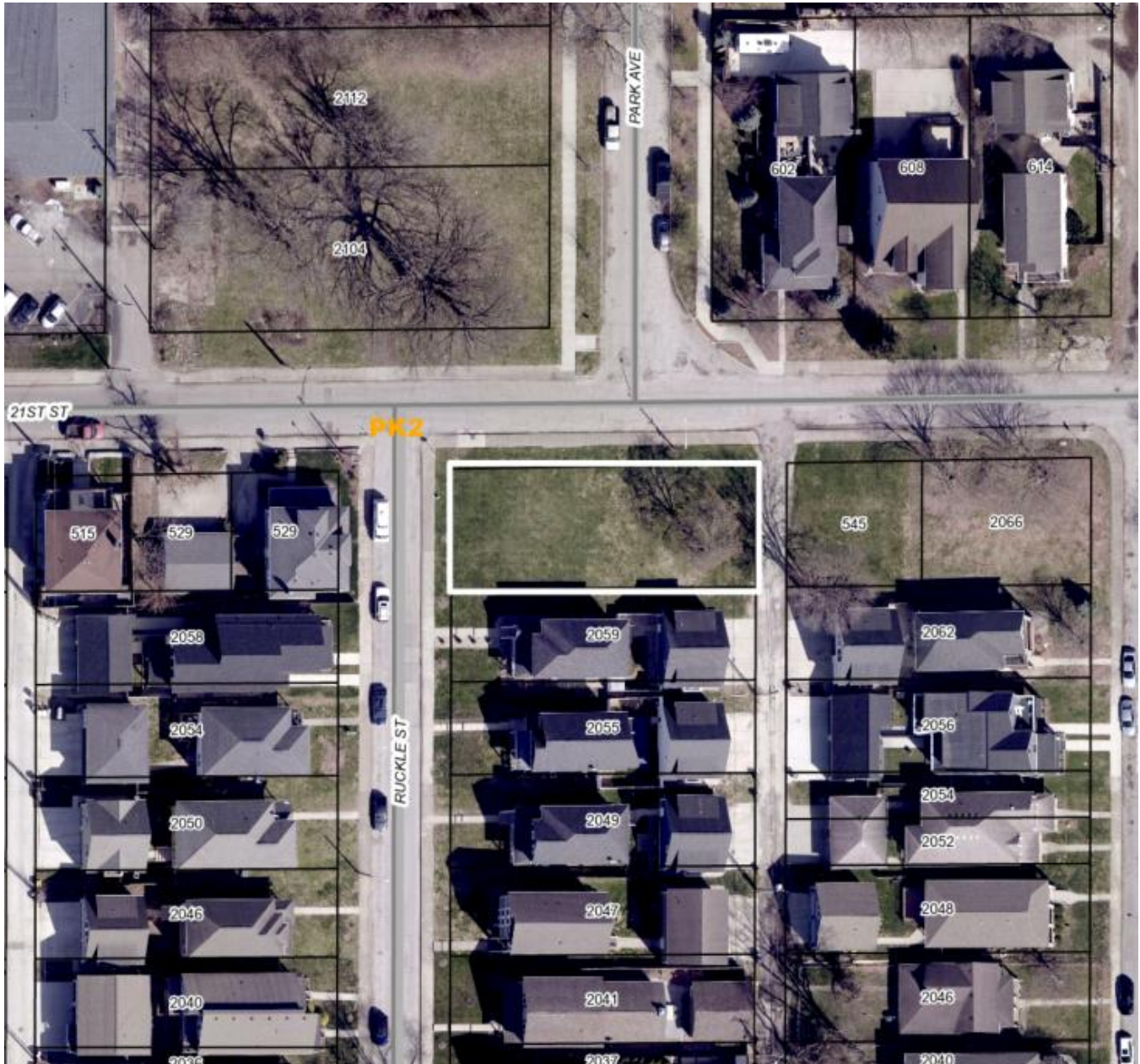
2004-APP-159; 2046, 2050, and 2054 Ruckle Street and various nearby addresses (south of site), Park District-Two Approval to provide for 36 single-family dwellings, with detached garages containing a dwelling unit on the upper floor, **approved**.

70-Z-260; 500-600 East 16th Street, requested rezoning of 80 acres, being in the C-1, C-3, C-4, and D-8 Districts, to the PK-II classification, to provide for park perimeter uses, **approved**.

RU

EXHIBITS

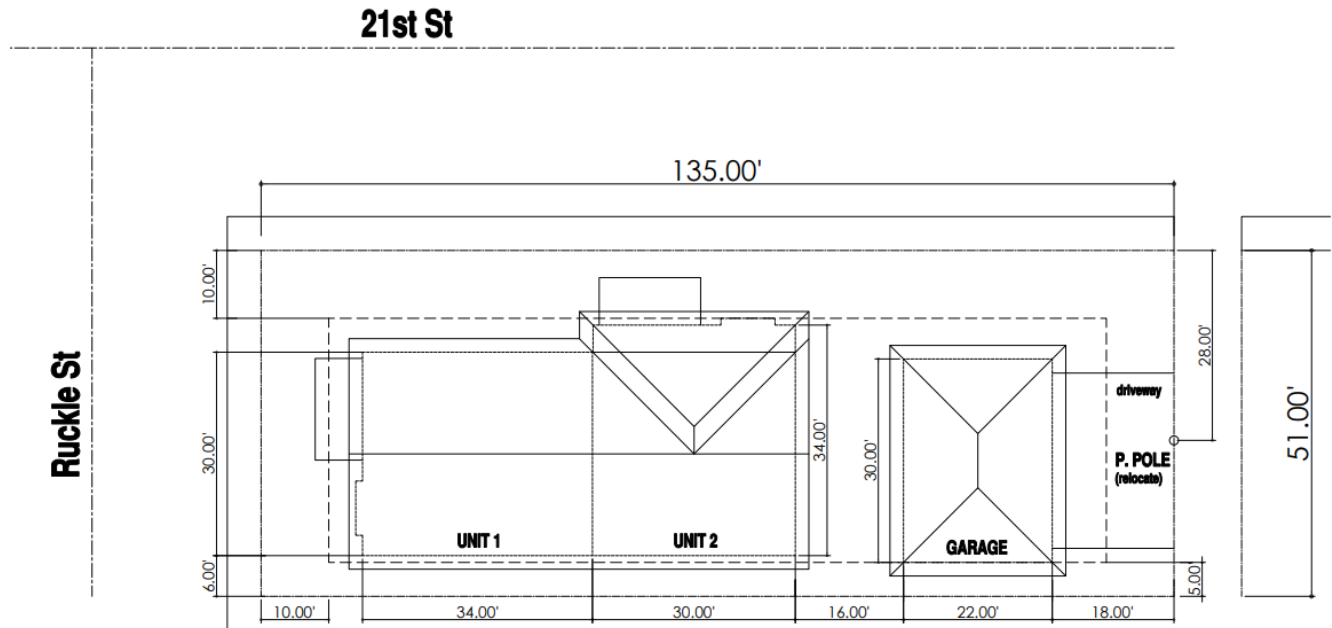
LOCATION MAP



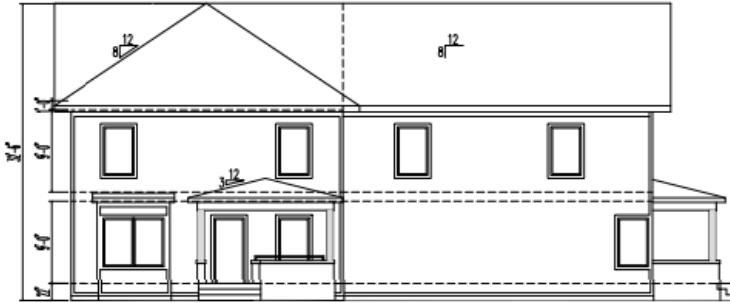
SANBORN MAP 1915



SITE PLAN



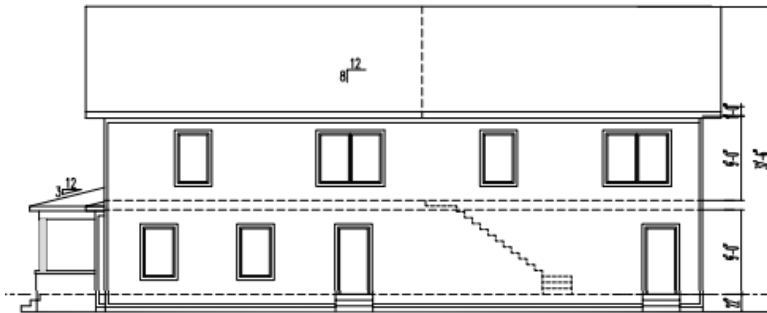
ELEVATIONS



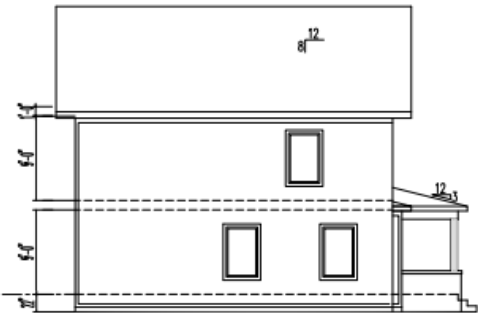
NORTH (21st St) ELEVATION



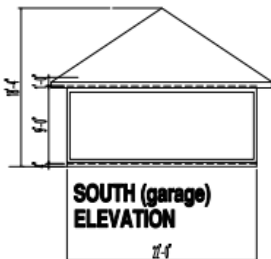
WEST (Ruckle St) ELEVATION



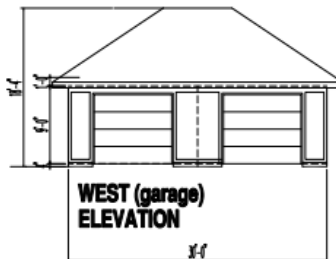
SOUTH (rear) ELEVATION



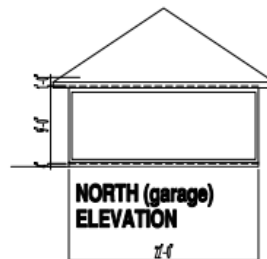
EAST (alley) ELEVATION



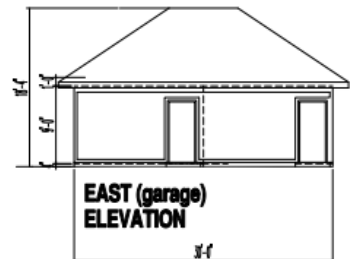
**SOUTH (garage)
ELEVATION**



**WEST (garage)
ELEVATION**



**NORTH (garage)
ELEVATION**



**EAST (garage)
ELEVATION**



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

FINDINGS OF FACT

Petition Number _____

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

FINDINGS OF FACT

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

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

The building is intentionally oriented with one dwelling unit facing Ruckle Street and the second unit facing East 21st Street. This dual frontage orientation allows each street to experience the appearance of a single family home, significantly improving neighborhood compatibility and reinforcing the established residential character on both frontages.

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 building is intentionally oriented with one dwelling unit facing Ruckle Street and the second unit facing East 21st Street. This dual frontage orientation allows each street to experience the appearance of a single family home, significantly improving neighborhood compatibility and reinforcing the established residential character on both frontages.

The design incorporates architectural elements that enhance visual quality and reduce the perceived mass of a two family structure. These include varied gable forms, material changes on the exterior façade, and articulated elevations that provide depth, shadow, and residential scale. These features ensure the structure blends with surrounding homes.

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

The site plan further improves neighborhood character by replacing surface parking with a new detached garage located to the rear of the property.

The site is located on a corner lot with existing sidewalks along both Ruckle Street and East 21st Street. These sidewalks are in very good condition and provide safe, continuous pedestrian access to the surrounding neighborhood, nearby transit stops, and local amenities.

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

The site is located on a corner lot with existing sidewalks along both Ruckle Street and East 21st Street. These sidewalks are in very good condition and provide safe, continuous pedestrian access to the surrounding neighborhood, nearby transit stops, and local amenities.

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

The site has proper drainage and direct access to a public street. All required utilities are readily available to support the proposed use.



Department of Metropolitan Development
Division of Planning
Current Planning

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

The proposed setbacks meet or exceed those found in the developed area on corner lots, providing appropriate separation and preserving the open

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

The site is located on a corner lot with existing sidewalks along both Ruckte Street and East 21st Street. These sidewalks are in very good condition and provide safe, continuous pedestrian access to the surrounding neighborhood, nearby transit stops, and local amenities.

PHOTOS



Photo of subject site, looking east from Ruckle Street.



Photo of subject site, looking south from 21st Street.



Photo of adjacent properties to the south, looking east.



Photo of adjacent property to the west, across Ruckle Street.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-ZON-072
Property Address: 7644 Big Bend Boulevard (*Approximate Address*)
Location: Center Township, Council District #19
Petitioner: City of Indianapolis Department of Parks and Recreation, by Daniel Krzywicki
Current Zoning: D-P
Request: Rezoning of 27.28 acres from the D-P district to the PK-1 district to allow for use as a community park.
Current Land Use: Vacant Building / Undeveloped
Staff Recommendation: Staff recommends **approval** of the request.
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

8/27/26: This petition was automatically continued by a registered neighborhood organization.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject parcel (number 2015465; owned by the Department of Parks and Recreation) is 27.28 acres in size and is located to the north of the existing Parks at Decatur residential subdivision. It is currently improved with a building and accessory parking area at the southern portion of the site originally constructed for animal testing in the 1980s. Otherwise, the site contains treed areas and walking paths. The property is intersected by the Tributary Quack Branch stream, and vehicle access comes from the residential subdivision to the south (near County Line Road). It also borders Paddock Road to the east, although no vehicle access is existing or proposed from Paddock.

