Metropolitan Development Commission
Hearing Examiner (November 12, 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, November 12, 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-MOD-006 | 12148 Bay Ridge Court**
Lawrence Township, Council District #4
DP
Nicole and Zachary Tomlinson

Modification of the Development Statement related to 85-Z-3 to allow a 6-foot side yard setback (8-foot minimum required) for a 15-foot aggregate side yard setback (22-foot aggregate minimum required) for the construction of a proposed accessory structure. The development statement requires residential setbacks to be set by the Plat Restrictions as noted on the recorded plat, recorded as Instrument No. 87-0019406.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

2. **2026-ZON-067 | 1231 West Troy Avenue**
Perry Township, Council District #22
Jaak Properties, LLC, by David Gilman

Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses, including an automobile and vehicle storage and auction business.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

3. **2026-ZON-096 | 2029 & 2031 Columbia Avenue**
Center Township, Council District #13
Keyon Johnson, by Kierra Duncan

Rezoning of two lots, 0.175-acres, from the I-3 district to the D-8 district to provide for residential uses in TOD.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

4. **2026-ZON-097 | 7940 US 31**
Perry Township, Council District #23
7940 Retail LLC, by Joe Calderon

Rezoning of 1.4 acres from the C-3 district to the C-4 district for a gasoline station and convenience store.

****Petitioner request for continuance to December 10, 2026, for addition of companion variances, with Notice.**

5. 2026-ZON-100 | 3101 Wildwood Farms Boulevard
Franklin Township, Council District #20
Indianapolis Parks Foundation, by Daniel Krzywicki

Rezoning of 28.27-acres from D-P to PK-1 to provide for park improvements.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

6. 2026-ZON-101 | 971 Udell Street
Center Township, Council District #12
Jeffery Tompkins

Rezoning of 0.2-acre from the D-5 to the MU-2 district to provide for mixed-use development.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

7. 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).

****Staff request for continuance for cause to December 17, 2026**

8. 2026-CZN-843 / 2026-CVR-843 | 6320 Mendenhall Road
Decatur Township, Council District #21
Westgate Commons Indianapolis, LP, by Misha Rabinowitch

Rezoning of 22.75 acres from D-A (FF) to D-8 (FF) to provide for multi-family dwellings.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment residential building type (not permitted).

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

9. 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).

****Staff and Petitioner request for continuance for cause to December 17, 2026, with Notice as needed**

10. 2026-CZN-854 / 2026-CVR-854 | 918 East 66th Street
Washington Township, Council District #7
Monon Investments, by Misha Rabinowitch

Rezoning of 0.58-acre from the D-4 (FF) (TOD) to the MU-2 (FF) (TOD) to legally establish the existing office use and surface parking lot.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot west side transitional yard setback (minimum of 15-foot side transitional yard setback required), and a 10-foot front yard setback (minimum 15-foot front yard setback required) for a proposed surface parking lot expansion.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

11. **2026-CZN-855 / 2026-CVR-855 | 2206 and 2242 East Werges Avenue**
Perry Township, Council District #19
International Union of Elevator Constructors, Local Union #34, by Farrah Goodall

Rezoning of 1.66 acres from the D-5 and SU-7 districts to the SU-7 district to provide for continued not-for-profit uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an existing 6-foot-tall chain link fence within the front yards along St. Paul Street and Harlan Street (maximum 3.5-foot-tall fence permitted in front yards and chain link permitted in front yards only with dark vinyl coating).

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers. Petitioner request for further continuance for cause to December 10, 2026.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. **2026-ZON-039 (Amended) | 6501 Mann Road**
Decatur Township, Council District #21
Kittle Property Group, by Joseph D. Calderon

Rezoning of 28.506 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.

13. **2026-ZON-061 | 5330 West Morris Street**
Center Township, Council District #17
Jorge Gonzales

Rezoning of 0.33-acre from the C-3 (TOD) district to the C-5 (TOD) district to provide for automotive uses, including repair.

14. **2026-ZON-070 | 6650 South Meridian Street**
Perry Township, Council District #22
Faith Assembly of God Indianapolis, Inc., by Joseph D. Calderon

Rezoning of 5.0 acres from the D-A district to the SU-1 district to provide for religious uses.

15. **2026-ZON-075 | 5820 South Emerson Avenue**
Perry Township, Council District #24
RCP Development, LLC, by Joseph D. Calderon

Rezoning of 2.15 acres from the C-3 district to the C-4 district to provide for commercial uses.

16. **2026-ZON-077 | 2004 East 86th Street**
Washington Township, Council District #2
Justin Kingen

Rezoning of 3.02 acres from the D-A (FF) (FW) district to the C-1 (FF) (FW) district to provide commercial office uses.

17. 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.

18. 2026-ZON-081 | 2307 Lafayette Road
Wayne Township, Council District #12
Adrian Carpio Torres

Rezoning of 1.25 acres from the C-4 to the C-5 district to provide for a used car sales business.

19. 2026-ZON-092 | 6440 North College Avenue
Washington Township, Council District #2
BR Rentals LLC (Beth Johson), by Dinsmore & Shohl LLP (Misha Rabinowitch)

Rezoning of 0.18-acre from D-4 (TOD) to C-3 (TOD) to allow for commercial development.

20. 2026-ZON-093 | 262 West Ray Street
Center Township, Council District #18
Crossroads Ventures LLC, by Paul J. Lambie

Rezoning of 0.11-acre from the I-3 (RC) and PK-1 (RC) districts to the D-8 (RC) district to legally establish a residential dwelling.

21. 2026-CZN-849 / 2026-CPL-849 | 3808 North Kitley Avenue
Lawrence Township, Council District #9
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.

22. 2026-CZN-853 / 2026-CVR-853 (Amended) | 743 South State Avenue
Center Township, Council District #18
Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.09-acre from the C-3 district to the D-8 district to provide for residential uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling within the clear-sight triangle of the State Avenue and Lexington Avenue intersection (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

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

METRPOLITAN DEVELOPMENT COMMISION HEARING EXAMINER — November 19, 2026

Case Number:	2026-MOD-006
Property Address:	12148 Bay Ridge Court (approximate address)
Location:	Lawrence Township, Council District #4
Petitioner:	Nicole and Zachary Tomlinson
Current Zoning:	DP
Request:	Modification of the Development Statement related to 85-Z-3 to allow a 6-foot side yard setback (8-foot minimum required) for a 15-foot aggregate side yard setback (22-foot aggregate minimum required) for the construction of a proposed accessory structure. The development statement requires residential setbacks to be set by the Plat Restrictions as noted on the recorded plat, recorded as Instrument No. 87-0019406.
Current Land Use:	Residential
Staff Recommendations:	Staff recommends **approval** for this petition
Staff Reviewer:	David Arrom Garza AICP, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition. Due to lack of notice ahead of the November 12th Hearing Examiner hearing, this case must be continued to the November 19th hearing date.

STAFF RECOMMENDATION

Staff recommends **approval** for this petition.

PETITION OVERVIEW

In accordance with I.C. 36-7-4-918.8 and I.C. 36-7-4-105, the owner of real estate located in Marion County, Indiana associated to 12148 Bay Ridge Court, Indianapolis, IN 46236 (approximate address) seeks modification of the Conditions and Commitments related to 85-Z-3 to allow for the construction of a new, 580 square foot, standard residential 2-car garage structure with above furnished suite accessory to the primary single-family residence.

The modification will accommodate the construction of a residential accessory 2-car garage structure with specific dimensional relief requested. The development statement requires residential setbacks to be set by the Plat Restrictions as noted on the recorded plat, recorded as Instrument No. 87-0019406. Applicable zoning standards recorded to Instrument No. 87-0019406 require a minimum aggregate side yard setback of twenty-two (22) feet with a minimum side yard setback of eight (8) feet.

MODIFICATION

The request for modification would allow for the establishment of a 6-foot side setback on the east property line for the new accessory structure, resulting in the proposed 15-foot aggregate side yard setback (22 feet required). The modification would request a reduction of the aggregate side yard setback requirement by approximately 7 feet. The existing 9-foot side yard setback on the west property line would remain in place.

SITE PLAN

The site plan, file-dated July 06, 2026, depicts an approximately 580-square foot proposed accessory living garage structure with driveway access onto Bay Ridge Court, a cul-de-sac residential street.

STAFF ANALYSIS

The Comprehensive Plan calls for Suburban Neighborhood living typologies.

The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. 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.

Outside of DP district, accessory dwelling units (ADUs) are permitted by right for all dwelling districts within Marion County.

Staff find that the size and scale of the proposed accessory living garage outbuilding would be compatible with the surrounding suburban neighborhood context.

For these reasons, staff recommend approval for the petitioner request for modification to Conditions and Commitments related to 85-Z-3.

GENERAL INFORMATION

Existing Zoning	DP	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	DP	North: Single-family dwelling
South:	DP	South: Single-family dwelling
East:	DP	East: Single-family dwelling
West:	DP	West: Single-family dwelling
Thoroughfare Plan		
Bay Ridge Court	Cul De Sac	24’ R/W existing

Promontory Rd	Local Street	28’	R/W existing
Context Area	Metro		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	July 06, 2026		
Site Plan (Amended)	N/A		
Elevations	N/A		
Elevations (Amended)	N/A		
Landscape Plan	N/A		
Findings of Fact	July 06, 2026		
Findings of Fact (Amended)	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Marion County Land Use Plan (“Pattern Book”) recommends the Suburban Neighborhood living typology for this site. 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 support 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not applicable to the Site

Neighborhood / Area Specific Plan

- Not applicable to the Site

Infill Housing Guidelines

- Not applicable to the Site.

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

- Not applicable to the Site.

ZONING HISTORY

ZONING HISTORY – VICINITY

2014CAP812; at 9067 Admirals Bay Dr. Modification of the development statement for 79-Z-191 (79-DP-5) to permit the setback for Lot 134 of Admirals Bay, Section Three, as recorded as Instrument #90-55825 in the Office of the Marion County Recorder to be 12.8 feet from the private drive (Block “A” of said plat), encroaching 2.2 feet into a 15-foot wide sewer and utility easement. (setback requirements are as shown on the recorded plat, which requires a 20-foot setback).