This property and the residential subdivision were rezoned to the D-P designation in 2022. The property had previously been zoned UQ-1 in relation to the animal testing use at the site. The D-P district was primarily for single- and two-family residential uses, but also set aside the subject parcel for future use as a public park. Surrounding land uses are either residential in nature or undeveloped land given the stream running through the site.



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

REZONING

Approval of this petition would rezone the property from the D-P designation to the PK-1 district to allow for a community park use at the property. It would maintain the existing building and trails, and the site plan provided for staff review also shows placement of a small fishing deck addition on the pond that exists on the southern portion of the site. The park would be open to the public, and would be a permitted use within the proposed PK-1 district.

The D-P zoning district is a planned unit development district, where permitted uses and development standards are unique to the context of each D-P development statement. In this instance, the D-P was approved to allow for single- and two-family uses with land explicitly set aside for future dedication as a public park (the subject site).

The PK-1 zoning district limits allowed uses to parks, playgrounds, and greenways. This district would also require an approval petition (involving a public hearing) to be filed and granted by the Commission prior to any major development of new buildings or park facilities.

STAFF ANALYSIS

Staff would note that the proposed use of a community park would match the Comprehensive Plan recommendation for Agricultural Preservation (a non-typology land use which also contemplates placement of large-scale parks). This land was previously set aside for this precise land use by the D-P Statement approved along with 2021-ZON-048, and the density of trees in northern sections of the site and presence of the stream (and related stream protection corridor) would place limits on alternate desirable land uses for the large parcel. The public park would also serve as a positive amenity for both residents of the nearby residential subdivision and for the broader area. For these reasons, staff recommends **approval** of the rezoning request.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant Building / Undeveloped	
Comprehensive Plan	Agricultural Preservation	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D-P	North: Undeveloped
South:	D-P	South: Residential
East:	I-3	East: Undeveloped
West:	D-A	West: Residential
Thoroughfare Plan		
County Line Road	Primary Collector	38-foot existing half right-of-way and 80-foot proposed right-of-way
Paddock Road	Primary Collector	65-foot existing right-of-way and 80-foot proposed right-of-way
Context Area	Metro	

Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	07/13/2026
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The 'Agricultural Preservation' non-typology land use is intended for areas that should be protected for agricultural use. These areas may also be appropriate for parks.

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

ZONING HISTORY

ZONING HISTORY – SITE

2021ZON048, Rezoning of 165 acres from the D-A and UQ-1 districts to the D-P district to provide for a maximum of 400 single-family and two-family dwelling units at a density of 2.42 units per acre, **approved**.

2019ZON126, Rezoning of 5.287 acres from the UQ-1 district to the D-A district, **approved**.

94-Z-200, Rezone 164.99 acres from D-A to SU-7 for the raising and maintenance of animals and livestock for biological research purposes, related to Indiana University, **approved**.

88-UV3-29, Variance of Use of the Marion County Master Plan Permanent Zoning Ordinance to provide for the construction of a facility for the raising of dogs and sheep for experimentation purposes, **approved**.

ZONING HISTORY – VICINITY

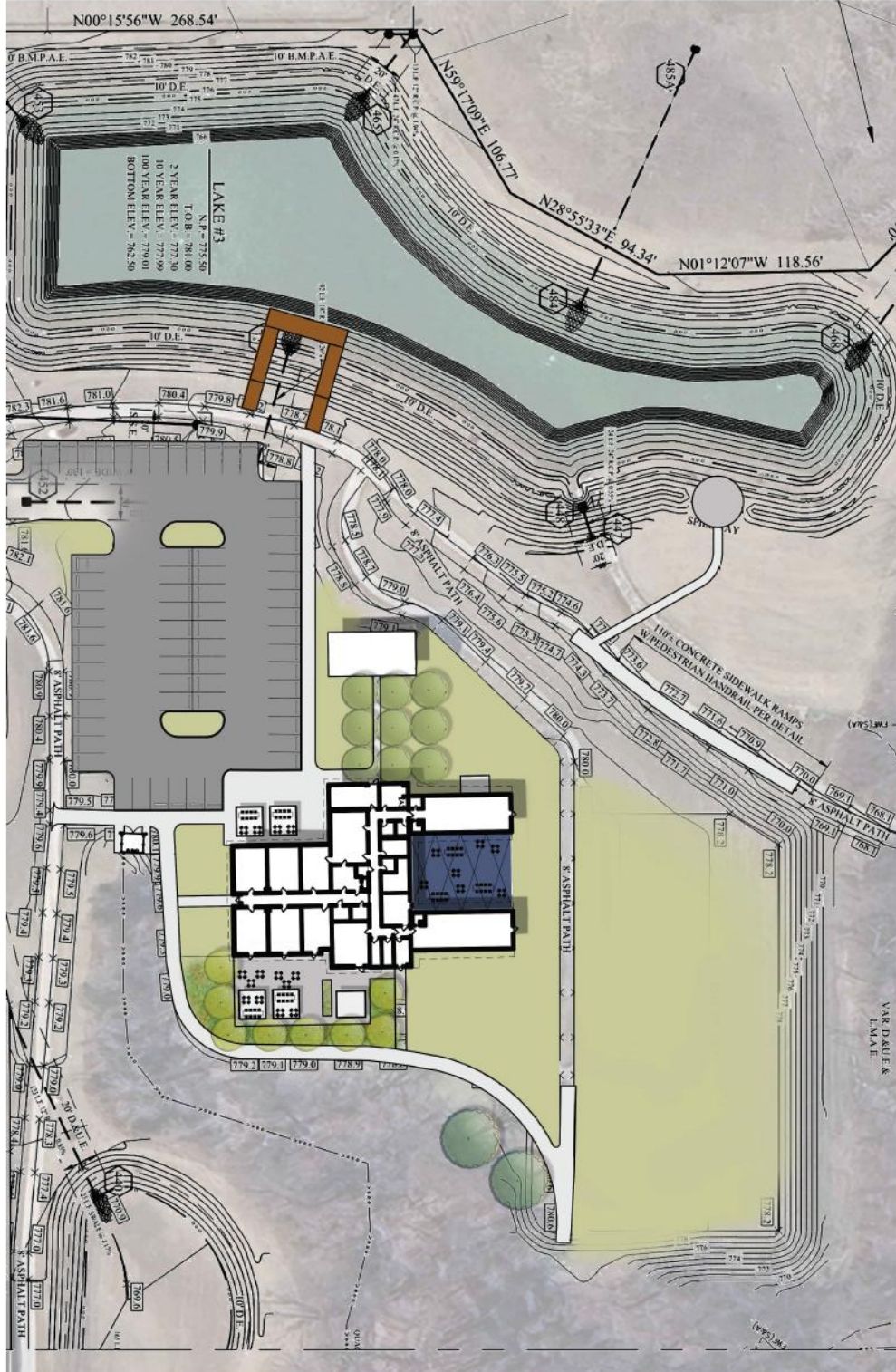
2002DV3044 ; 8705 Paddock Road (northeast of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 1620 square foot accessory building located 10 feet from the north property line (minimum 12-foot side setback required), **withdrawn**.

EXHIBITS

2026-ZON-072 ; Aerial Map



2026-ZON-072 ; Site Plan



2026-ZON-072 ; Photographs



Photo 1: Existing Buildings Viewed from Southwest



Photo 2: Existing Parking Area Viewed from North

2026-ZON-072 ; Photographs (continued)



Photo 3: Existing Trail Area Viewed from South



Photo 4: Existing Pond Viewed from West

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-ZON-078
Address: 1131 Pleasant Street (Approximate Address)
Location: Center Township, Council District #18
Petitioner: Loree Hildebrant Living Trust, by Stephanie Truchan
Request: Rezoning of 0.17-acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for residential development.
Staff Recommendations: Approval
Current Land Use: Small Apartment Building
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.17-acre site is comprised of a small apartment building. The site is adjacent to single-family dwellings in the D-5 district to the north, east and south. The site is adjacent to a community health facility office in the SU-38 district to the west.

REZONING

This request would rezone the property from the D-5 district to the D-8 district for residential development to legally establish the existing small apartment building, that would not be permitted in the existing D-5 district.

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

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

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

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for development in line with the context of the surrounding area and would align with the Traditional Neighborhood recommendation of the Comprehensive Plan. For those reasons, Staff is recommending approval of the request.

GENERAL INFORMATION

Existing Zoning	D-5		
Existing Land Use	Small Apartment Building		
Comprehensive Plan	Traditional Neighborhood		
Overlay	Transit Oriented Development		
Surrounding Context	Zoning		Surrounding Context
	North:	D-5	Single -family dwelling
	South:	D-5	Single-family dwelling
	East:	D-5	Single-family dwellings
	West:	SU-38	Community health facility office
Thoroughfare Plan			
	Pleasant Street	Local Street	60-foot existing and proposed right-of-way.
Context Area	Compact		
Floodway / Floodway Fringe	N/A		
Wellfield Protection Area	N/A		
Site Plan	N/A		
Elevations	N/A		
Landscape Plan	N/A		
Commitments	N/A		
Findings of Fact	N/A		
C-S / D-P Statement	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

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

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.

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Traditional Neighborhood Typology

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

Not Applicable to the Site.

ZONING HISTORY

2001-ZON-827; 901 South Shelby Street and other addresses (west of site), requests the Rezoning of 1.8 acres being in the C-5 and D-5 Districts, to the SU-38 classification to provide for the expansion of a community center into a proposed three story, 30,000 square foot building, **approved**.

98-UV1-111; 1129, 1131 Pleasant Street (subject site), requested a Variance of use and development standards of the Dwelling Districts Zoning Ordinance to legally establish 4 dwelling units (not permitted) within a two-story residential structure, and provide for two exterior staircases located with a side yard setback of zero feet on both the east and west sides of the building, and provide for a total of 4 off-street parking spaces, **granted**.

RU

EXHIBITS

LOCATION MAP



PHOTOS



Photo of subject site, looking south from Pleasant Street.



Photo of rear of subject site, looking northwest.



Photo of adjacent property to the east, looking south.



Photo of adjacent property to the west, looking southwest.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-CZN-846 / 2026-CPL-846

Property Address: 5611 Michigan Road

Location: Washington Township, Council District #2

Petitioner: National Veterinary Associates, by Russell Brown

Current Zoning: C-S

Request: Rezoning of 3.04 acres from C-S district to C-S district to provide for a veterinarian office.

Approval of a Subdivision Plat to be known as DRG Michigan Road, dividing 3.04 acres into two lots.

Current Land Use: Undeveloped.

Staff Recommendations: Approval of the rezoning request and the plat petition.

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 August 6, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

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.

PETITION OVERVIEW

This 3.04-acre site, zoned C-S, is undeveloped and surrounded by religious uses to the north, zoned D-2; commercial uses to the south, zoned C-S; undeveloped land to the east, zoned C-S; and commercial uses to the west, zoned C-S.

This site was included in petition 2012-ZON-070 that rezoned 20.827 acres to the C-S district to generally provide for C-3 uses.

PLAT

This request would provide for approval of a Subdivision Plat, to be known as DRG Michigan Road, dividing 3.04 acres into two lots.

Site Plan

The northern parcel (C1), comprised of 1.15 acres, would be developed with a 4,030-square-foot building, with a 3,358-square-foot future addition.

The proposed parking lot, that fronts on the access road, would provide for 19 spaces, with a future expansion of 21 spaces to the north.

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Division of Planning
Current Planning**

Access to the site would be from a shared drive along the internal access road, bisected by the shared property boundary between the two lots.

Lot C2, comprised of 1.89 acres, is undeveloped, except for the shared access drive along the western boundary and share boundary.

Streets

No new streets are proposed. Access to the site would be from an existing internal access road that intersects with Kessler Boulevard West Drive to the north and connects to the circulation system within this integrated commercial center to the west and south.

Sidewalks

A five-foot-wide sidewalk is proposed along the western frontage of Lot C1. Development of C2 would require sidewalks when developed in the future.

Waivers

None.

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 community commercial typology for the site.

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

As proposed, this request would align with the Plan recommendation. The 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.

C-S Statement – August 6, 2026

The proposed C-S Statement would allow a veterinarian office as a permitted use, in addition to the currently permitted uses that are generally C-3 uses as approved in the 2012 C-S Statement.

Overlay

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

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

Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees (Forest Alliance Woodlands) located throughout the site. Due to their inherent ecological, aesthetic, and buffering qualities, the maximum number of these existing trees should be preserved on the site.

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

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

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

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*),

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

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.

Planning Analysis

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

When this site was rezoned in 2012, proposed uses were generally those uses permitted in the C-3 district at that time, which did not include a veterinarian's office. The Ordinance required a C-4 district for veterinarian office use.

When the Ordinance was updated in 2016, animal care, boarding, and veterinarian services are now permitted uses in the C-3 district. Consequently, staff finds that the proposed use would be appropriate and supports the request, subject to the submittal of a tree inventory, tree assessment and preservation plan.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-2	Religious uses
South:	C-S	Commercial uses
East:	C-S	Undeveloped land
West:	C-S	Commercial uses
Thoroughfare Plan		
5611 Michigan Road	Primary Arterial	Existing 108-foot right-of-way and proposed 120-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes – Environmental Sensitive (ES) Area	
Wellfield Protection Area	No	
Site Plan	August 6, 2026	
Site Plan (Amended)	N/A	

Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	August 6, 2026

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.

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

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

Overlay modifications for Environmentally Sensitive Areas

- Any development impacting wetlands or **high-quality woodlands** should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

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

2020-ZON-075; 5555 and 5611 Michigan Road, requested rezoning of 7.1 acres from the C-S district to the C-S district to provide for self-storage facilities as a permitted use in addition to the uses previously approved by 2012-ZON-070, **withdrawn**.

2012-ZON-070; 5555-5609 Michigan Road and 1857 Kessler Boulevard, West Drive, requested rezoning of 20.827 acres, from the D-2 and SU-34 Districts to the C-S classification to provide for C-3 commercial uses, with prohibited uses, **approved**.

2009-ZON-047; 5555 Michigan Road, requested rezoning of 17.8 acres, from the SU-34 District, to the C-3C classification to provide for corridor commercial uses, **withdrawn**.

98-UV2-76; 5555 Michigan Road; requested variance of use of the Special Districts Zoning Ordinance to provide for philanthropic and educational uses, **approved**.

VICINITY

2008-DV3-021; 5620 Michigan Road (northwest of site), requested variance of development standards to provide for a drive-through for a restaurant within 60 feet of a protected district, **granted**.

2006-ZON-129; 1950 Kessler Boulevard West Drive (north of site), requested rezoning of 0.805 acre from D-2 and C-3 to C-3, **approved**.

98-UV2-76; 5555 Michigan Road (subject site), requested variance of use of the Special Districts Zoning Ordinance to provide for philanthropic and educational uses, **approved**.

96-SE3-3; 1849-1857 Kessler Boulevard West Drive (abutting site to north), requested special exception of the DDZO to provide for a church, **granted**.

94-UV2-93; 5602 Michigan Road (abutting site to west), requested variance of use to provide for the continued operation of a motor vehicle repair facility in an existing building, **granted**.

91-UV1-124; 5659 Michigan Road (abutting site to northwest), requested variance of use to provide for an automatic car wash within 175 feet of a residential district, **granted**.

62-Z-75; 5669 and 5685 Michigan Road (west of site), request rezoning of 1.60 acres, being in the R-2 district to the B-4 classification to permit the location and operation of a gasoline service station, **approved**.

EXHIBITS



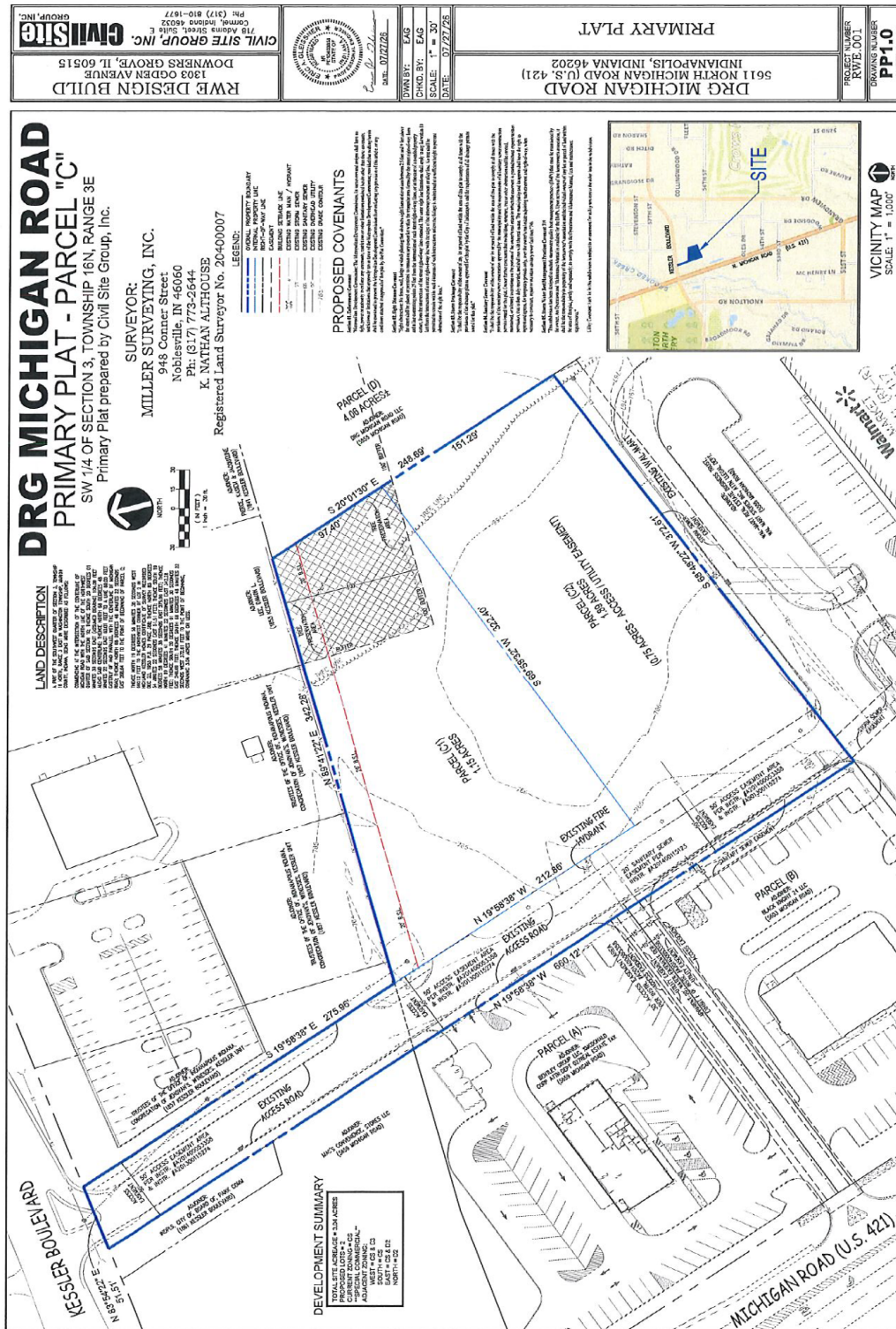
EXHIBIT A

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





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**Highland Kessler Commons
A Neighborhood Grocery Market Development
CS Site and Development Plan
2026 Update to Add Veterinarian Office as Permitted Use**

The proposal is an amendment to the 2012 commercial special development, affecting approximately 1.15 acres of the northwest portion of the subject property to provide for a veterinarian clinic as a permitted use.

2026 Veterinarian Office site plan: (see attached Exhibit "A")

General:

All utilities shall be underground.

No cell towers shall be permitted.

Music may be presented externally only so that its sound will not emanate beyond the subject premises and only during business hours.

List of C- 3 Uses from the Ordinance:

- (1) Any use permitted in the C-1 District (except convalescent or nursing home, assisted-living facility, day care center).
- (2) Automobile oil change or lubrication shops, subject to the provisions of section 732-203(b)(1)f.
- (4) Coupon or trading stamp redemption service.
- (5) Drinking place (no dancing or entertainment), subject to the provisions of section 732-203(b)(1)e., including:

- a. Bar
- b. Tavern

Any such bar or tavern shall be required to provide and sell a full lunch and dinner menu and shall operate in a first class manner. Examples of such would be: Binkley's Bar and Grill (located on College) and Georges (located on Binford Blvd) to name a few.

- (6) Eating place, any type of restaurant, subject to the provisions of section 732-203(b)(1)e.
- (7) Emergency shelter.
- (8) Outdoor advertising signs, subject to the sign regulations of Chapter 734 of this Code.
- (9) Parcel packing/mailing service (excluding industrial).
- (10) Personal service establishment, including the following:
 - a. Barber shop
 - b. Beauty shop

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Division of Planning
Current Planning**

- h. Card store
- i. Computer or computer software store
- j. Department store, any type
- k. Drapery/curtain store
- l. Drug store
- m. Fabric store
- n. Food store, any type, including: Bakery; Candy, nut or confectionery stores;
Convenience market, subject to the provisions of section 732-203(b)(1)f; Deli;
Grocery store; Produce, fruit, fish or meat markets
- o. Floor covering store, including: carpet, linoleum, tile
- p. Florist (including telegraph service)
- q. Frame shop
- r. Furniture store, any type
- s. Gift shop
- t. Hardware store
- u. Hobby, toy or game shop, including: Arts and crafts shop
- v. Hospital and sick room sales/rental and equipment
- w. Jewelry store
- x. Liquor store (package), subject to the provisions of section 732-203(b)(1)e.
however such liquor store will be prohibited from selling lottery tickets and shall
be required to carry and sell a wide range of wine and wine products.
- y. Luggage and leather goods
- z. Music store, new or used, including: Musical instrument store, Record, tape or
compact disc store, Sheet music store
- aa. Office supply store
- bb. Optical goods store
- cc. Paint or wallpaper store
- ee. Pet grooming
- ff. Pet obedience school
- gg. Pet shop
- hh. Pool and billiard table store
- ii. Radio, television or consumer electronics store
- jj. Religious goods store
- kk. Second hand store (excluding automotive or building materials)
- ll. Stationer
- mm. Telephone store
- oo. Trading stamp center
- pp. Trophy shop
- qq. Typewriter shop
- rr. Variety store

Gasoline Service Stations, Check cashing or validations services, Pawn
Shops, mortuaries and/or funeral homes, Adult Book Stores/shops, Adult
Entertainment Businesses, Auctions Rooms, Firearm/Gun Shops,

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Division of Planning
Current Planning**

Substance Abuse Clinics/Facilities, Firework Sales, and Motels shall also be precluded as permitted uses.

(15) Schools, including:

- a. Art
- b. Barber college/school
- c. Beauty or cosmetology college/school
- d. Dance
- e. Karate or martial arts
- f. Photography

(16) Singing society.

(17) Social club, membership.

(18) Temporary seasonal retail sales use, subject to the provisions of section 732-214(f).

(19) Other uses similar and comparable in character to the above permitted uses such as branch banks / restaurants with drive thrus.

(20) Accessory uses and structures, subordinate, appropriate and incidental to the above permitted primary uses, including supportive services directly related to and located in the same building with the primary use, shall be subject to the requirements of section 732-203(b)(1)g.

(21) Temporary structures, including fences, walls, buildings, barricades and similar temporary structures incidental and necessary to the development of land

(22) Veterinarian Office

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Current Planning**

Substance Abuse Clinics/Facilities, Firework Sales, and Motels shall also be precluded as permitted uses.

(15) Schools, including:

- a. Art
- b. Barber college/school
- c. Beauty or cosmetology college/school
- d. Dance
- e. Karate or martial arts
- f. Photography

(16) Singing society.

(17) Social club, membership.

(18) Temporary seasonal retail sales use, subject to the provisions of section 732-214(f).

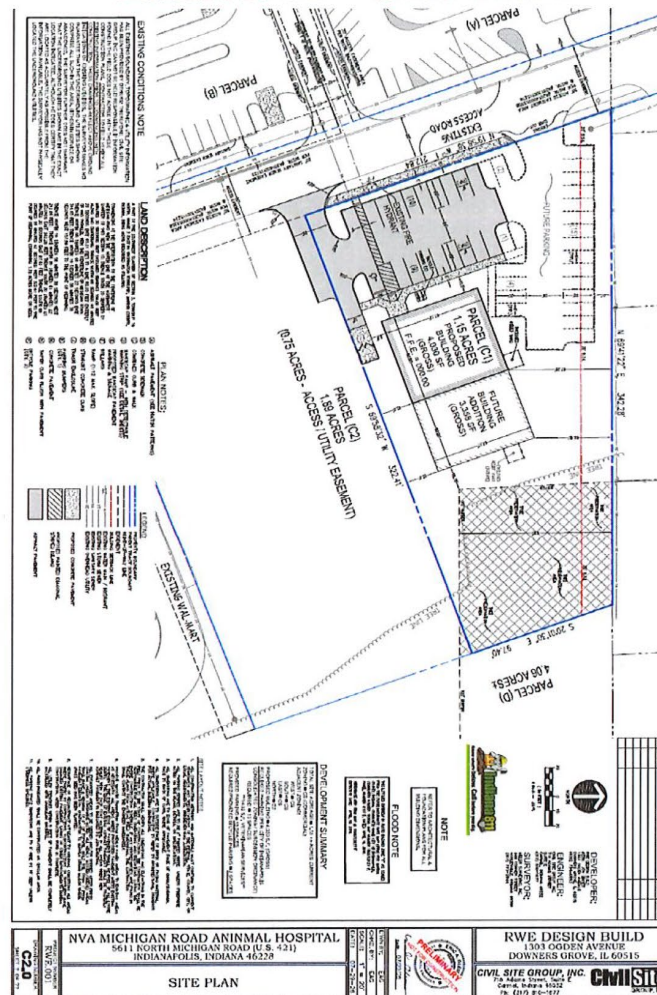
(19) Other uses similar and comparable in character to the above permitted uses such as branch banks / restaurants with drive thrus.