EXHIBITS

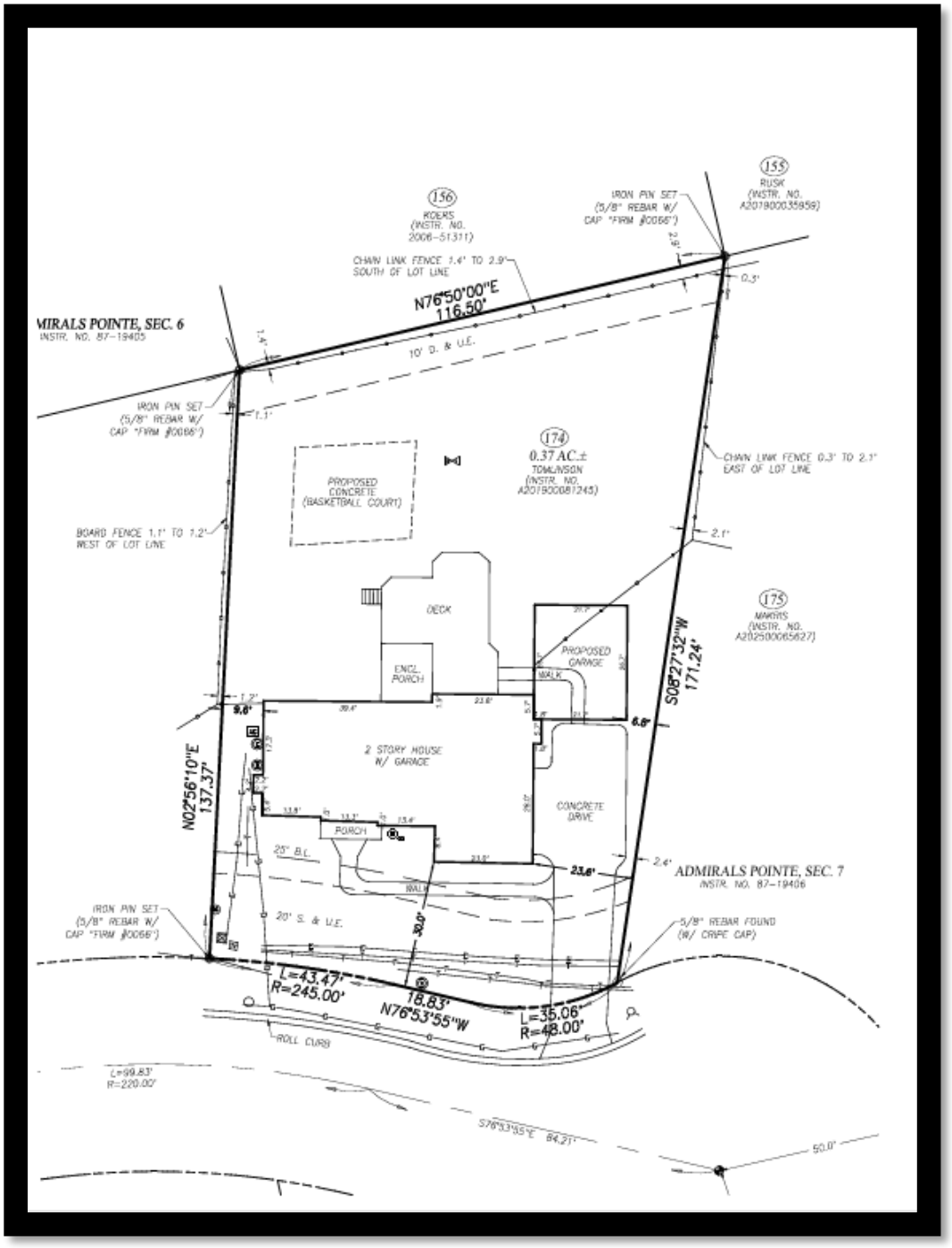
Location Map



DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

Site Plan



Findings of Fact

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the new structure will remain entirely within established property lines and will be used for residential purposes accessory to the primary residence. The slight reduction in the aggregate setback will not impede sightlines for drivers, block utility easements, or create any environmental or safety hazards for the surrounding neighborhood.

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 structure will maintain an 6.8-foot setback from the property line. Because the neighboring home sits at an angle and 12 feet away from the shared boundary, a substantial 18.8-foot total separation is maintained between the buildings. This ample buffer ensures that the adjacent property will retain full access to light, air, and privacy, preventing any negative impact on its use or market value.

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

the unique narrowness and configuration of the existing lot makes it physically impossible to construct a standard residential garage structure while maintaining a 22-foot aggregate setback. Forcing a strict 22-foot aggregate would restrict the building footprint to an unusable width, creating an unnecessary hardship that denies the owner the same reasonable use of their property enjoyed by neighboring lots.

DECISION

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

Adopted this _____ day of _____ , 20 ____

2026MOD006 Site Photographs



North view of residence and side yard to eastern property edge



View of driveway and proposed location area for accessory dwelling garage structure

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-067
Property Address:	1231 West Troy Avenue
Location:	Perry Township, Council District #22
Petitioner:	Jaak Properties, LLC, by David Gilman
Request:	Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (F) district to provide for light industrial uses, including an automobile and vehicle storage and auction business.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

This petition will need to be **continued from the November 12, 2026 hearing, to the November 19, 2026 hearing**, with notice, which has been provided.

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

MDC HEARING EXAMINER — November 19th, 2026

Case Number:	2026-ZON-096
Property Address:	2029 & 2031 Columbia Avenue (approximate address)
Location:	Center Township, Council District #13
Petitioner:	Keyon Johnson, by Kierra Duncan
Current Zoning:	I-3
Request:	Rezoning of two lots, 0.175-acres, from the I-3 district to the D-8 district to provide for residential uses in TOD.
Current Land Use:	Vacant/undeveloped
Staff Recommendations:	Staff recommends **approval** of this petition
Staff Reviewer:	Adam Skrzeszewski, Senior Planner

PETITION HISTORY

Due to a lack of notice ahead of the November 12th Hearing Examiner hearing, this case has been continued to the November 19th hearing date.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- 2029 & 2031 Columbia Avenue are currently vacant and undeveloped lots, approximately 0.175-acres in size. The site is currently zoned I-3 to provide for heavy industrial, the petitioner is requesting to rezone 2029 & 2031 Columbia Avenue to D-8 to provide for residential uses.

- To the north and west of 2029 & 2031 Columbia Avenue, there are residential uses already constructed. The homes that front either side of Columbia Avenue to the north and west, have already been rezoned from I-3 to D-8 to provide for residential uses. The rezonings were accomplished under 2021-CZN-816, 2019-ZON-028, 2020-ZON-038, 2022-ZON-005, and 2021-ZON-059. The proposed rezoning from I-3 to D-8 for the subject property is following the same rezoning and development pattern along Columbia Avenue by providing the same rezoning, if this rezoning petition is approved.

- This site, and majority of the sites surrounding, have largely been vacant and undeveloped since at least 2019 and before per aerial photography. Since 2020 per aerial photography, the subject site and nearby parcels are following the same development trend of rezoning from I-3 to D-8 to

provide residential uses. This rezoning petition is intended to follow that same pattern to result in further development of residential uses along Columbia Avenue.

- The Comprehensive Plan recommends these parcels to be the Traditional Neighborhood Typology. Per the Pattern Book, this typology is meant to deliver a wide range of residential developments ranging from multi-family to single-family. Therefore, the proposed rezoning from I-3 to D-8 is consistent with the Comprehensive Plan recommendation. Furthermore, it is rezoning away from I-3, heavy industrial uses, which are not compatible with the surrounding area nor the Comprehensive Plan recommendation.

- The proposed rezoning matches the Comprehensive Plan recommendation, and it matches the context of the surrounding neighborhood and its recent development patterns; therefore, staff recommends **approval** of 2026-ZON-096.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Vacant/undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-8	Single-family home
South:	I-3	Vacant/undeveloped
East:	I-3	Vacant/undeveloped
West:	D-8	Single-family home
Thoroughfare Plan		
Columbia Avenue	Local Street	48-foot proposed and existing ROW
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 16th, 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 Traditional Neighborhood for the subject site. The proposed rezoning to D-8 aligns with the Comprehensive Plan recommendation of Traditional Neighborhood.

Pattern Book / Land Use Plan

- The Traditional Neighborhood Typology per the Pattern Book encompasses a wide range of housing from multi-family to single-family homes and middle housing in-between. The proposed rezoning from I-3 to D-8 for residential uses aligns with the Patter Book's description of Traditional Neighborhood for this site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

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

- Not Applicable to the Site.

ZONING HISTORY

2021CZN816 ; 2033 Columbia Avenue (north of subject site), Rezoning of 0.468-acres from the I-3 district to the D-8 district to provide for four single-family homes, and a Variance of Development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four single-family dwellings with a five-foot front yard setback (18-feet required). **Approved**

2019ZON028 ; 2032 Columbia Avenue (west of subject site), Rezoning of 0.39-acres from the I-3 district to the D-8 classification. **Approved**

2020ZON038 ; 2028 Columbia Avenue (west of subject site), Rezoning of 0.13-acres from the I-3 district to the D-8 classification. **Approved**

2019ZON005 ; 2024 Columbia Avenue (west of subject site), Rezoning of 0.129-acres from the I-3 district to the D-8 district to allow for the construction of a single-family home. **Approved**