(20) Accessory uses and structures, subordinate, appropriate and incidental to the above permitted primary uses, including supportive services directly related to and located in the same building with the primary use, shall be subject to the requirements of section 732-203(b)(1)g.

(21) Temporary structures, including fences, walls, buildings, barricades and similar temporary structures incidental and necessary to the development of land

(22) Veterinarian Office

Exhibit A – Site Plan



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View looking south along north / south access road



View looking north along north / south access road

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View of site looking east across north / south access road



View of site looking southeast across north / south access road



View of site looking east across north / south access road



View of site looking north across drive along southern boundary

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View of site looking north across drive along southern boundary

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-CAP-852 / 2026-CVR-852

Property Address: 524 East 16th Street

Location: Center Township, Council District #13

Petitioner: Kroger Limited Partnership I, Alex Barnett

Current Zoning: PK-II

Request: Park District Two Approval to provide for one freestanding sign and one building sign on existing building.

Current Land Use: Commercial uses

Staff Recommendations: Approval of Park District Approval and Variance of Development Standards.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued 2026-APP-014 (now void) from the August 13, 2026 hearing, to the September 24, 2026 hearing, at staff's request, to provide additional time to submit a petition for a variance of development standards that would be companioned with the approval petition and provide notice.

STAFF RECOMMENDATION

Staff recommends approval of park district approval and the variance of development standards.

PETITION OVERVIEW

This 1.88-acre site, zoned PK-II, is developed with a grocery store and associated parking. It is surrounded by a parking lot to the north, zoned PK-II; a multi-family dwelling to the south, across East 16th Street, zoned D-8; multi-family dwellings to the east, across North Park Avenue, zoned PK-II; and undeveloped land to the west, zoned PK-II.

This site was included in Petition 70-Z-260 that rezoned 80 acres to the PK-II district. Petitions 89-AP-14 and 94-AP-31 provided for signage.

PARK DISTRICT TWO APPROVAL

This request would provide for Park District Two Approval to provide for updated existing signs, including a wall sign and a freestanding sign.

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

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

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

This request would allow for replacement of the existing wall sign and the sign face of the existing free-standing sign with the new logo. Staff finds that the proposed updated signs would be acceptable and compatible with the surrounding residential uses. Signage on this site has existed over 40 years, with occasional updates without a negative impact on adjacent land uses.

Staff would note that approval of this request relates only to signage and not approval of the site plan that depicts development of a fueling center and small retail building fronting on East 16th Street.

VARIANCE OF DEVELOPMENT STANDARDS

The request would provide for a 188.4-square-foot building sign when the Ordinance limits square-footage to a maximum of 74-square feet or 3% of the building façade in special use districts.

The existing wall sign is approximately 99 square feet that received Administrator Approval in 2017 (2017-ADM-087). The proposed wall sign would be approximately 89 square feet larger but given the historical use of this site and improvements to the building façade, staff finds that the larger sign would not be out of scale with the building and would not negatively impact the surrounding residential character of the surrounding neighborhood. Therefore, staff supports this request.

GENERAL INFORMATION

Existing Zoning	PK-II	
Existing Land Use	Commercial uses	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	PK-II	Parking lot
South:	D-8	Multi-family dwelling
East:	PK-II	Multi-family dwellings
West:	PK-II	Undeveloped land
Thoroughfare Plan		
East 16 th Street	Primary Arterial	Existing 55-foot right-of-way and proposed 78-foot right-of-way.
North Park Avenue	Local Street	Existing 55-foot right-of-way and proposed 78-foot right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 12, 2026	
Site Plan (Amended)	N/A	
Elevations	August 12, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 12, 2026	
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:

- 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

2022-APP-005; 524 East 16th Street, requested Park district Two Approval to provide for an automobile fueling station, **withdrawn**.

94-AP-31; 524 East 16th Street, requested Park District Two approval to provide for the placement of a 100-square-foot wall sign, **approved**.

89-AP-13; 524 East 16th Street, requested Park District Two approval for the relocation of existing building signs, **approved**.

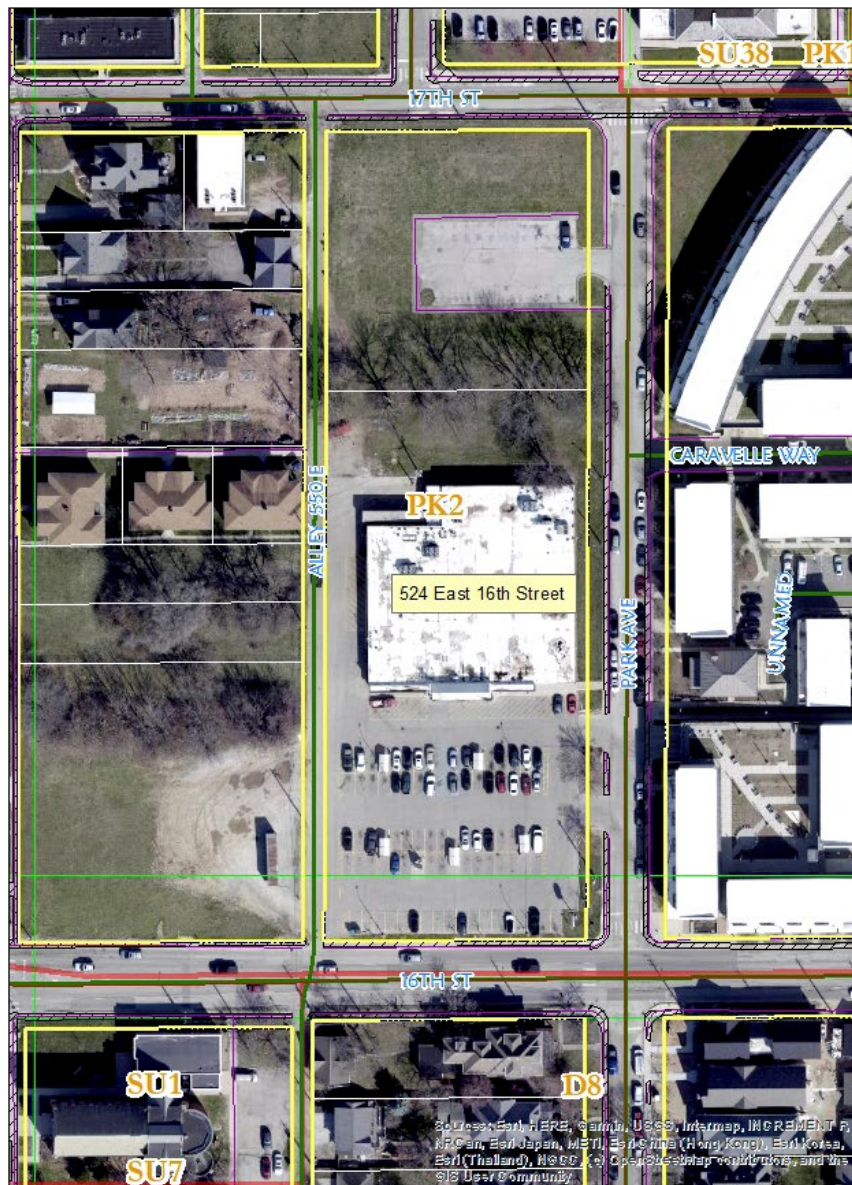
74-AP-46, 1642 North Park Avenue, requested Park District Two approval for a kitchen addition, **approved**.

70-Z-260; 500-600 block of East 16th Street, requested rezoning of 80 acres, being in the C-1, C-3, C-4 and D-8 districts, to the PK-2 classification to provide for PK-2 uses, **approved**.

VICINITY

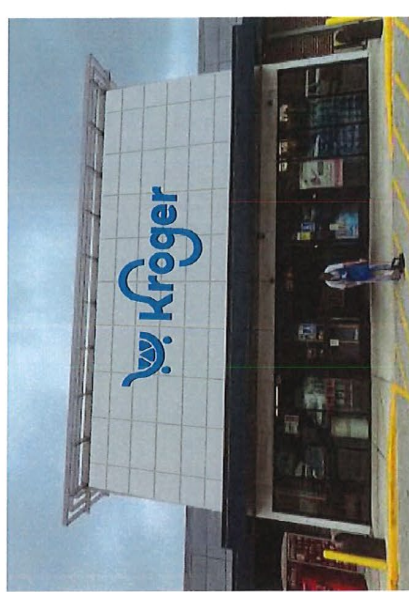
2004-APP-826 / VAR-826; 1605 Central Avenue (west of site), requested Park District-Two Approval to provide for a 3,082-square foot bank with three drive-through lanes, a 10-foot tall, 101.60 square foot pylon sign and an eighteen-foot tall, 65.41-square foot pole sign; and a variance of development standards of the Sign Regulations to provide for increased height for a ground sign and pole site **dismissed**.

EXHIBITS





EXISTING



PROPOSED

A REMOVE EXISTING LETTER SET.
 PAINT/PATCH HOLES.
 INSTALL NEW LETTER SET AS SHOWN

KROGER #001
 524 E. 16TH STREET
 INDIANAPOLIS, IN

DRAWING NO:
 892846121.05

DATE: 5.5.2025
 S. YEMAS

CUSTOMER APPROVAL:

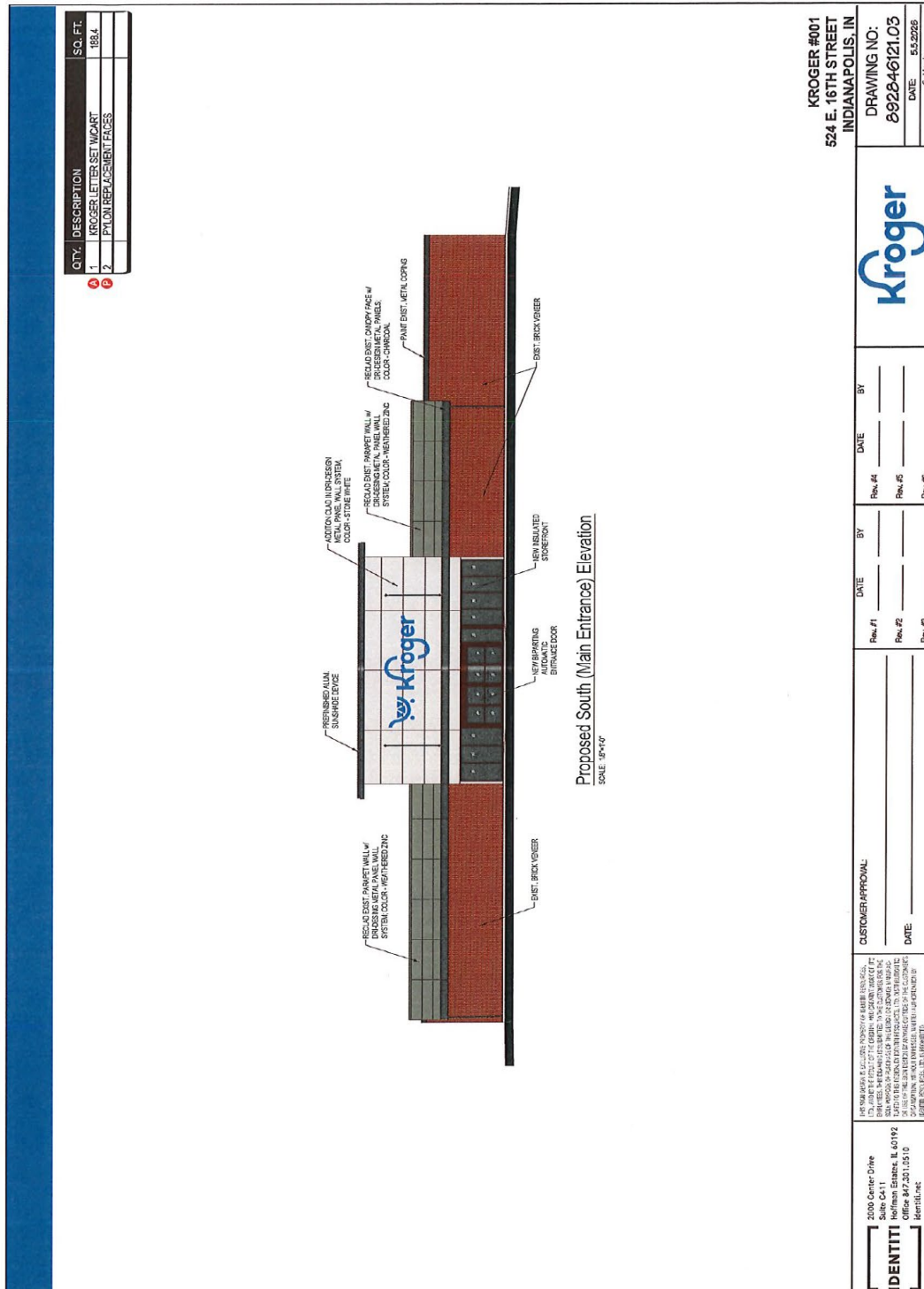
DATE: _____

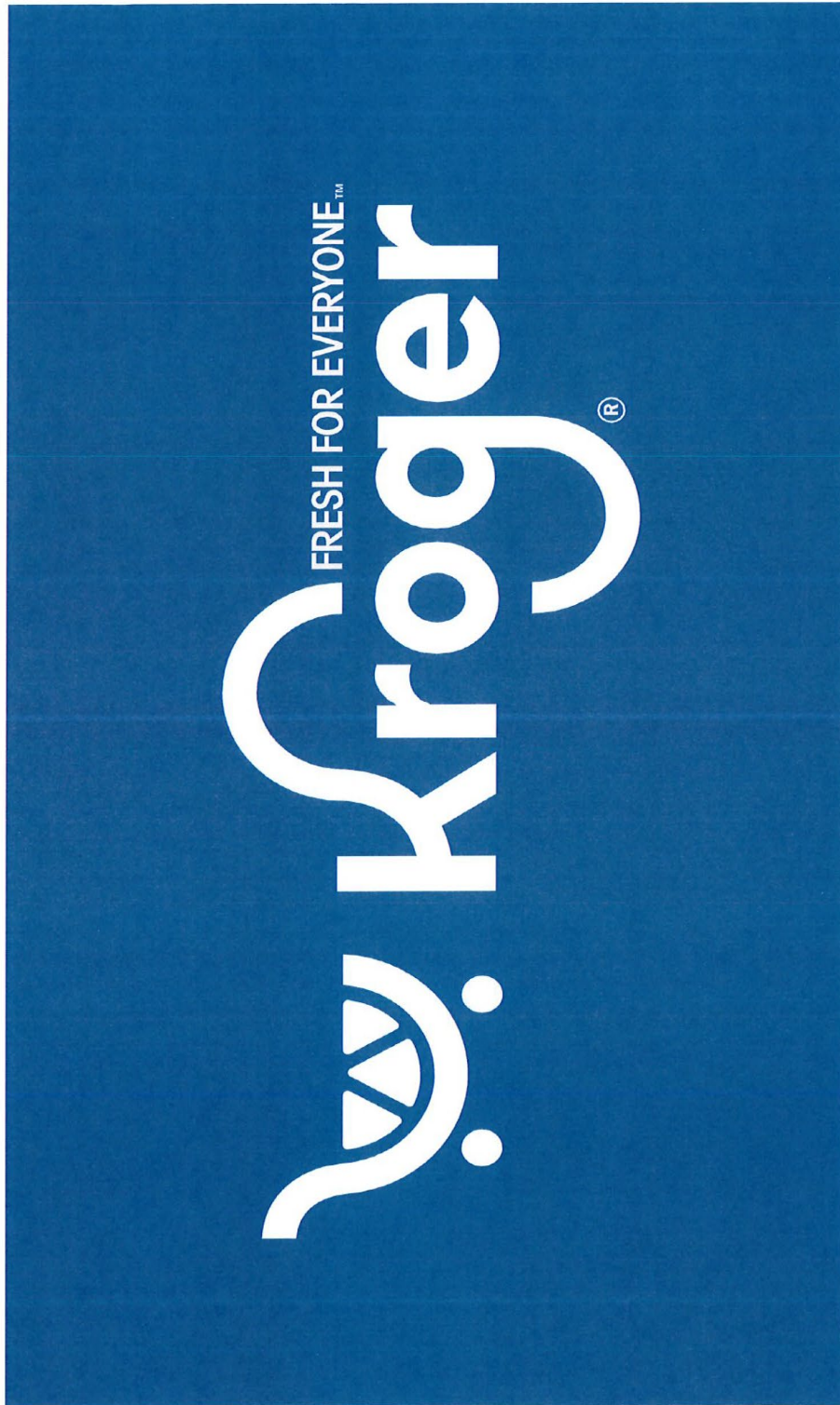
Kroger

IDENTITI
 2000 Center Drive
 Suite 401
 Hoffman Estates, IL 60112
 Office 847.301.0510
 identiti.net

Rev. #1 _____
 Rev. #2 _____
 Rev. #3 _____

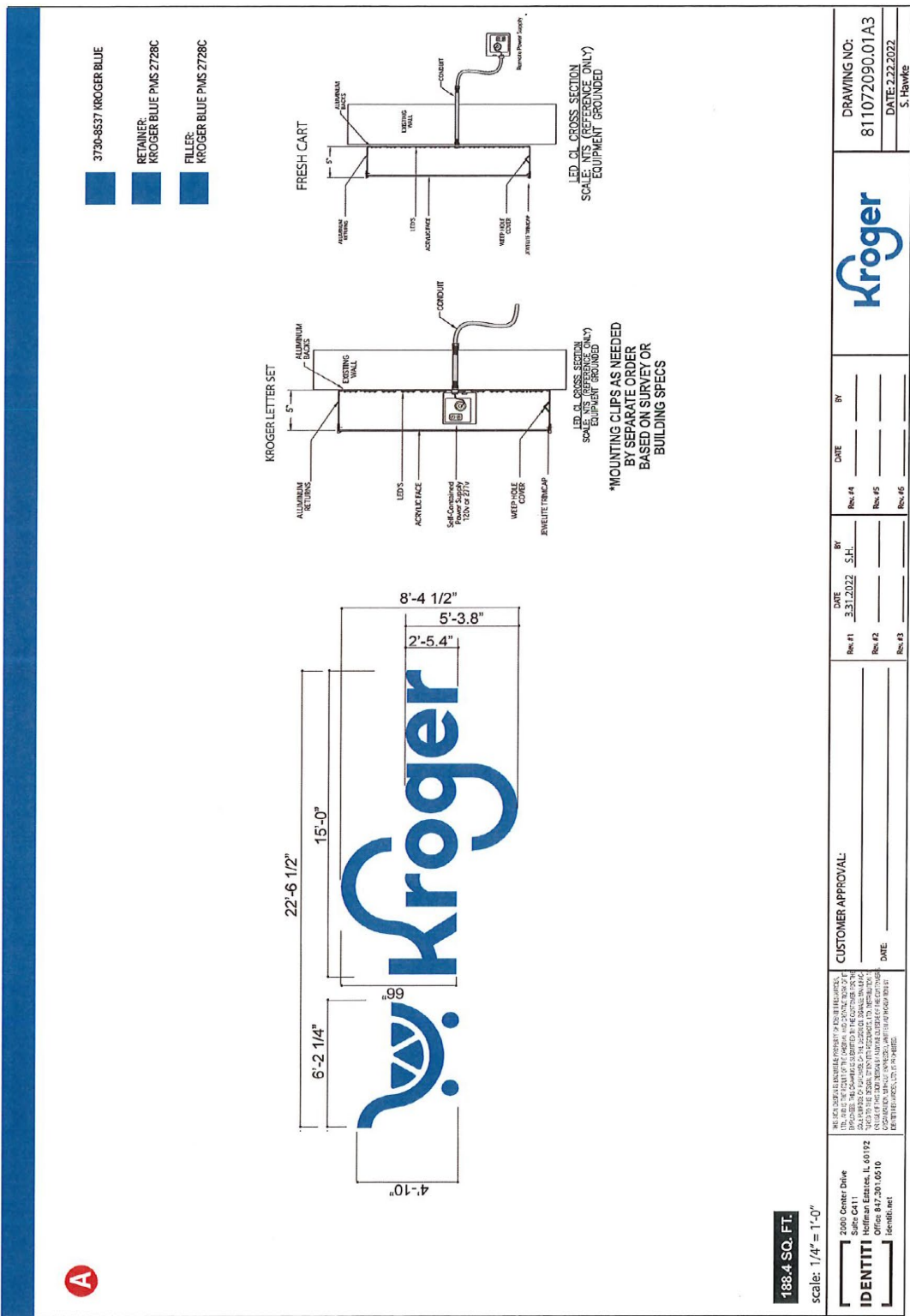
Rev. #4 _____
 Rev. #5 _____
 Rev. #6 _____

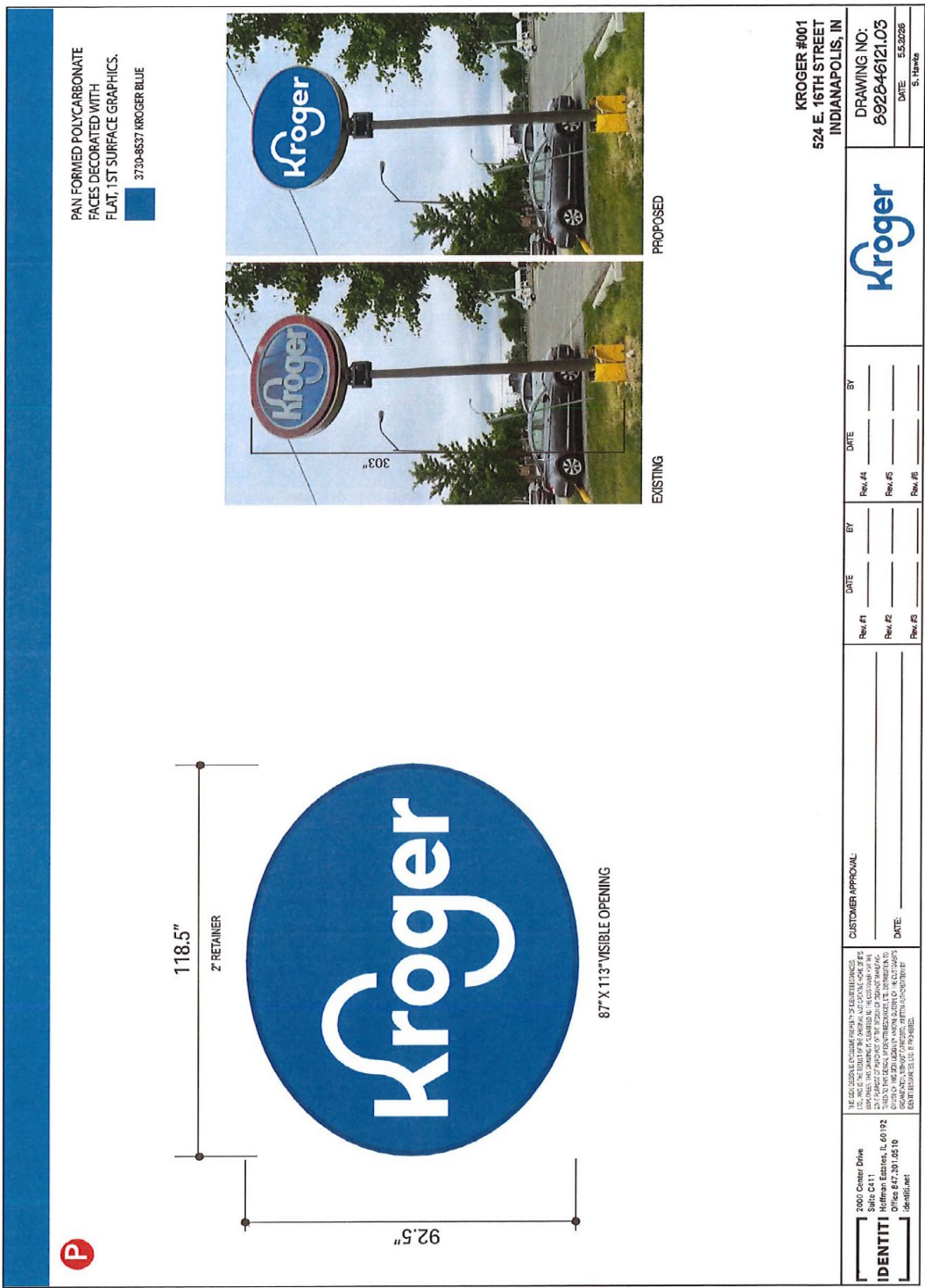




KROGER #001
524 E. 16TH STREET
INDIANAPOLIS, IN
892846121.03 5.5.2026

[IDENTITI]





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

Petition Number _____

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

FINDINGS OF FACT

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

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

The Comprehensive plan does not take into account Kroger's new branding that is being applied enterprise wide. This request is to update the lettering and add the signature "fresh cart" logo. This helps provide consistency not just regionally, but also with the other Kroger locations in Indianapolis.
of clutter.

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 sign is reasonable and scalable to the building elevation. It does not create a cluttered appearance. This is a commercial zone and the signage is appropriate considering the surroundings.

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

Not affected by this proposal

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

Not affected by this proposal

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

Not affected by this proposal



Department of Metropolitan Development
Division of Planning
Current Planning

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:

Not affected by this proposal

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:

Not affected by this proposal

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



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:

This sign is not designed to distract or compete for the attention of drivers. The sign as proposed only advertises for Kroger.

Who has been a productive member of the community in which it serves. The signage helps to aid in the availability of food for all communities.

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 sign helps Kroger maintain its property and continue to offer a consistent branding package across the region.

The economic contribution to the local economy by providing jobs and access to food, the surrounding properties stand to benefit from this proposal

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

The setback and size of the building make for a scenario where larger signage is required. This signage is scalable to the size of the building and appropriate given the ±200 ft setback of the sign to the road. The current signage is small in comparison to the facade it is located on. The proposed sign is appropriate in size and does not create a cluttered appearance.

DECISION

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

Adopted this _____ day of _____, 20 ____



View looking east along East 16th Street



View looking west along East 16th Street

Department of Metropolitan Development
Division of Planning
Current Planning



View looking north along North Park Avenue



View looking north at existing wall sign



View of existing free-standing sign looking east



View from site looking southeast across East 16th Street



View from site looking southwest across East 16th Street



View from site looking west at adjacent property

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-ZON-079
Property Address: 6650 South Meridian Street
Location: Perry Township, Council District #22
Petitioner: Immanuel Mizo Methodist Church, by Andi Metzel
Current Zoning: D-A
Request: Rezoning of 8.68 acres from the D-A district to the SU-1 district to provide for religious uses.
Current Land Use: Undeveloped land
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

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

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.

PETITION OVERVIEW

This 8.68-acre site, zoned D-A, is undeveloped and surrounded by single-family dwellings to the north, zoned D-3; single-family dwellings to the south, zoned D-3 and D-A; single-family dwelling to the east, across South Meridian Street, zoned D-3; and single-family dwellings to the west, zoned D-A.

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Division of Planning
Current Planning**

This site was included in Subdivision Plat petition 2024-CPL-834 that divided 14.68 acres into two lots to be known as 6650 South Meridian Street Addition. This site (Lot 1) consists of 8.68 acres. See Exhibit A.

REZONING

The request would rezone the site from the D-A district to the SU-1 district to provide for religious uses. The following regulation would be applicable to all land within the SU-1 district. "No building, structure, premises or part thereof shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this article and until the proposed Site and Development Plan and landscape plan have been filed with and approved on behalf of the Commission by the Administrator or approved by the Commission."

The Comprehensive Plan recommends suburban neighborhood typology.

Recommended land uses in this typology include detached / attached / 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.

Tree Preservation / Heritage Tree Conservation

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

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

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

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

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Division of Planning
Current Planning**

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

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

Planning Analysis

As proposed, this request would align with the Plan recommendation of suburban neighborhood, that recommends places of worship. .

Staff would note that development of the site would require Administrator Approval and would be reviewed using C-1 development standards.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-family dwellings
South:	D-3 / D/A	Single-family dwellings
East:	D-3	Single-family dwellings
West:	D-A	Single-family dwellings
Thoroughfare Plan		
South Meridian Street	Primary Arterial	Existing 100-foot right-of-way and proposed 102-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 4, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	

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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types –Suburban Neighborhood Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Hydrological patterns should be preserved wherever possible.
- Curvilinear streets should be used with discretion and should maintain the same general direction.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

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Current Planning**

Large-Scale Schools, Places of Worship, Community Servicing Institutions / Infrastructure, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities would not be included in this definition and are considered to be regional special uses.)

- Should be located along an arterial 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.
- Schools should not be within 1000 feet of a highway, freeway, or expressway.
- Should be located within one-half mile of a bus or rapid transit stop unless there is no bus service within the institution's service area.
- In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
- Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

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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Division of Planning
Current Planning**

- 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.

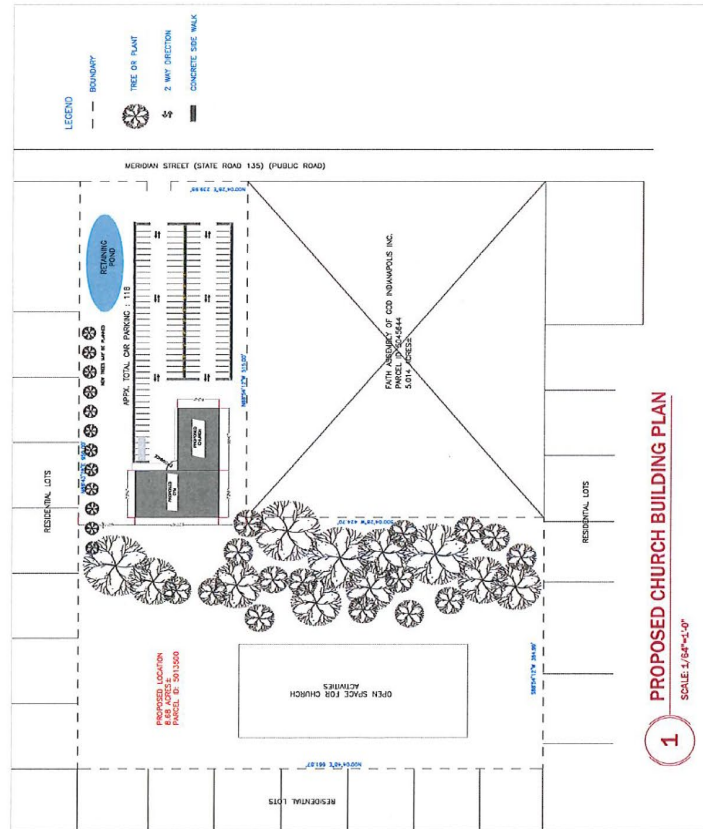
ZONING HISTORY

2026-ZON-070; 6650 South Meridian Street, requested rezoning of five acres from the D-A district to the SU-1 district to provide for religious uses, **pending**.

2024-CVR-834 / 2024-CPL-834; 6650 South Meridian Street, requested a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One and approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acre into two lot, **denied / approved**.



PROPOSED LOCATION FOR REZONING
6650 S MERIDIAN ST, INDIANAPOLIS, IN 46217



PARCEL ID: 5013500
Legal Description
PT NE1/4 SE1/4 S11 T14 R3 B3G 565.01' W OF SE COR P.O.B N424.7" E515' N239.42" W900' S669.4' E384.99' TO BEG
Block
2003

**BUDGET PRO
RENOVATIONS**
Roofing, Siding, Gutters

3063 Madison Ave,
Indianapolis, IN 46227

pro@bprc.com
www.bprc.com

PRELIMINARY	PLANT	GEOMETRICAL
-------------	-------	-------------



OWNER NAME: KCHINHC

PROJECT LOCATION
3850 S. MICHIGAN ST.,
NOMANACOLS, IN 46217

PROJECT NO.: 26-51326

DATE: 5/13/2026

20/05/2015

SHEET TITLE

panasonic philipine philam

SHEET NO.

A-2

[illegible]

EXHIBIT B

Heritage Tree Conservation

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

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

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 south along South Meridian Street



View looking north along Meridian Street



View of site looking north from the adjacent property to the south



View of site looking north from the adjacent property to the south

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking north from adjacent property to the south



View of site looking northwest

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-CZN-851 / 2026-CVR-851

Property Address: 2202 North Sherman Drive & 3724 East 22nd Street (*Approximate Addresses*)

Location: Center Township, Council District #8

Petitioner: Rock Impact, LLC, by Howard Stevenson

Current Zoning: UQ-1
Rezoning of 0.24-acre from the UQ-1 district to the D-5 district to provide for residential uses.

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide proposed detached single-family dwellings to encroach into the clear sight triangle.

Current Land Use: Undeveloped

Staff Recommendation: Staff recommends **approval** of the rezoning.
Staff recommends **denial** of the variance.

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

N/A

STAFF RECOMMENDATION

Staff recommends **approval** of the requested rezone.

Staff recommends **denial** of the requested variance.

PETITION OVERVIEW

LAND USE

The parcels at 3724 East 22nd Street and 2202 North Sherman Drive combine for roughly 0.24-acre. Both lots are currently vacant and zoned UQ-1. Historical aerial images show what appeared to be single-family dwellings on each lot until fall of 2017. These two parcels, along with a number of others, were rezoned to UQ-1 in 2021 (2021-ZON-071). Parcels to the west are zoned D-5. Parcels to the north are split between the D-5 and I-3 zoning districts. Parcels to the south are zoned UQ-1.

Rezoning

Rezoning the two parcels to D-5 will allow for the construction of a single-family home on each lot, for a total of two single-family homes. While both parcels are designated as “Regional Special Use” under the Comprehensive Plan, this designation is a remnant of their connection to the now-defunct Martin University. The rezoning of these parcels would help to restore a natural buffer along 22nd Street separating residential uses to the north and the institutional uses to the south.

Given the context of the surrounding residential uses on the block, the fact that the land use plan of Regional Special Use no longer reflects the current context of the area, the fact that single-family housing corresponds to the Traditional Neighborhood typology directly to the north, and the restoration of the residential context this rezone would provide, staff recommends **approval** of this rezone.

Variance

The petitioner is seeking a variance to allow for the porches and porch fencing to encroach into the clear sight triangles. For 3724 East 22nd Street, site plans indicate that the encroachment into the clear sight triangle between 22nd and Station streets is minimal. However, this also indicates that the amount of adjustment needed for the site plans is also minimal.

If the property were to be rezoned to D-5, the Walkable Neighborhood Design Standards would apply (744-701). Through Staff’s analysis, it was determined that the Terrace Frontage Type would be the most appropriate designation for Station Street (where the house is proposed to front on). Terrace Frontage standards allow for a 10-foot to 19.9-foot front building line. Current site plans show the front building line setback 18 feet from Station Street, indicating that there are another 1.9-feet for the house to be moved back while remaining in compliance with Ordinance standards.

The petitioner has indicated concern that moving the house back further would lessen the amount of backyard available to the property. Part of this is due to the size and placement of the garage. Site plans indicate that the garage is setback 7 feet off the rear lot line. Garages can go up to 5 feet off the lot line. The site plans indicate that there is some room for the garage to be moved before it would encroach into the clear sight triangle of the alley and right-of-way. Additionally, Ordinance standards only require 1 off-street parking spot per dwelling unit. A two-car garage goes beyond the size and scope required by Ordinance standards. As street parking is available on both 22nd and Station, additional parking needs could utilize public on-street parking. If the house were moved back 1.9 feet and the garage moved back a full two feet, this would leave a 30.1-foot long backyard. Staff estimates there would be roughly 57 feet from the rear building line to the rear lot line. While many houses immediately to the north on Station Street have rear yards closer to 65 or 70 feet, it should be noted that many also do not have garages interrupting the amount of rear yard available.

The encroachment into the clear sight triangle for Sherman and 22nd is more severe. Site plans indicate the encroachment is 6 feet at its widest point. This difference stems from the fact that Sherman is classified as a primary arterial whereas Station and 22nd Street are classified as local streets. Primary arterials require a larger distance in clear sight triangle calculations. Given that Sherman is a primary arterial and this part of Sherman lacks quality pedestrian amenities staff finds that the Neighborhood

Frontage type is the most appropriate designation for this site. The Ordinance indicates that the front building line for this frontage type should be setback between 20 and 50 feet. The site plan shows the front building line setback to 26 feet. The house could be moved back another 6 feet and maintain compliance with the Ordinance. Again, the garage in this instance can be moved back closer to the rear lot line as well and decreased in size as only 1 off-street space is required and there is parking available on 22nd Street. If the house and garage were moved accordingly and the garage did not change in size, there would be roughly 24-foot long backyard. Staff estimates that there would be approximately 49 feet between the rear building line and the rear lot line. Lots with garages on Sherman average roughly 33.5 feet.

Under state law, a variance may only be approved upon a determination that ALL five of the following criteria are met:

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- The need for the variance arises from some condition peculiar to the property involved;
- The strict application of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought; and
- The approval does not interfere substantially with the comprehensive plan

Given that there are design solutions that exist to bring this property into compliance with the Ordinance, the site-specific practical difficulties and peculiar condition to the property cannot be met. As such, staff recommends **denial** of these variances.

GENERAL INFORMATION

Existing Zoning	UQ-1	
Existing Land Use	Undeveloped	
Comprehensive Plan	Regional Special use	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	D-5 / I-3	North: Residential
South:	UQ-1	South: Institutional
East:	I-4	East: Heavy Industrial
West:	D-5	West: Residential
Thoroughfare Plan		
Sherman Drive	Primary Arterial	60-foot existing right-of-way and 88-foot proposed right-of-way
22 nd Street	Local Street	50-foot existing right-of-way and 48-foot proposed right-of-way
Station Street	Local Street	50-foot existing right-of-way and 48-foot proposed right-of-way

Context Area	Compact
Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	8/11/2026
Site Plan (Amended)	9/15/2026
Elevations	7/8/2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

The Comprehensive Plan assigns the “Regional Special Use” typology to the site. This typology “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.”

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.

ZONING HISTORY

ZONING HISTORY – SITE

2021-ZON-071; 3429 Massachusetts Avenue, 2202 North Sherman Drive, 2166 and 2172 Avondale Place, 2175 and 2187 North Olney Street, 2185 North Gale Street and 3724 East 22nd Street, Rezoning of 1.19 acres from the D-5, C-5, and I-3 districts to the UQ-1 district, approved.

ZONING HISTORY – VICINITY

99-CP-37Z; 2197 North Gale Street, Rezoning of 5.160 acres from D-5 to UQ-1, approved.

2000-ZON-127A; 2182 North Sherman Drive, Rezoning of 0.239 acre from I-3-U to UQ-1, approved.

2001-ZON-125; 2193 Station Street, Rezoning of 0.349 acre from D-5 to UQ-1, approved.

2004-ZON-011; 2186 North Sherman Drive, Rezoning of 0.449 acre from I-3-U to UQ-1, approved.