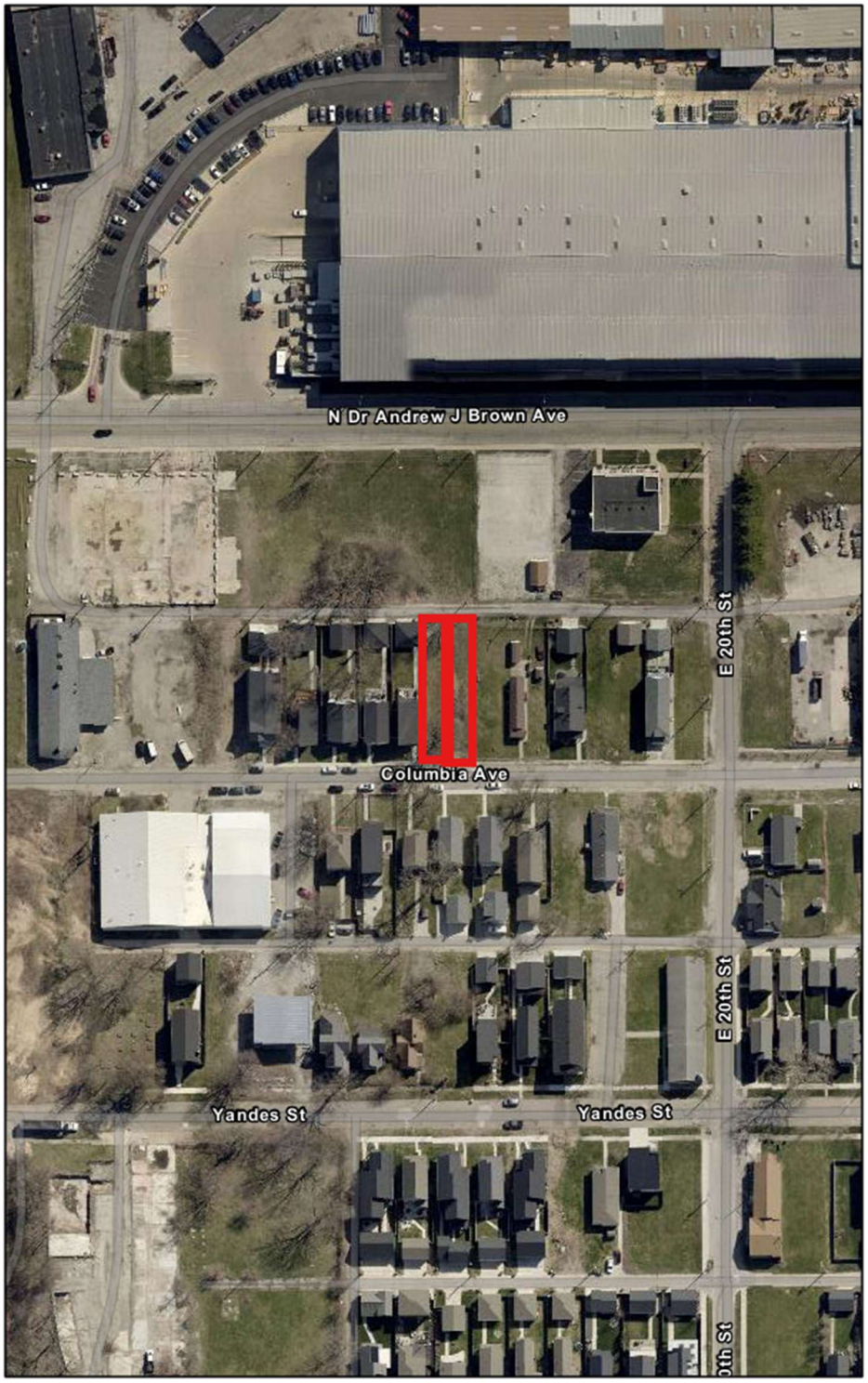
2021ZON059 ; 2020 Columbia Avenue (west of subject site), Rezoning of 0.13-acres from the I-3 district to the D-8 district. **Approved**

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

2029 & 2031 Columbia Ave current aerial



1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

IGIO, Microsoft, Vantor, Esri Community Maps Contributors, City of Indianapolis Marion Co, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,

10/22/2026

Site Visit October 16th, 2026







Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

November 12, 2026

Case Number:	2026-ZON-097
Property Address:	7940 US 31 (*Approximate Address*)
Location:	Perry Township, Council District #23
Petitioner:	7940 Retail LLC, by Joe Calderon
Current Zoning:	C-3
Request:	Rezoning of 1.4 acres from the C-3 district to the C-4 district for a gasoline station and convenience store.
Current Land Use:	Vacant Commercial
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

The petitioner has indicated their desire to amend this petition request to include several companion variances (yet to be filed). To allow for additional time for the submittal of that companion petition as well as for the mailing of amended notice reflecting the additional petitions, a continuance to the December 10th, 2026 hearing date will be requested.

Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION — November 19th, 2026

Case Number:	2026-ZON-100
Property Address:	3101 Wildwood Farms Boulevard (approximate address)
Location:	Franklin Township, Council District #20
Petitioner:	Indianapolis Parks Foundation, Daniel Krzywicki
Current Zoning:	D-P
Request:	Rezoning of 28.27-acres from D-P to PK-1 to provide for park improvements.
Current Land Use:	Undeveloped/green space
Staff Recommendations:	Staff recommends **approval** of this petition
Staff Reviewer:	Adam Skrzeszewski, Senior Planner

PETITION HISTORY

Due to a lack of notice ahead of the November 12th Hearing Examiner hearing, this case has been continued to the November 19th hearing date.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- The petitioner is the Indianapolis Parks Foundation, represented by Daniel Krzywicki from the Department of Parks and Recreation. 3101 Wildwood Farms is a parcel approximately 28-acres in size of undeveloped green space. The subject parcel is currently zoned D-P for residential uses, the petitioner is applying to rezone the site to PK-1 to provide for park uses.

- The Comprehensive plan recommends the Suburban Neighborhood typology. Per the Pattern Book, the Suburban Neighborhood Typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. The proposed rezoning from this case to provide for park improvements, aligns with the Suburban Neighborhood Typology by providing necessary amenities for the surrounding established suburban neighborhood.

- Per aerial photography, the surrounding suburban neighborhood to the west and south began construction of homes in approximately 2005, and construction of the subdivision was completed in approximately 2018. This rezoning petition, if approved, will provide amenities through park uses for the surrounding neighborhood, matching the Pattern Book definition of Suburban Neighborhood.

- The proposed rezoning from D-P to PK-1 aligns with the Comprehensive Plan recommendation of Suburban Neighborhood, by providing necessary amenities for the surrounding homes through park improvements; therefore, staff recommends **approval** of 2026-ZON-100.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped/green space	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-A	Single-family homes
South:	D-P	Single-family homes
East:	D-A	Undeveloped/vacant
West:	D-P	Single-family homes
Thoroughfare Plan		
Wildwood Farms Boulevard	Primary Collector	80-foot minimum and proposed ROW
Context Area	Metro	
Floodway / Floodway Fringe	Yes (Floodway Fringe)	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 24th, 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. The PK-1 matches the Comprehensive Plan recommendation through providing a park for the parcel.

Pattern Book / Land Use Plan

- Per the Pattern Book, a park and the PK-1 district can be supported within the Suburban Neighborhood Typology. Therefore, the rezoning to the PK-1 district for this site aligns with the recommendation from the Pattern Book.

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)

- Enter Recommendation by Indy Moves Plans or “Not Applicable to the Site.

ZONING HISTORY

96-Z-157A and 96-Z-157B ; 3101 Wildwood Farms Boulevard (subject site), potential rezoning to I-3S. **denied**

98-Z-63/98-DP-10 ; 8002 Southeastern Avenue (west and south of subject site), Rezone 184.969 acres from D-A and SU-43 to DP to provide for residential development, consisting of single-family residences, multi-family residences, condominiums, and/or senior-citizen residential development, a 17-acre park, and a neighborhood retail commercial area. **Approved**

2002-ZON-155 ; 7750 Southeastern Avenue (west and south of subject site), Rezone 88.96 acres from D-A to D-P to provide for a single-family residential development, with no more than 305 lots. **Approved**

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

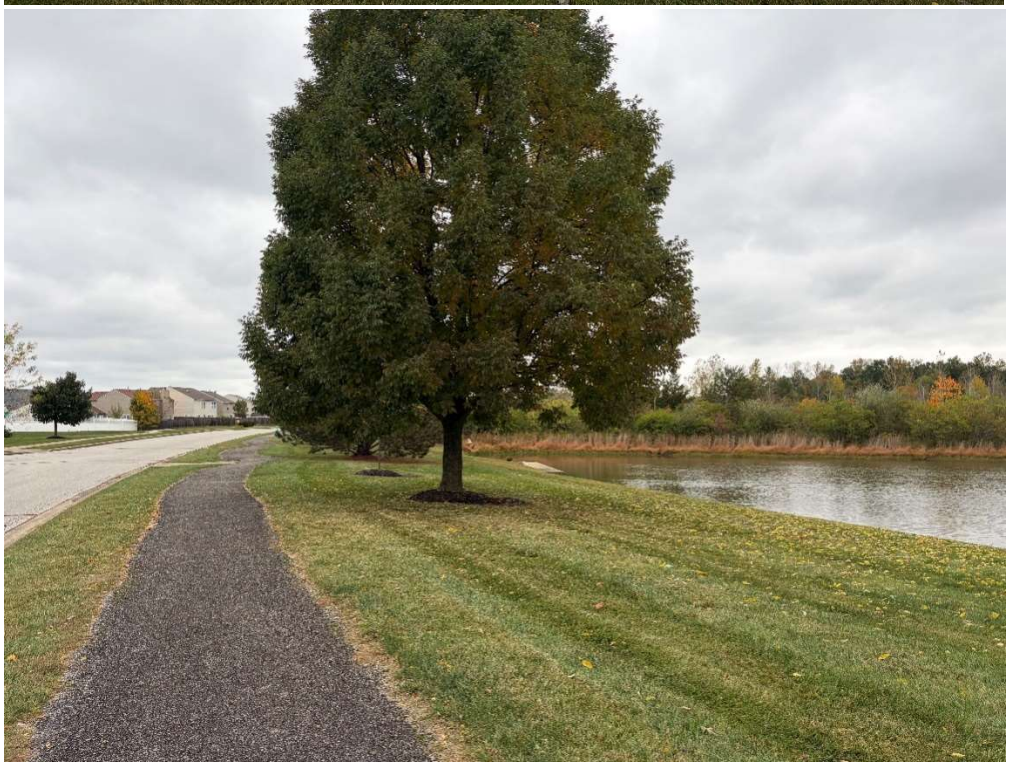
Department of Metropolitan Development
Division of Planning
Current Planning Section

EXHIBITS



Site Visit October 16th, 2026













Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

November 12, 2026

Case Number:	2026-ZON-101
Property Address:	971 Udell Street
Location:	Center Township, Council District #12
Petitioner:	Jeffery Tompkins
Current Zoning:	D-5
Request:	Rezoning of 0.2 acre from the D-5 to the MU-2 district to provide for mixed-use development
Current Land Use:	Residential
Staff Reviewer:	Jasmine Dillard Nikolich, Senior Planner

PETITION OVERVIEW

The petitioner is requesting a one-month continuance from **the November 12, 2026, hearing to the December 10, 2026, hearing** to allow the petitioner time to complete the required Affidavit. Staff would not object to the continuance.

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 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 Hearing Examiner continued these petitions from the September 24, 2026 hearing, to the November 12, 2026 hearing, at the request of the petitioner's representative to provide additional time to address concerns and issues related to this site.

Staff is requesting a **continuance from the November 12, 2026 hearing, to the December 17, 2026 hearing,** without notice, to provide additional time for continued discussions with the petitioner's representative.

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-CZN-843 / 2026-CVR-843
Property Address:	6320 Mendenhall Road
Location:	Decatur Township, Council District #21
Petitioner:	Westgate Commons Indianapolis, LP, by MIsha Rabinowitch
Request:	Rezoning of 22.75 acres from the D-A (FF) to D-(FF) to provide for multifamily dwellings. Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment residential building type (not permitted).
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

These petitions will need to be **continued from the November 12, 2026 hearing, to the November 19, 2026 hearing**, with notice, which has been provided.

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 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

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the September 24, 2026 hearing, to the October 29, 2026 hearing.

The Hearing Examiner continued these petitions from the October 29, 2026 hearing, to the November 12, 2026 hearing, at the request of the petitioner's representative to provide additional time for continued discussions with the neighborhood organization.

Staff and petitioner's representative are requesting a **continuance from the November 12, 2026 hearing, to the December 17, 2026 hearing,** to provide additional time to potentially amend the request and send new notice.

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-CZN-854 / 2026-CVR-854
Property Address:	918 East 66th Street
Location:	Washington Township, Council District #7
Petitioner:	Monon Investment, by Misha Rabinowitch
Request:	Rezoning of 0.58-acre from the D-4 (FF) (TOD) district to the MU (FF) (TOD) district to legally establish the existing office use and surface parking lot. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot west side transitional yard setback (minimum of 15-foot side transitional yard setback required), and a 10-foot front yard setback (minimum 15-foot front yard setback required) for a proposed surface parking lot expansion.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

These petitions will need to be **continued from the November 12, 2026 hearing, to the November 19, 2026 hearing**, with notice, which has been provided.

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-CZN-855 / 2026-CVR-855
Property Address:	2206 and 2242 East Werges Avenue
Location:	Perry Township, Council District #19
Petitioner:	International Union of Elevator Constructors, Local #34, by Farrah Goodall
Request:	Rezoning of 1.66 acres from the D-5 and SU-7 districts to the SU-7 district to provide for continued not-for-profit uses. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an existing 6-foot-tall chain link fence within the front yards along St. Paul Street and Harlan Street (maximum 3.5-foot-tall fence permitted in front yards and chain link permitted in front yards only with dark vinyl coating).
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

These petitions will need to be **continued from the November 12, 2026 hearing, to the November 19, 2026 hearing**, with notice, which has been provided.

The petitioner's representative has requested a **continuance from the November 19, 2026 hearing, to the December 10, 2026 hearing**. Staff would not object to the continuance.



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-039 (Amended)
Property Address:	6501 Mann Road
Location:	Decatur Township, Council District #21
Petitioner:	Kittle Property Group, by Joseph D. Calderon
Current Zoning:	SU-1 (FF) (FW) / D-1 (FF) (FW)
Request:	Rezoning of 28.506 acres from the SU-1 (FF) (FW) and the D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.
Current Land Use:	Single-family dwelling / Agricultural uses
Staff Recommendations:	Approval of the rezoning request.
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 Hearing Examiner continued this petition, with notice due to increased acreage, from the September 24, 2026 hearing, to the October 29, 2026 hearing.

The Hearing Examiner continued this petition from the October 29, 2026 hearing, to the November 12, 2026 hearing, at the request of staff, to provide time for additional time for the Traffic Impact Study (TIS) to be updated and include review of the primary access drive along Mann Road at the intersection with Mills Road, along with infrastructure improvements recommendations.

STAFF RECOMMENDATION

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

1. A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
2. A technical assessment shall be conducted prior to the issuance of an Improvement Location Permit to provide for a wetlands delineation to determine the type and quality and how the area could be preserved and integrated into the development as an amenity.
3. A 59.5-foot half right-of-way shall be dedicated along the frontage of Mann Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
4. Infrastructure improvements related to the intersection of Mills Road and Mann Road per the Traffic Impact Study (November 2026) shall be coordinated with the Department Public Works and constructed prior to occupancy of any unit within the development.
5. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 28.506-acre site, zoned SU-1 (FF) (FW) and D-A (FF) (FW), is comprised of two parcels, developed with a single-family dwelling, accessory structures and agricultural uses. It is surrounded by religious uses to the north, zoned SU-1 (FF) (FW); a single-family dwelling and agricultural uses to the south, zoned D-A (FF) (FW); floodway / floodway fringe to the east, zoned SU-13 (Sanitary Landfill) (FF) (FW); and undeveloped land to the west, across Mann Road, zoned C-3 (FF).

Petition 2025-ZON-077 requested rezoning of the site to the D-7 (FF) (FW) to provide for multi-family residential development. This request was withdrawn.

REZONING

The request would rezone the site to the D-7 (FF) (FW) district to provide for multi-family development. “The D-7 district is intended for medium density residential development, accommodating multifamily dwellings, triplex, fourplex, two-family and single-family attached dwellings. The district may be applied anywhere within the metropolitan area, provided, however, it should be closely associated with the primary intensity generators, such as commercial shopping centers or industrial employment centers. The district requires superior street access and all public utilities and facilities. Provisions for various modes of travel and pedestrian linkages are critical. Well-planned, on-site recreational facilities, selected

to fit the site and residents' needs, must be developed to answer the demands of the higher density of residents."

The D-7 district has a typical density of 12 to 15 units per gross acre fulfilling the medium density residential recommendation of the Comprehensive General Land Use Plan. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife."

The Comprehensive Plan recommends rural or estate neighborhood.

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

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

Overlays

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

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

The eastern portion of this site is covered by high quality woodlands, specifically identified as Forest Alliance Woodlands and is located within floodway / floodway fringe of White River.

Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees located on the eastern portion of the site and along the northern and southern boundaries, as well as the central area of the site (adjacent to the floodplain. 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 diocia), Walnut or Butternut (Juglans), Tulip Poplar (Liriodendron tulipifera), Sweet Gum (Liquidambar styraciflua), Black Gum (Nyssa sylvatica), American Sycamore (Platanus occidentalis), Eastern Cottonwood (Populus deltoides), American Elm (Ulmus americana), Red Elm (Ulmus rubra) and any oak species (Quercus, all spp.)

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

Floodway / Floodway Fringe – White River

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

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

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-7 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

Stream Protection Corridor

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

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

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

The Stream Protection Corridor is defined as:

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

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

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

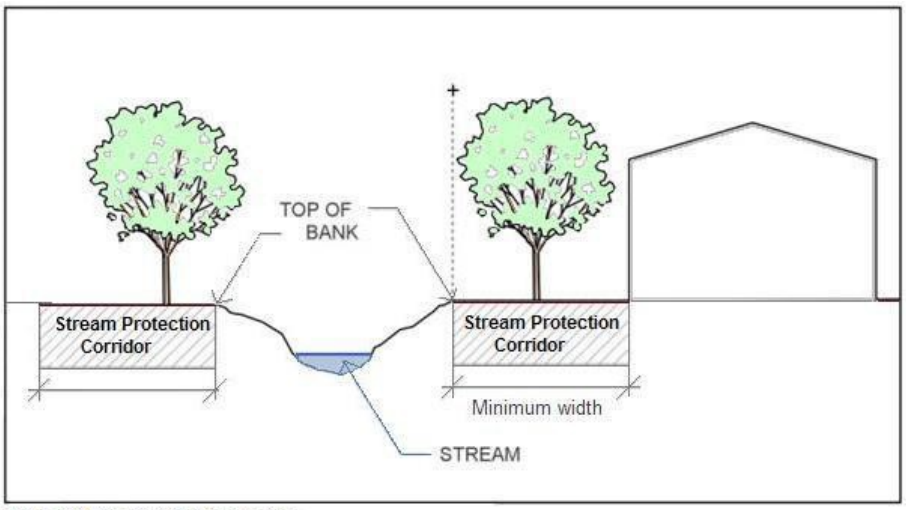
Stream Channel is defined as "part of a watercourse that contains an intermittent or perennial base flow of groundwater origin."

There are two types of categories of Streams: Category One Streams and Category Two Streams. Category One Stream is defined as: "A perennial stream that flows in a well-defined channel throughout most of the year under normal climatic conditions. Some may dry up during drought periods or due to excessive upstream uses. Aquatic organism such as some fish are normally present and easily found in these streams. The Category One Streams are listed in Table 744-205-2: Category One Streams."

A Category Two Stream is defined as: "An intermittent stream that flows in a well-defined channel during wet seasons of the year but not necessarily for the entire year. These streams generally exhibit signs of water velocity sufficient to move soil, material, litter, and fine debris. Aquatic organisms, such as fish, are often difficult to find or not present at all in these streams. These streams are identified on the United States Geological Survey (USGS) topographic maps and on the Department of Natural Resources Conservation Service (NRCS) soils maps."

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

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



Stream Protection Corridor

Wetland Preservation

The aerial indicates two possible wetlands located along the southern boundary of the site.

The Environmental Protection Agency defines wetlands "as areas where water covers the soil or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Water saturation (hydrology) largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils."

The State of Indiana defines wetlands as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include: (1) swamps; (2) marshes; (3) bogs; and (4) similar areas.”

Staff believes that a technical assessment that would include a wetlands delineation would determine the type and quality of the wetland based on the presence or absence of wetlands characteristics, as determined with the *Wetlands Delineation Manual, Technical Report Y-81-1* of the United States Army Corps of Engineers.

If approved, staff would request a commitment that would require assessment and wetlands delineation to determine the impact of the development on the wetland area.

Department of Public Work

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

Traffic Impact Study – November 2026

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

Capacity analysis occurs for three different scenarios. Scenario One is based on the 2026 existing peak hour traffic volumes. Scenario Two is based on 2031 background traffic volumes by applying a 1.5% annual growth rate to existing traffic volumes. Scenario Three is based on 2031 proposed development traffic volumes added to the year 2031 background traffic .

Study Area Intersections

- Mann Road and Mills Road
- Mann Road and Southport Road

Conclusions and Recommendations

Mann Road and Mills Road / Proposed Access Drive

Capacity analyses for the existing and 2031 background traffic volume scenarios (Scenario 1 and Scenario 2) have shown that this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with the existing intersection conditions. Capacity analyses for the 2031 background plus proposed development traffic volume scenario (Scenario 3) show that the intersection will continue to operate at acceptable levels of service during the AM and PM peak hours with following recommended future geometrics:

- Northbound: Exclusive left-turn lane and a shared through/right-turn lane.
- Southbound: Exclusive left-turn lane, through lane and an exclusive right-turn lane
- Eastbound: Exclusive left-turn lane and a shared through/right-turn lane
- Westbound: Exclusive left-turn lane and a shared through/right-turn lane.

Mann Road and Southport Road

Capacity analyses for all traffic volume scenarios have shown that this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with existing intersection conditions. Therefore, no improvements are recommended at this intersection.

Site Plan – September 24, 2026

As proposed, the development would provide for five three-story buildings consisting of 252 dwelling units that would offer one-to-four-bedroom units. Two six-unit cottages (one story) would be located at the easternmost area of development that does not encroach into the boundary of the floodplain.