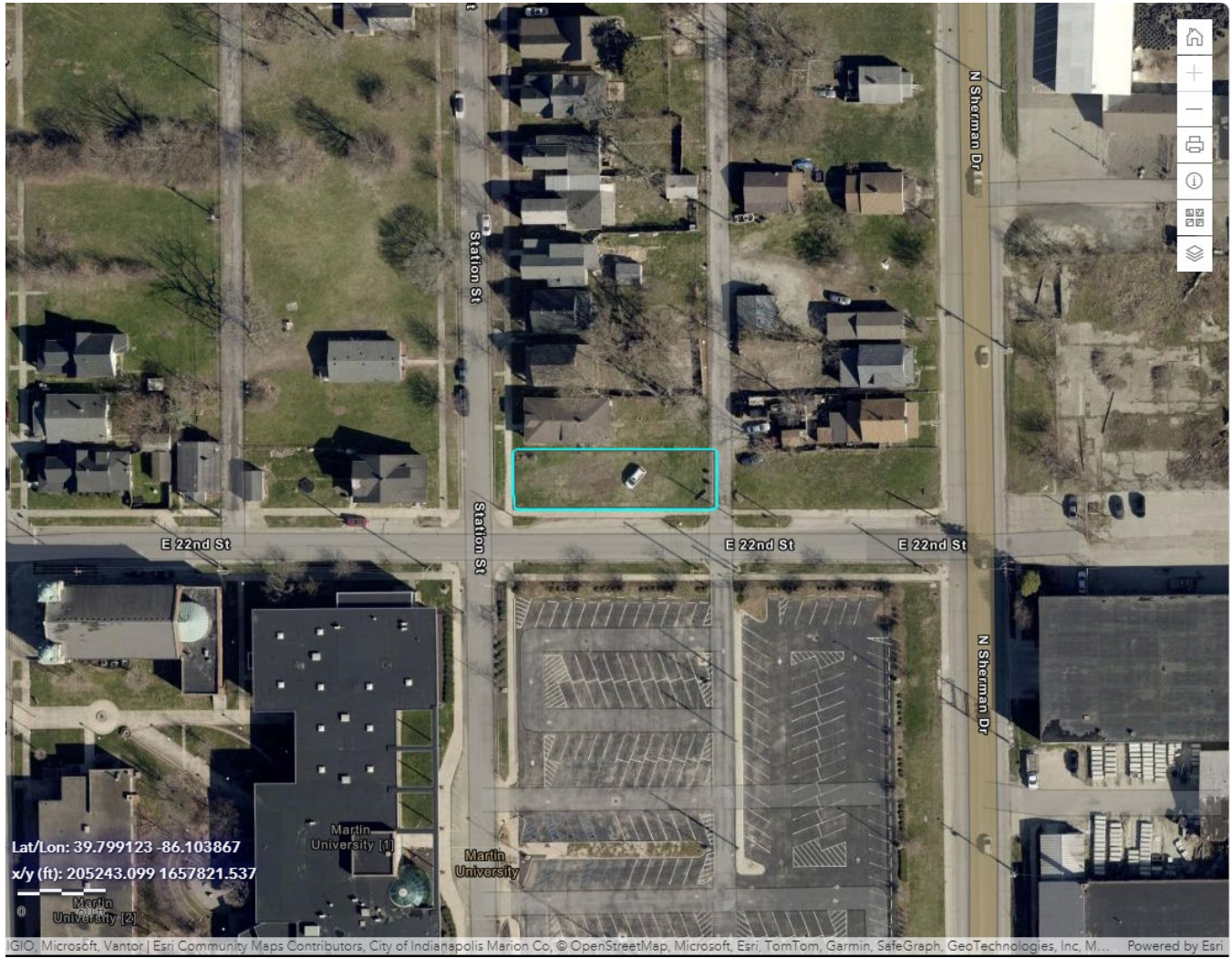
2010-CVR-816; 2178 Station Street, Variance of Development Standards of the University Quarter One District to provide for a parking lot with a 10-foot setback along 22nd Street (25-foot front setback required), a zero-foot setback along Sherman Drive (40-foot front setback required), and a 3.5-foot setback from the right-of-way of Interstate 70 (15-foot side setback required), approved subject to condition.

EXHIBITS

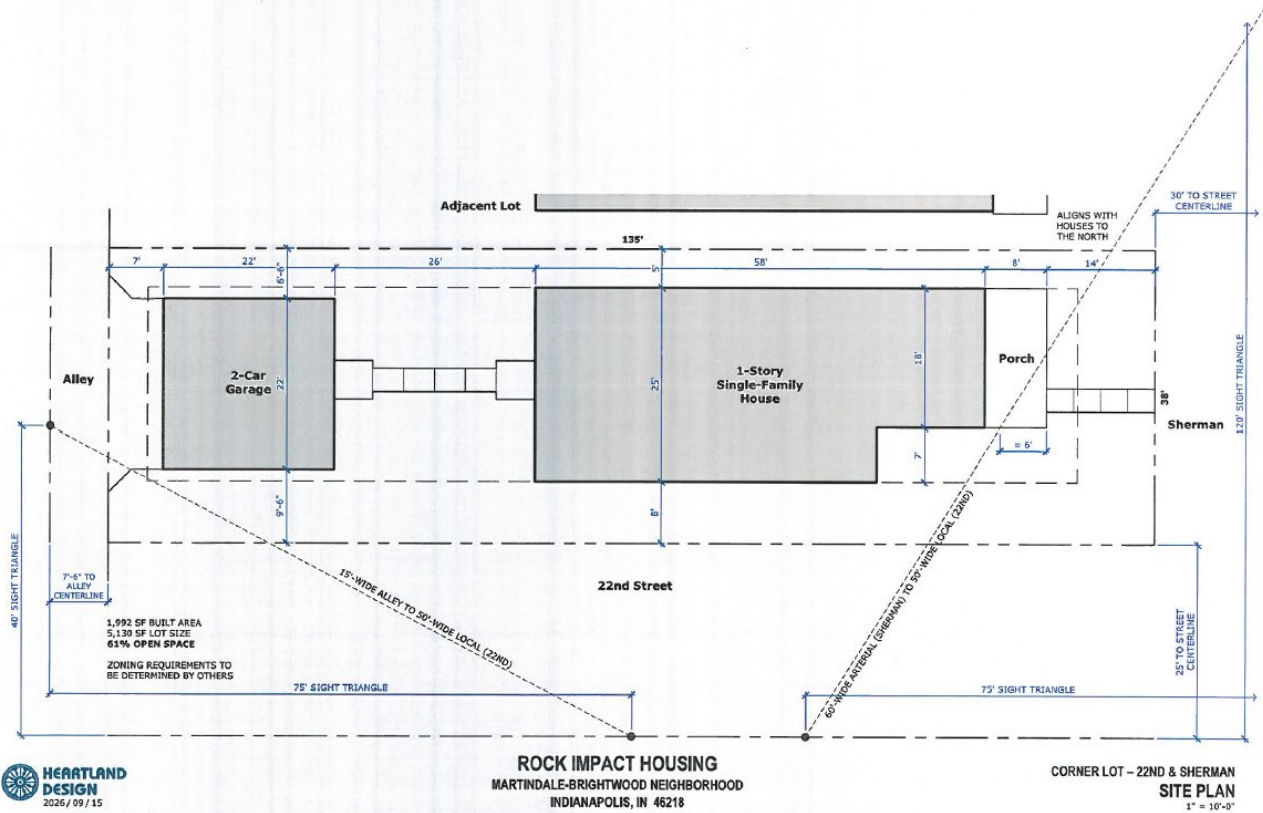
2026-CZN-851 / 2026-CVR-851; Aerial Map for 2202 North Sherman Drive



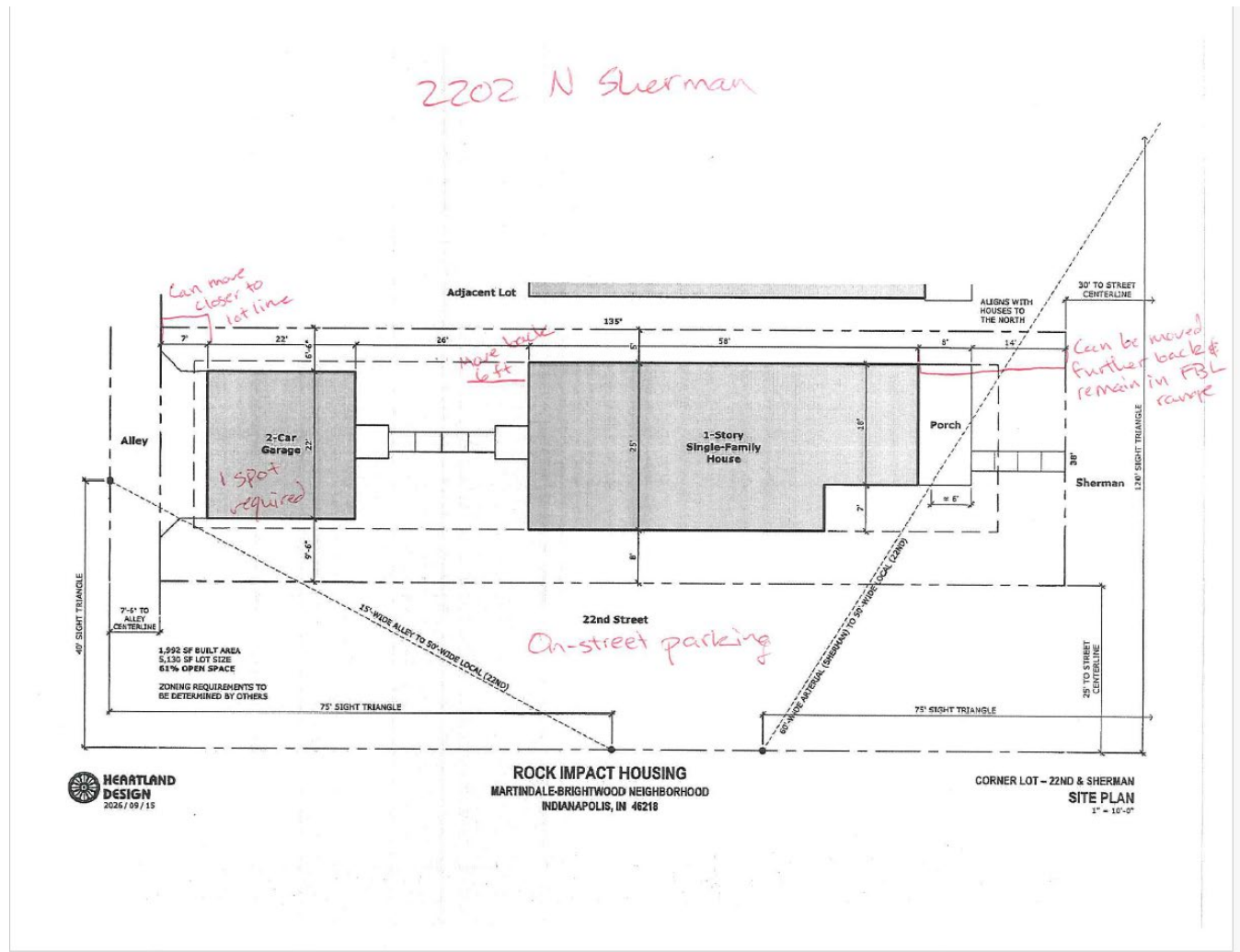
2026-CZN-851 / 2026-CVR-851; Aerial Map for 3724 East 22nd Street



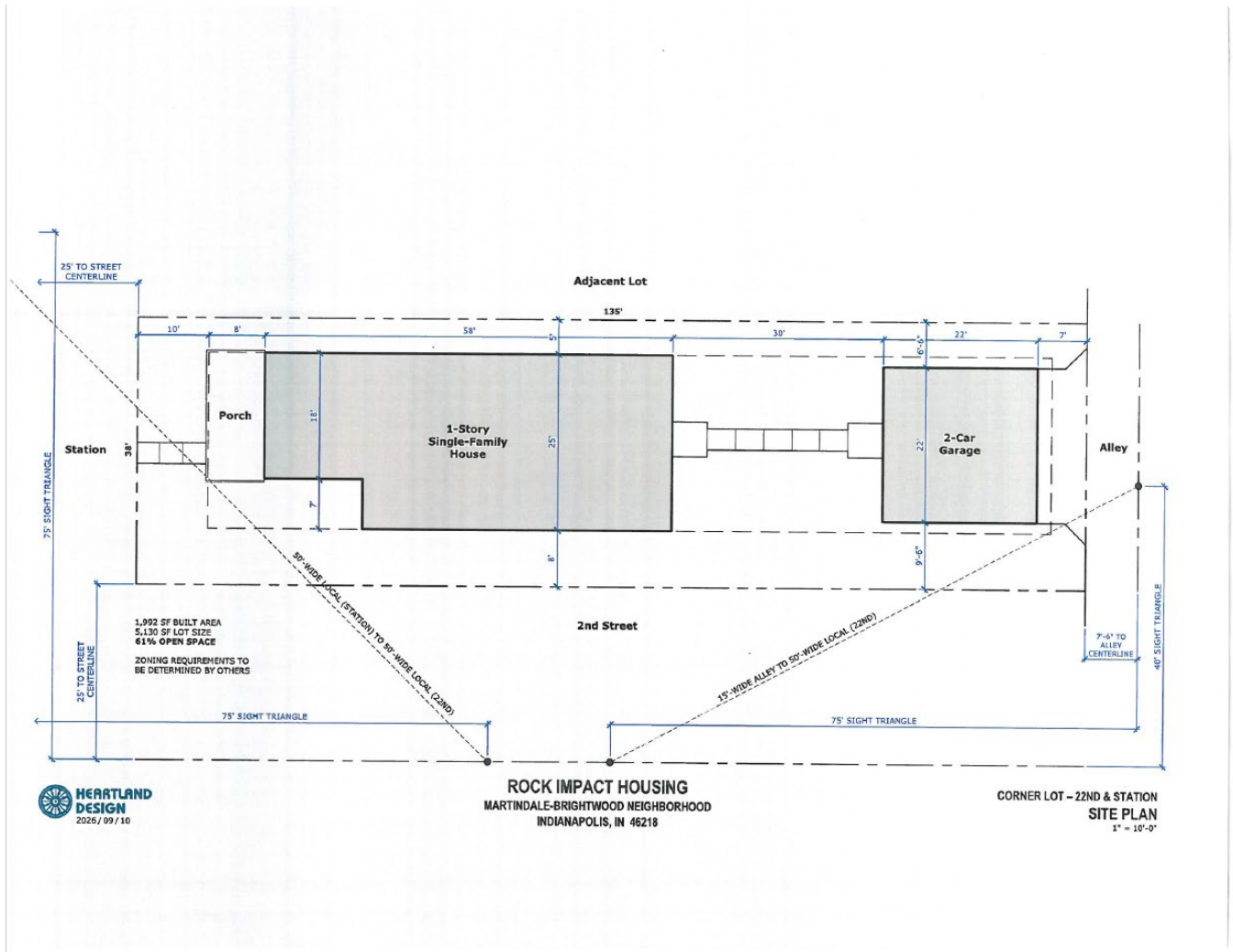
2026-CZN-851 / 2026-CVR-851; Site Plan for 2202 North Sherman Drive