There would be a total of 441 parking spaces (1.75 parking ratio), with 394 surface parking spaces and 47 garage spaces. There would also be 45 bike parking spaces, including 27 covered spaces.

Amenities would include a clubhouse, pool, entertainment pavilion / grills, a playground, bark park, three pocket parks, and two open activity areas.

Access would be gained at the signalized intersection of Mann Road and Mills Road. An emergency road with a “fire apparatus crash gate” would be an extension of the southern access drive / parking lot at the southwest corner of the site along Mann Road.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

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

Planning Analysis

As proposed, this request would not align with the Comprehensive Plan recommendation of rural or estate neighborhood or the environmentally sensitive area overlay of the 100-year floodplain and Forest alliance Woodlands.

The Pattern Book limits recommended land uses of this site to detached housing and working farms, with a typical density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

Approximately 12.89 acres of this site are located within the floodplain, leaving approximately 15.62 acres of land outside the floodplain that would result in an approximate density of 16.13. Otherwise, the density for the entire site would be 8.84 units per acre.

The Pattern Book notes that development in this recommended typology “work with the existing topography as much as possible.” Limiting development to the area of the site that lies out of the floodplain would preserve and minimize the impact on the environmentally sensitive eastern portion of the site that would potentially become a greenways, park and / or remain open space.

The Ordinance suggests that the D7 district would be applicable as a medium density community throughout the county and is present to the west, across Mann Road. This development would be an acceptable expansion of the recommended suburban neighborhood typology to the north and northwest.

The developer has offered to donate a portion of the site to the Department of Parks and Recreation (DPR) for future greenways development including an access easement from Mann Road. Staff understands that DPR would consider this land donation. If approved, details and further discussions between these two interested parties should occur to finalize the transfer the ownership.

For all these reasons, staff recommends approval this request, subject to requested commitments.

GENERAL INFORMATION

Existing Zoning	SU-1 (FF) (FW) / D-A (FF) (FW)	
Existing Land Use	Single-family dwelling / accessory structures / agricultural uses	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	SU-1 (FW) (FF)	Religious uses
South:	D-A (FW) (FF)	Single-family dwelling / agricultural uses
East:	SU-13 (FW) (FF)	Floodway / floodway fringe
West:	C-3 (FF)	Undeveloped land
Thoroughfare Plan		
Mann Road	Primary Arterial	Existing 50-foot right-of-way and proposed 119-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – White River	
Overlay	Yes – Environmentally Sensitive Area - 100-year floodplain / woodlands	
Wellfield Protection Area	No	
Site Plan	April 13, 2026	
Site Plan (Amended)	September 24, 2026	
Elevations	April 13, 2026	
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 rural or estate neighborhood typology. "The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space."

Pattern Book / Land Use Plan

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

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

Recommended Lane Uses Rural or Estate Neighborhood Typology

- Detached housing
- Working farms
- Group homes
- Bed and Breakfast
- Wind or solar farms

Modified Uses – Environmentally Sensitive Areas

Detached housing / group homes and bed and breakfast should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

Removed Uses / Environmentally Sensitive Areas

Working farms / wind or solar farms

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

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

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

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

The Greenways Master Plan (2014)

The White River is the largest river that begins and ends in Indiana and one of the largest watersheds in the State of Indiana. The White River's headwaters are in Randolph County in the eastern part of the state, and the river flows through the central portion of Indiana to the southwest. The White River bisects Marion County and flows south into Johnson County, eventually joining the Wabash River in Gibson County at the Indiana/Illinois border.

The White River is also the longest continuous waterway in Marion County running from north to south the entire length of the county. For purposes of this master plan, the river has been broken into three sections:

- The north White River between 96th Street (county line) and Interstate 65/38th Street
- The central White River between Interstate 65/38th Street and Raymond Street
- The south White River between Raymond Street and Southwestway Park.

South White River

The Raymond Street overpass is the point where the South White River corridor begins. The corridor ends at the Marion County/Johnson County line. The southern segment of White River (from Raymond Street to the county line) is over 9 miles long. The northern part of this corridor contains primarily industrial development, and the southern portion of this corridor is characterized by open space with a wide floodplain. There has not been much residential or commercial development in this part of the county. Along this course, the White River Greenway will make connections with the Pleasant Run Greenway, the proposed Lick Creek Greenway and the proposed Little Buck Creek Greenway, before terminating at Southwestway Park.

In the 1994 greenways plan, paved shared-use paths were planned on both sides of the river from Raymond Street south to Interstate 465. At that point, the paved shared-use path was recommended to be on the east side of the river with non-paved pedestrian and equestrian trails recommended on the western side of the river. Since that plan, the route evolved and in the 2002 update, the route was designated solely on the west bank of the river. The route was evaluated again as part of this master planning process and remains on the west side of the river in order to maintain continuity. Connectivity to the other greenways that intersect with this section is critical so three new pedestrian bridges are proposed along the river to connect to Pleasant Run Greenway, the proposed Lick Creek Greenway, and the proposed extension of the Little Buck Creek Greenway on the southern end of the route.

This stretch of the White River also affords several places where trail users will have access to the river. All of this makes the completion of the White River Greenway a critical piece in the overall greenways system.

ZONING HISTORY

2025-ZON-077; 6501 Mann Road, requested rezoning of 26.83 acres from the D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for multi-family residential development, **withdrawn.**

2014-UV2-008; 6501 Mann Road, requested a variance of use of the Wireless Communication Zoning Ordinance to provide for a wireless communications facility, with a 145-foot-tall monopole tower, topped by a five-foot tall lightening rod, with accessory equipment cabinets (not permitted), **withdrawn.**

VICINITY

2026-CZN-850 / 2026-CPL-850; 6300 Mann Road (north of site), requested rezoning of 24.7 acres from the D-A (FF) (FW) district to the D-3 (FF) (FW) district to provide for residential development and approval of a Subdivision Plat to be known as Elrod Estates, dividing 24.7 acres into two lots, with a waiver of sidewalks, per Chapter 741.30, **pending.**

2018-ZON-082; 5500 Mills Road (north of site), requested rezoning of 9.363 acres from the D-7 and D-6 II districts to the C-3 classification, **approved.**

2013-ZON-016; 5500 Mills Road (north of site), requested rezoning of 15.52 acres, from the D-7, D-11 and C-4 Districts to the **D-7** classification to provide for multifamily uses, **approved.**

2006-ZON131; 6505 Tanner Drive (north of site), requested rezoning of 2.49 acres, from the D-11 District to the D-7 classification to provide for multi-family residential uses, **withdrawn**

2001-SE3-012; 6341 Mann Road (north of site); Special exception of the Wireless Communications Zoning Ordinance to provide for the construction of a 105-foot-tall wireless communication tower, **granted.**

2000-ZON-098; 5500 Mills Road (north of site), requested rezoning of 96 acres from D-7, D-11, D-611, D-4 and C-4 to DP to provide for a maximum of 405 single-family dwellings and condominiums, yielding a density of 4.19 dwelling units per acre, withdrawn.

95-Z-72; 5880 Mann Road (north of site), requested rezoning of 231.30 acres from D-2 (FF), D-3 (FF), D-6 and D-6II (FF) to the D-4 (FF) classification.

90-Z-39; 5393 West Mills Road (north of site), requested rezoning of 34.63 acres, being in the D-7 District, to the D-11 classification to provide for the development of a mobile home park, **denied.**

78-Z-95; 5155 West Epler Avenue (north of site), requested rezoning of 29.88 acres, being in the D-6 and PK-1 Districts, to the SU-2 classification to permit school uses**, approved.**

73-Z-319; 5701 Furnas Road (north of site), requested rezoning of 228.10 acres, being in the A-2 District, to the D-3 classification to provide for residential use, **approved.**

71-Z-178; 5510 Mann Road (north of site), requested rezoning of 4.81 acres, being in the A-2 District, to the C-3 classification to provide for a convenience shopping center, **approved.**

71-Z-177; 6950 Mann Road (south of site), requested rezoning of 42 acres from the A-2 to the C-4, **approved.**

71-Z-176; 5349 West Epler Avenue (north of site), requested rezoning of 15.0 acres, being in the A-2 District, to the SU-2 classification to provide for a school**, approved.**

71-Z-175; 5560 Mann Road (north of site, requested rezoning of 2 acres, being in the A-2 District, to the SU-9 classification to provide for a fire station**, approved.**

71-Z-174; 5155 West Epler Avenue (north of site), requested rezoning of 5 acres, being in the A-2 District, to the PK-1 classification to provide for a park**, approved**

71-Z-173; 5401 West Mills Road (north of site), requested rezoning of 49.6 acres from A-2 to D-11, **approved.**

71-Z-172; 6100 Mann Road (north of site), requested rezoning of 101.29 acres, being in the A--2 District, to the D-6II classification to provide for multi-family dwellings, **approved.**

71-Z-171; 6560 Mann Road (south of site), requested rezoning of 60.06 acres, being in the A-2 District, to the D-7 classification to provide for multi-family dwellings**, approved.**

71-Z-170; 5470 West Mills Road (north of site), requested rezoning of 69.62 acres, being in the A-2 District, to the D-3 classification to provide for residential development, **approved.**

71-Z-169; 5745 West Mills Road (north of site), requested rezoning of 61.38 acres, being in the A-2 District, to the D-4 classification to provide for residential development, **approved.**

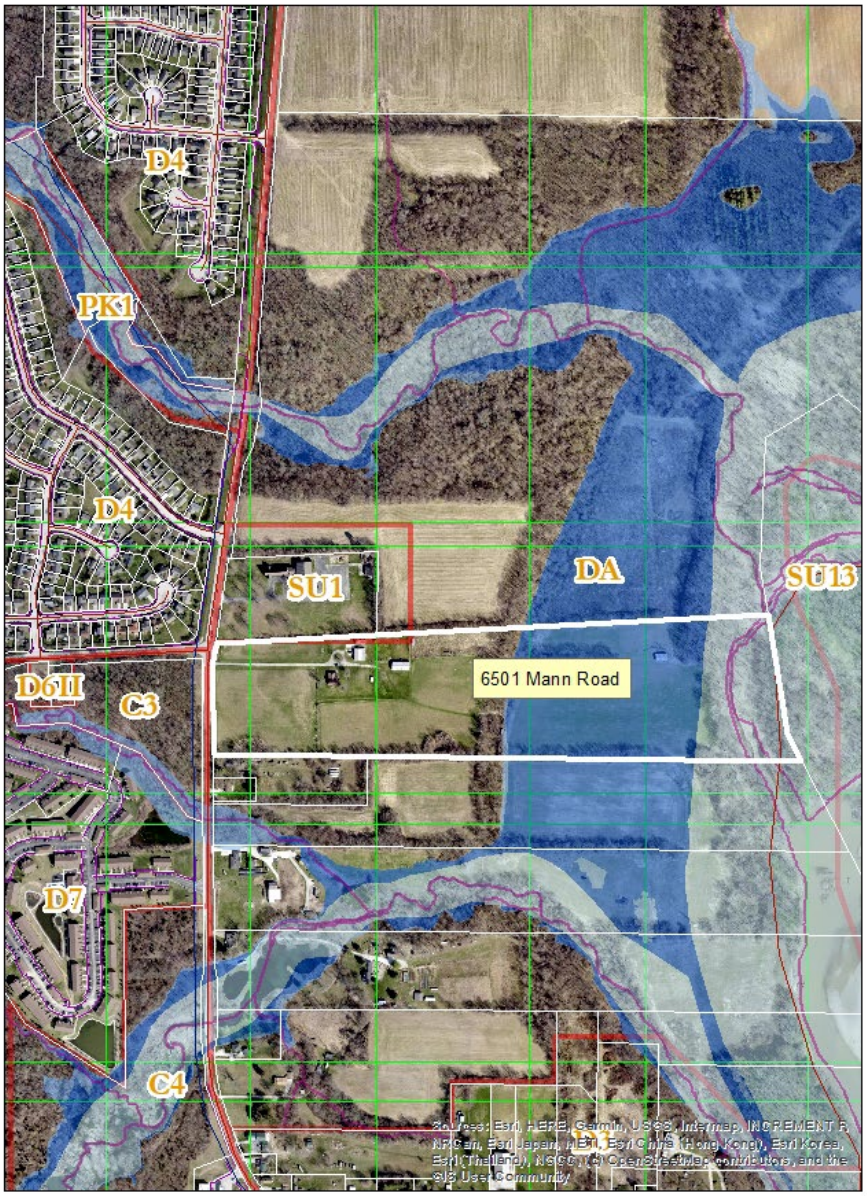
71-Z-168; 5491 West Epler Road (north of site), requested rezoning of 56.84 acres, being in the A-2 District, to the D-2 classification to provide for residential development, **approved.**

71-Z-167; 5700 Mann Road (north of site), requested rezoning of 53.77 acres, being in the A-2 District, to the D-6 classification to provide for multi-family dwellings, **approved.**