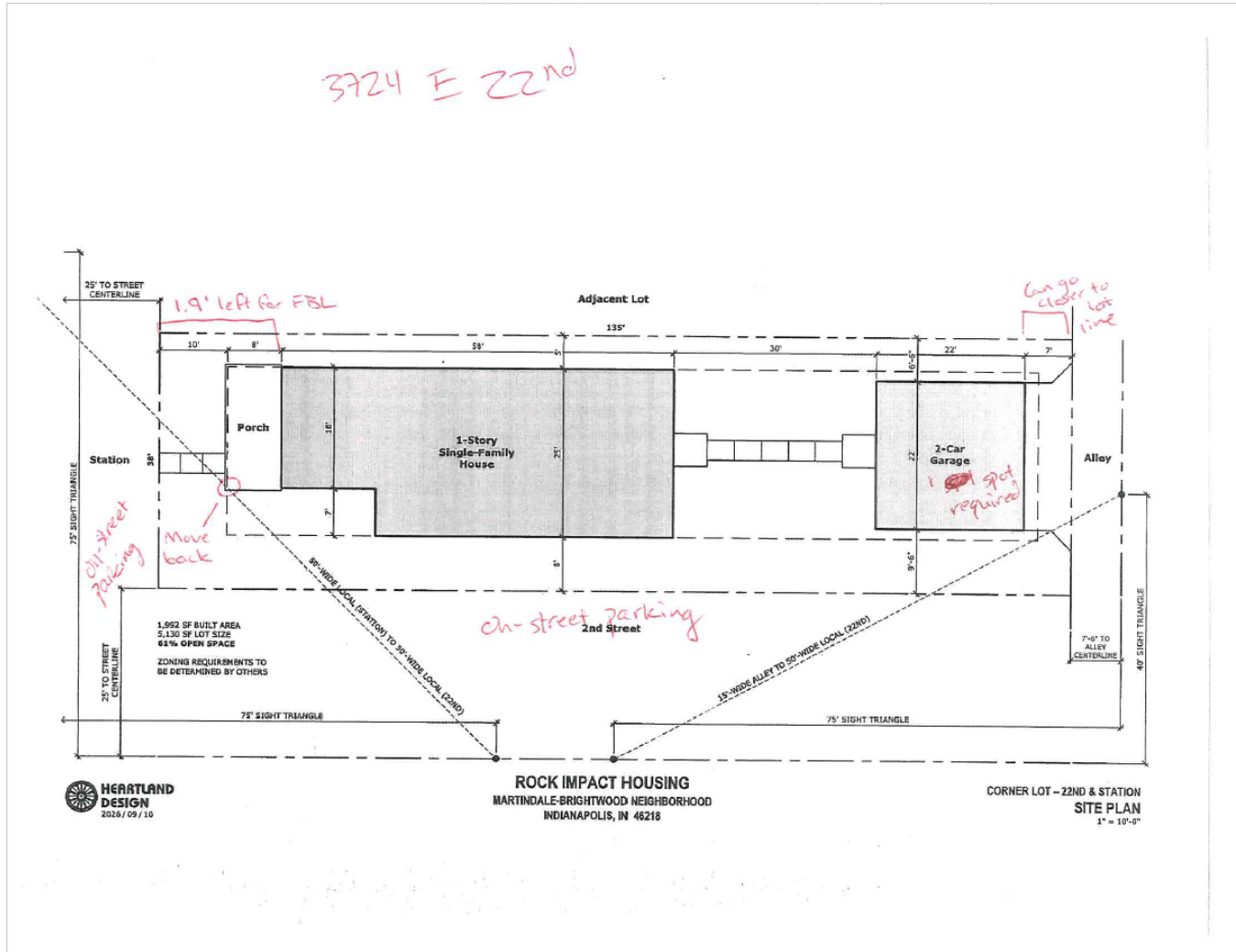
2026-CZN-851 / 2026-CVR-851; Staff Annotated Site Plan for 2202 North Sherman Drive



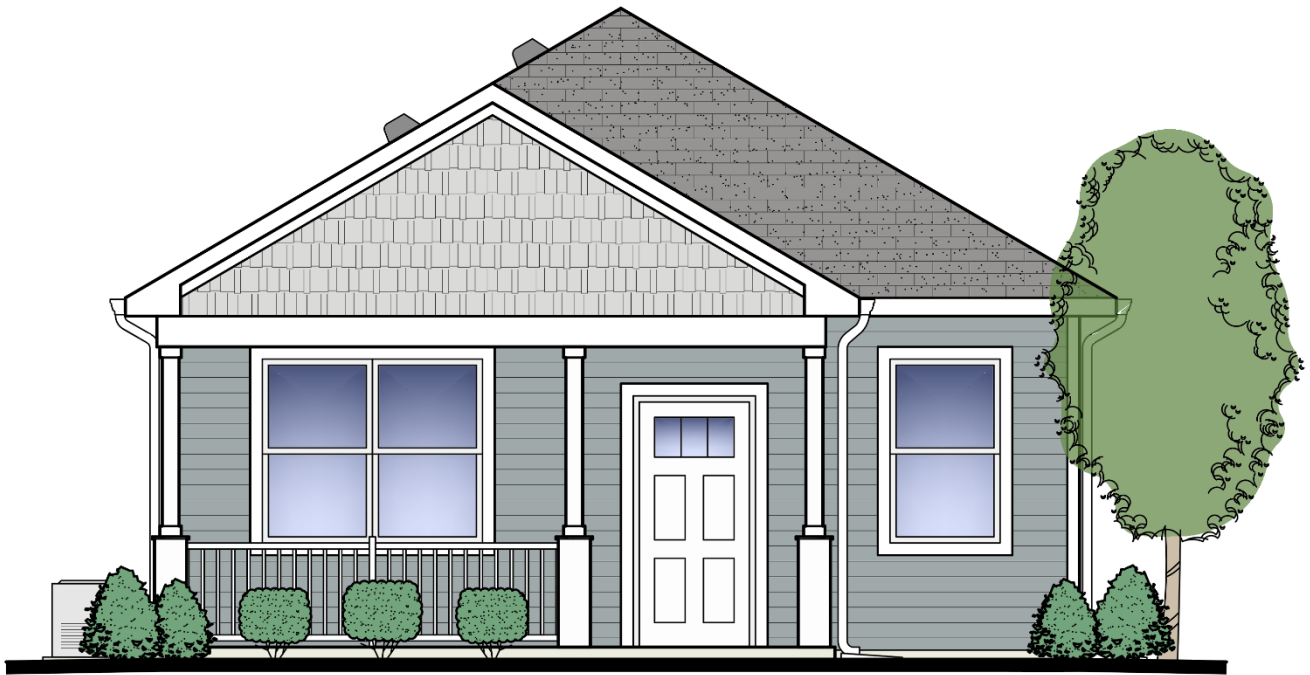
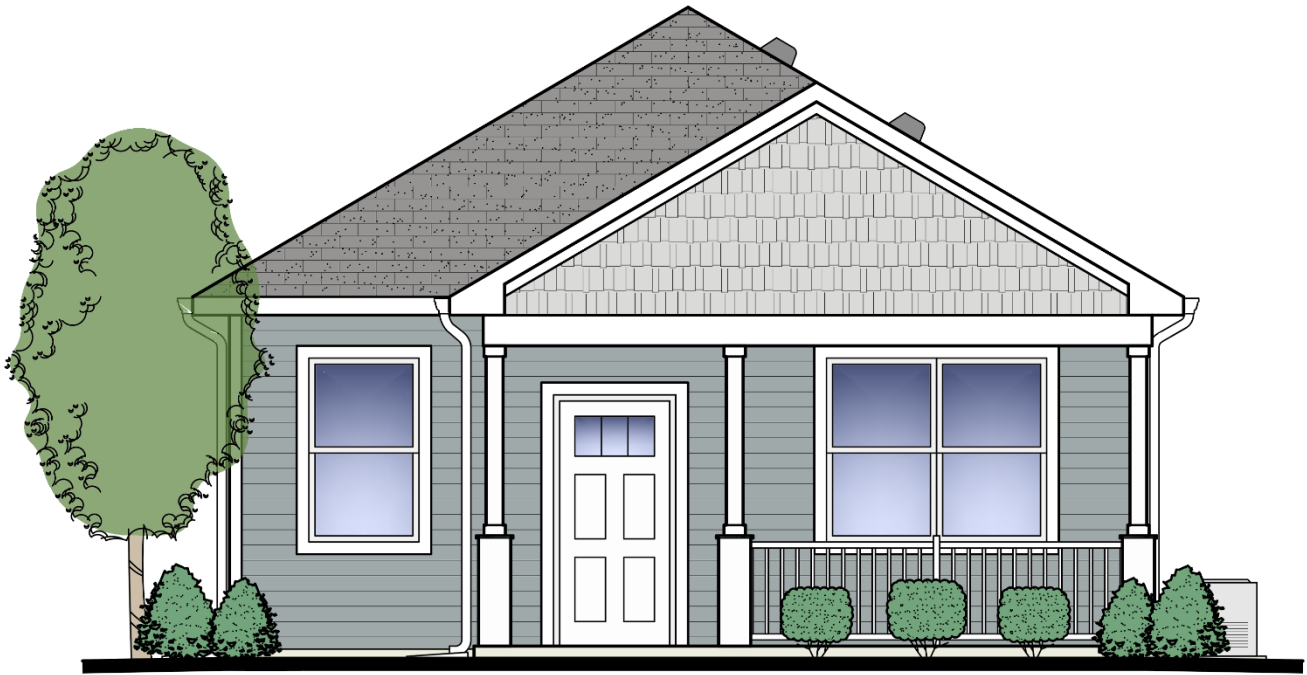
2026-CZN-851 / 2026-CVR-851; Site Plan for 3724 East 22nd Street



2026-CZN-851 / 2026-CVR-851; Staff Annotated Site Plan for 3724 East 22nd Street



2026-CZN-851 / 2026-CVR-851; Elevations



2026-CZN-845 / 2026-CVR-845; Findings of Fact

FINDINGS OF FACT

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

The proposed use for the property is to build single family dwellings that are consistent with the other properties in the community and consistent with the comprehensive plan

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

The proposed use for the property is to build single family dwellings with the objective of appreciating the value of the properties in the adjacent area.

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

The proposed use for the property to build the affordable single-family home based on site plans can't be built consistent with the current zoning ordinance as it relates to the sight triangular requirements.

2026-CZN-851 / 2026-CVR-851; Photographs



Photo 1: In alley looking east at 2202 North Sherman Drive

2026-CZN-851 / 2026-CVR-851; Photographs (continued)



Photo 2: In alley looking west at 3724 East 22nd Street

2026-CZN-851 / 2026-CVR-851; Photographs (continued)



Photo 3: On Sherman Drive looking north

2026-CZN-851 / 2026-CVR-851; Photographs (continued)



Photo 4: Looking east across Sherman Drive

2026-CZN-851 / 2026-CVR-851; Photographs (continued)



Photo 5: At intersection of Sherman and 22nd looking south

2026-CZN-851 / 2026-CVR-851; Photographs (continued)



Photo 6: At the intersection of Sherman and 22nd looking west

2026-CZN-851 / 2026-CVR-851; Photographs (continued)



Photo 7: Alley looking north with 3724 East 22nd Street on the left and 2202 North Sherman on the right

2026-CZN-851 / 2026-CVR-851; Photographs (continued)



Photo 8: Station street looking north

2026-CZN-851 / 2026-CVR-851; Photographs (continued)



Photo 9: Intersection of 22nd and Station Streets looking west