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EXHIBITS



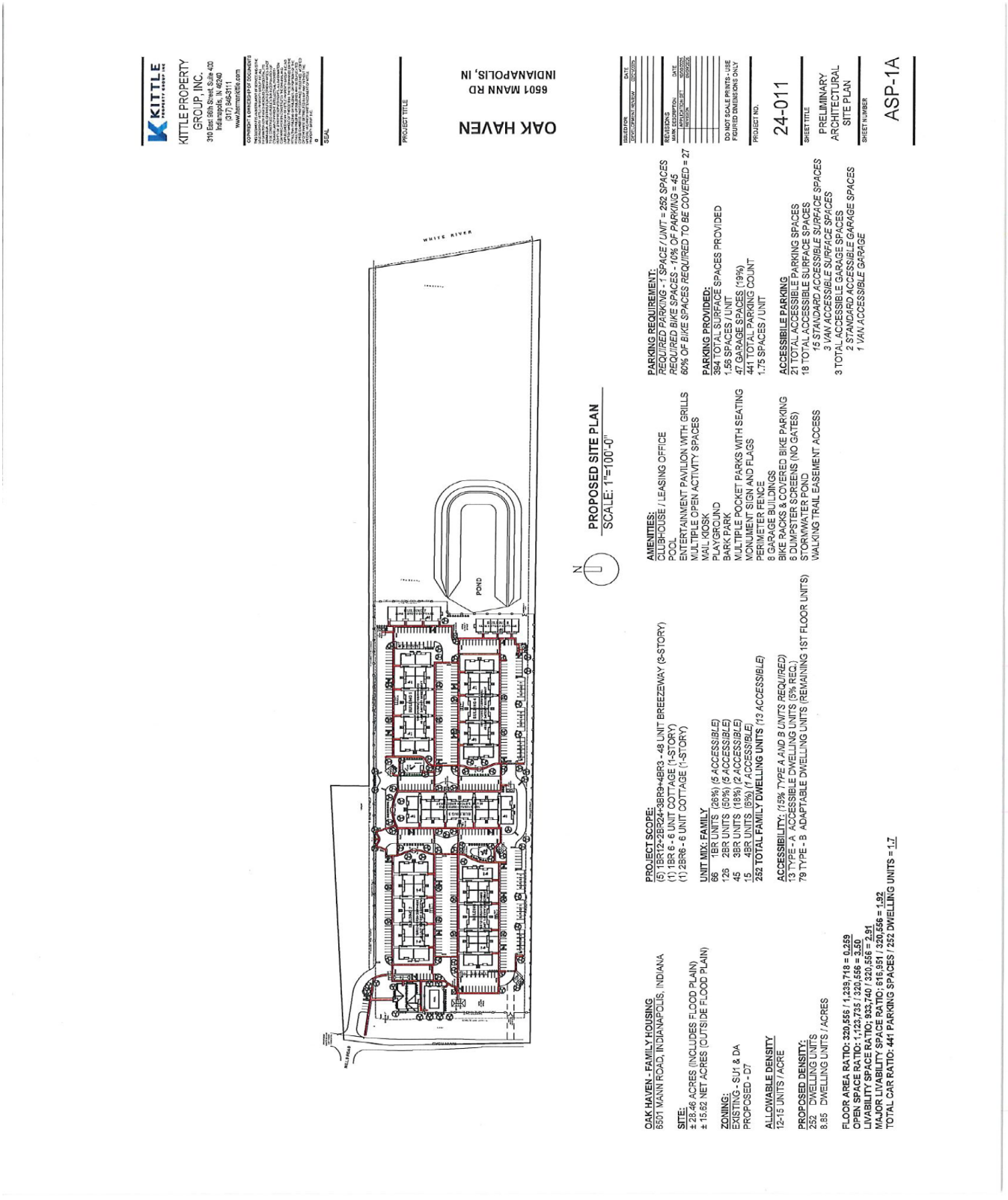
6501 Mann Road

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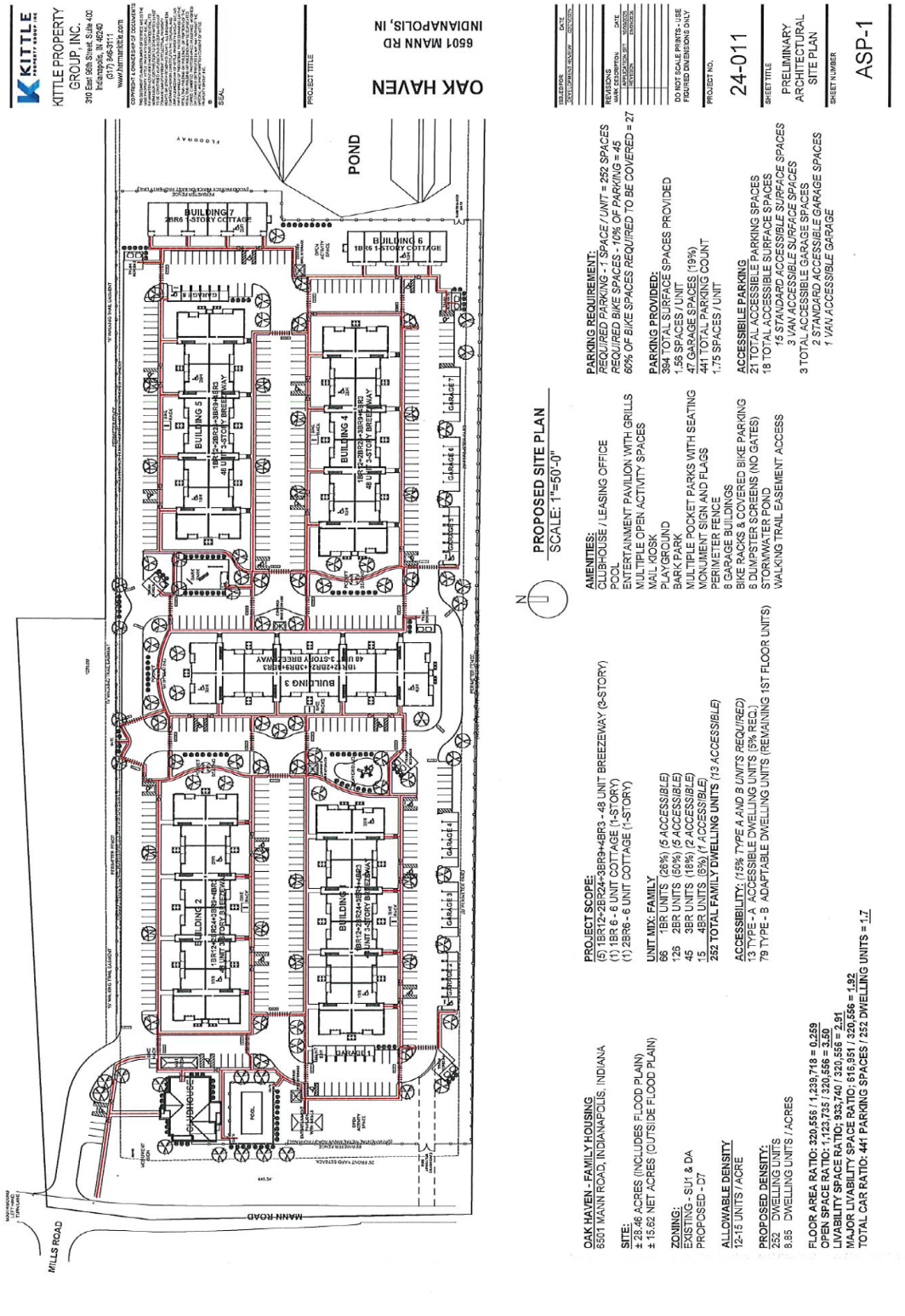
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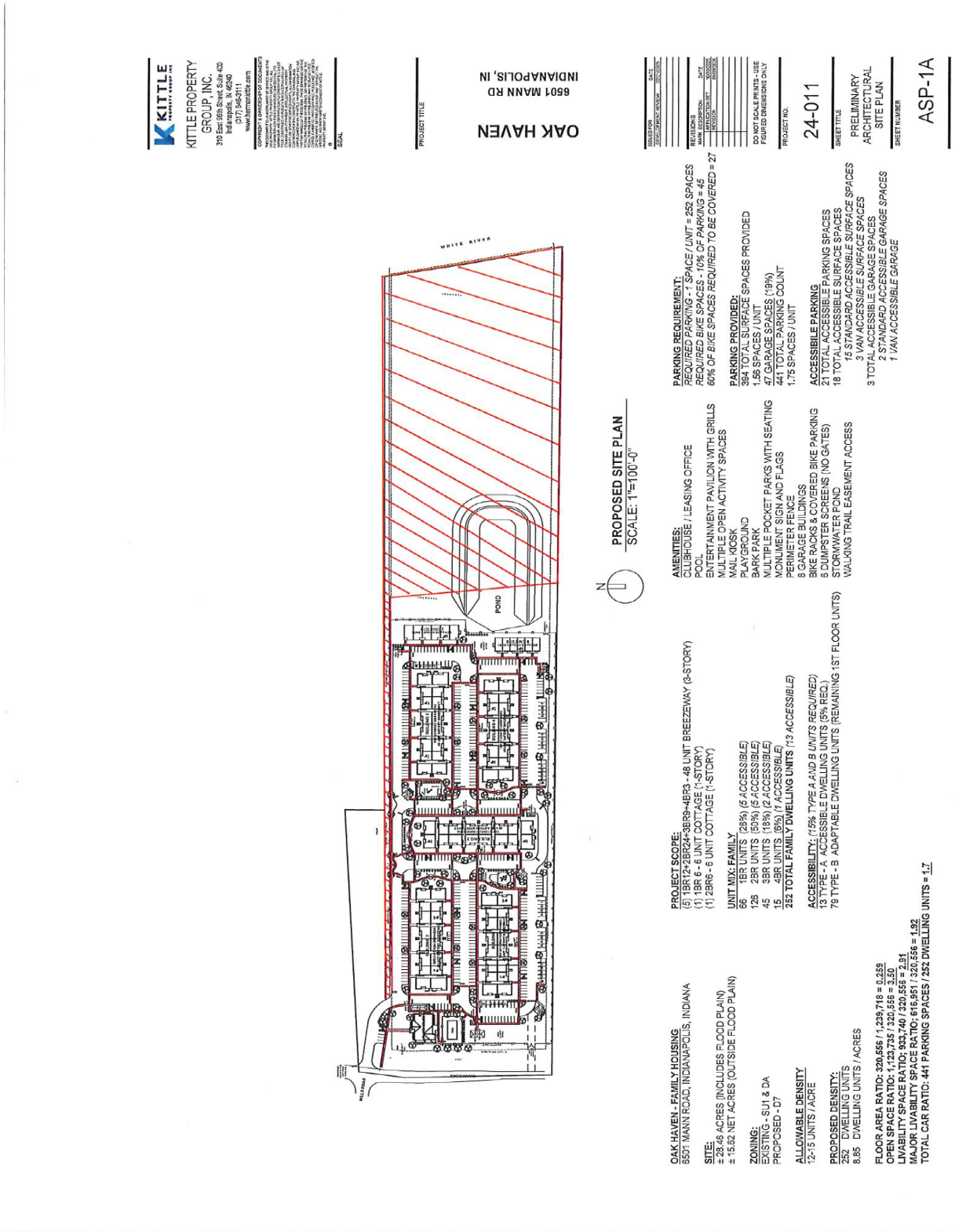
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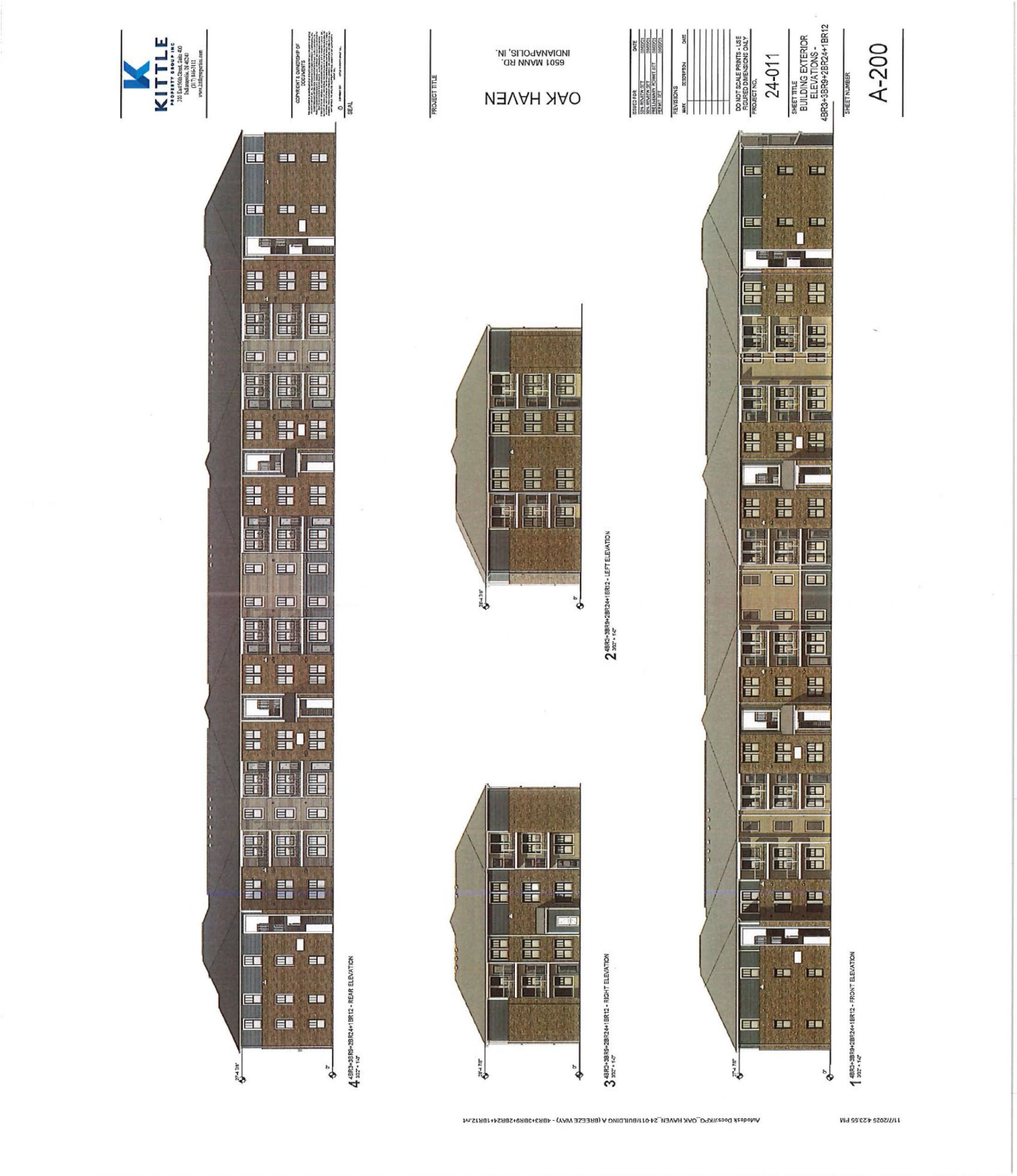
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Site Plan – Proposed Land Donation (Red Hatched Areas)



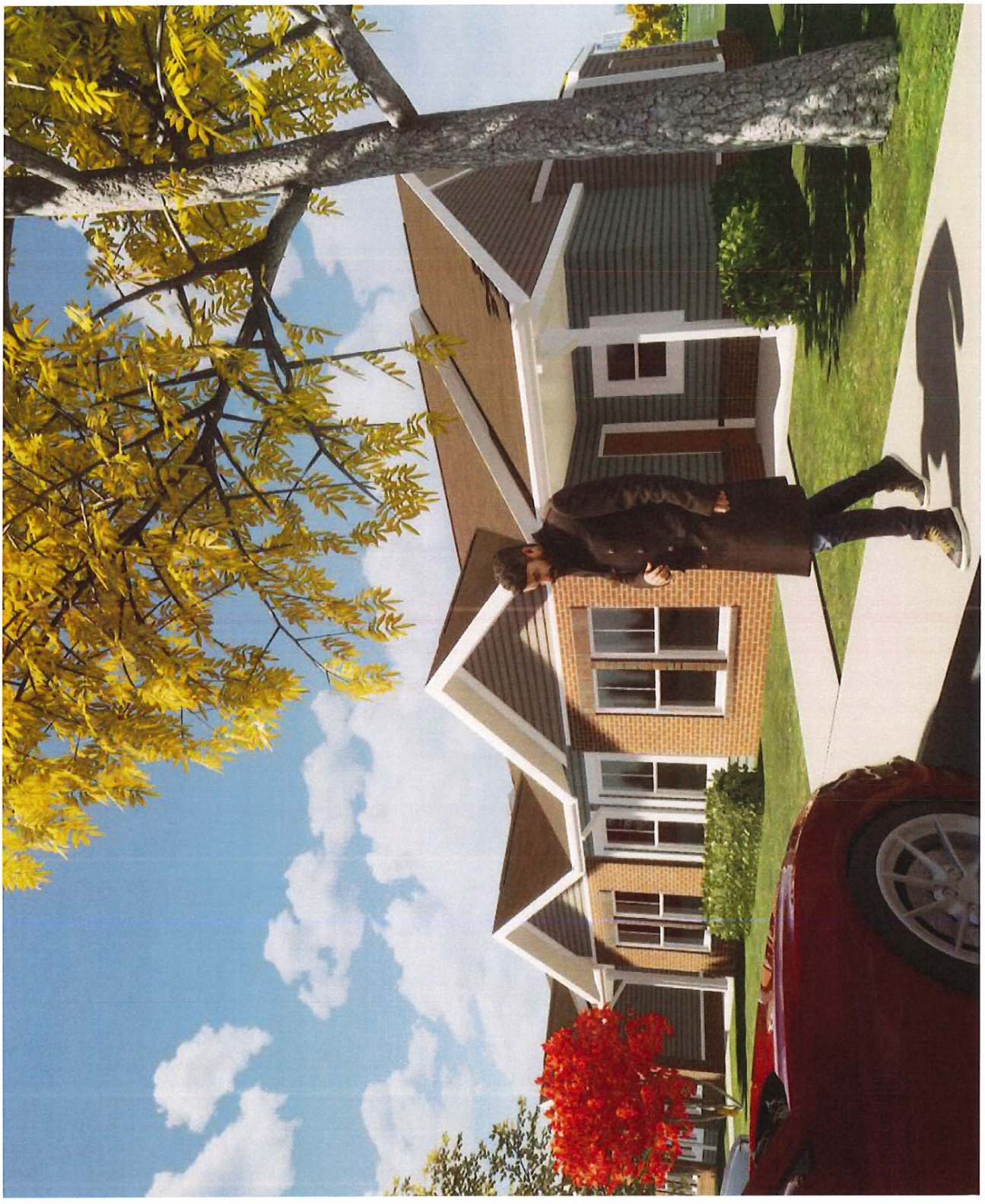
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INDIANAPOLIS, IN

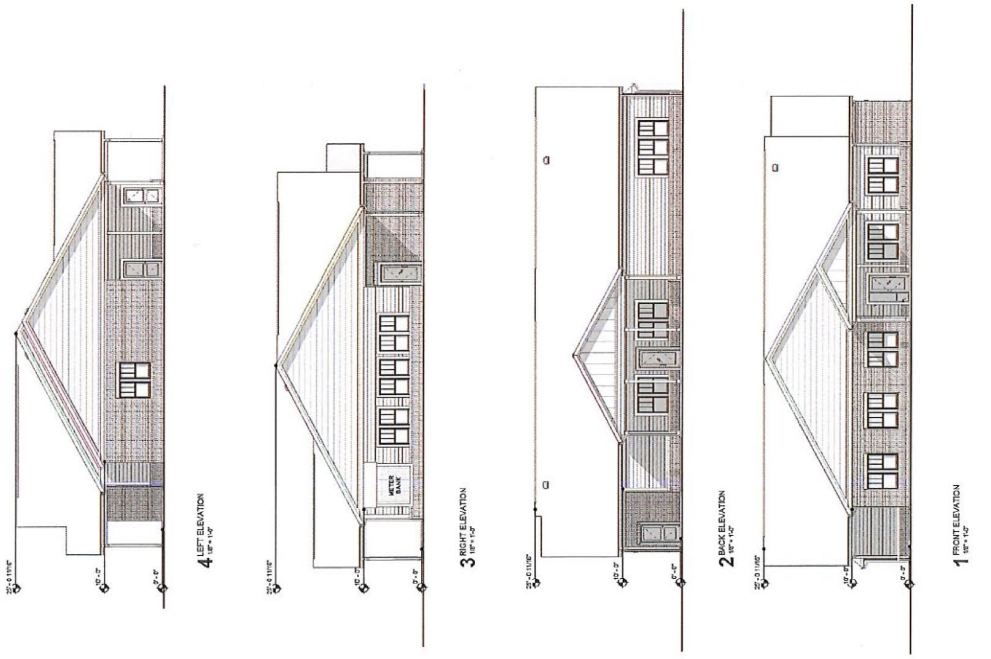
ISSUED FOR:
DATE:
REVISIONS:
NO. DESCRIPTION DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY
PROJECT NO.
24-011

SHEET TITLE
CLUBHOUSE EXTERIOR ELEVATIONS

SHEET NUMBER
AC-200

BRICK: -20%



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EXHIBIT A

Heritage Tree Conservation

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

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

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



View looking north along Mann Road



View looking south along Mann Road



View of site looking southeast



View of site looking southeast

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View of site looking northeast



View of site looking east along access drive



View from site looking northwest across intersection of Mann Road and Mills Road



View from site looking northwest across intersection of Mann Road and Mills Road



View looking west across Mann Road from site

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METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-061
Property Address:	5330 West Morris Street
Location:	Center Township, Council District #17
Petitioner:	Jorge Gonzales
Current Zoning:	C-3 (TOD)
Request:	Rezoning of 0.33-acre from the C-3 (TOD) district to the C-5 (TOD) district to provide for automotive uses, including repair.
Current Land Use:	Single-family dwelling / detached garage
Staff Recommendations:	Denial
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the September 10, 2026 hearing, to the October 15, 2026 hearing, at the request of the petitioner. No new information has been submitted to the file.

The Hearing Examiner continued this petition from the October 15, 2026 hearing, to the November 12, 2026 hearing, at the request of staff.

STAFF RECOMMENDATION

Staff recommends denial. If approved, staff would request that approval of the rezoning be subject to the following commitments being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. The existing fence in the front yard shall be modified and / or replaced to comply with the maximum 3.5 height within 60 days of final approval of this rezoning request.

PETITION OVERVIEW

This 0.33-acre site, zoned C-3 (TOD), is developed with a single-family dwelling and a 10,000-square-foot detached accessory building. It is surrounded by governmental uses to the north, across West Wilkins Street, zoned SU-9 (TOD) (buildings and grounds used by any department of town, city, township, county, state or federal government); a single-family dwelling to the south, across West Morris Street, zoned D-5 (TOD); a single-family dwelling to the east, zoned C-3 (TOD); and governmental uses to the west, zoned SU-9 (TOD).

Petition 2023-UV1-022 legally established a single-family home and provided for construction of a detached accessory structure.

REZONING

The request would rezone the site to the C-5 General Commercial District (TOD) to provide for automotive uses, including repair. "The C-5 District is designed to provide areas for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed. The types of uses found in this district tend to be outdoor functions, brightly lit, noisy, etc. Therefore, to provide a location where such uses can operate in harmony with the vicinity, the C-5 district should be located on select heavy commercial thoroughfares and should avoid locating adjacent to protected districts."

The West Washington Street Corridor Plan recommends community commercial typology for the site.

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

Overlays

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

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

Plan of Operations – May 11, 2026

The Plan of Operations describes the proposed use / nature of the business, hours of operation, traffic / parking, noise control, environmental impact, safety, staffing, site operations, compatibility with surroundings, justification for variance, and commitments.

The submittal file on this petition indicates that a variance of use was initially requested but later changed to a rezoning, so the Plan of Operations is a document that generally addresses the requirements for a variance of use, but it does provide information on how the business would operate.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

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

Planning Analysis

A closely related element of automotive uses and repair operations is the generation of automobile traffic to the site and vehicular storage on the site. Additionally, outdoor storage of vehicles awaiting repair would occur due to the increase of intensity and large amount of space that is typically required for automotive repair operations. With the subject site being historically and currently residential in nature, and smaller than typical C-4 lots, staff finds that the request and proposed plan of operation to be far too intense for the site.

Likewise, Staff finds the proposed uses to be wholly incompatible with the legally established residential uses. The incompatibility of these uses is further exemplified by the fact that automotive uses and repair are not a permitted use in any residential district and, conversely, no residential uses are permitted in any of the zoning districts that do permit automotive uses and repair.

Staff would also note that the Ordinance would permit 61 primary uses such as adult entertainment business, bar / tavern, indoor spectator venue, night club / cabaret, commercial and building contractors, liquor store, heavy general retail, as well as vehicle-related operations that would include an automobile / light vehicle wash and an automobile fueling station / convenience store.

Further, with this site being mid-block along West Morris Street, which is largely residential at this location, staff finds this to be an inappropriate location for the proposed uses given the surrounding context. Likewise, Staff does not find the proposal to align with the Neighborhood Plan recommendation of community commercial nor does it support neighborhood stability that is recommended in the Blue Line Transit-Oriented Development Strategic Plan.

During the site visit, staff observed that the existing fence along West Morris Street is in violation of the Ordinance because it exceeds the maximum height of 3.5 feet in the front yard and creates a visibility issue related to both traffic and pedestrians. Staff would strongly recommend that this safety issue be quickly addressed.

Lastly, Staff sees this proposal as further infiltration of heavy commercial uses south of Washington Street into primarily residential areas. Staff finds that the proposal would put further pressure on adjacent residential properties to the east and south.

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

GENERAL INFORMATION

Existing Zoning	C-3 (TOD)
Existing Land Use	Single-family dwelling / detached garage
Comprehensive Plan	Community Commercial

Surrounding Context	**Zoning**	**Land Use**
North:	SU-9 (TOD)	Governmental uses
South:	D-5 (TOD)	Single-family dwelling
East:	C-3 (TOD)	Single-family dwelling
West:	SU-9 (TOD)	Governmental uses
Thoroughfare Plan		
West Morris Street	Local Street	Existing and proposed 56-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes Transit-Oriented Development (TOD)	
Wellfield Protection Area	No	
Site Plan	N/A	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Blue Line Transit-Oriented Development Strategic Plan (2024)

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

This site is located within a ¼ mile walk of a proposed transit stop located at the intersection of West Washington Street and Lynhurst Drive with a Community Center typology.

Community Center stations have varying types of commercial developments, from large strip centers to shopping malls, along arterial corridors. Development opportunities include projects that improve neighborhood stability and encourage transit use.

Characteristics of the Community Center typology are:

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

Neighborhood / Area Specific Plan

West Washington Street Corridor Plan (2012)

This Neighborhood Plan recommends community commercial which is a “land use category is for low-intensity retail and service commercial and office uses, which serve a predominantly residential market adjacent to, or very near, the location of the uses. The uses in this land use category are designed to fulfill a broad range of retail and personal, professional, and business services and are either freestanding or part of a small integrated center typically anchored by a grocery store. These centers contain no, or extremely limited, outdoor display of merchandise.

Furthermore, the Plan recommends the C-3 district.

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

2025-UV1-009; 5330 West Morris Street, requested a variance of Use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle, and Light Vehicle Service or Repair facility, with outdoor storage of vehicles awaiting repair (not permitted), with eight parking spaces and zero bicycle parking spaces provided, **dismissed.**

2023-UV1-022; 5330 West Morris Street, requested a variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for primary and accessory single-family uses and structures, including the construction of a detached garage, **granted.**

VICINITY

2011-ZON-086; 5334 and 5336 West Morris Street (west of site), requested rezoning of 0.90 acres, from the C-3 District, to the SU-9 classification to provide for a parking lot for the Wayne Township government center, **approved.**

2005-SE1-004; 5515 West Morris Street (west of site), requested a special exception of the Dwelling Districts Zoning Ordinance to provide for a 1,144-square foot manufactured home, **granted.**

97-Z-60; 1205 South Lynhurst Drive (east of site), requested rezoning of the adjacent one-third of an acre D3 property to the C4 District to allow for the redevelopment of the site with a new Speedway convenience store, **approved.**

92-V2-93; 5331 West Washington Street (north of site), requested a variance of Development Standards of the Dwelling Districts Zoning Ordinance to legally establish an existing pole sign with a front setback of 6 feet from the right-of-way ling of Washington Street (15 foot setback required) and a clear distance of 6 feet from the bottom edge of the sign to the grade (9 feet required), **granted.**

91-V3-98; 1229 South Biltmore Avenue (south of site), requested a variance of Development Standards of the Dwelling District Zoning Ordinance to permit the construction of an attached garage with a zero-foot side yard setback and a six foot aggregate setback (4-foot side yard setback and a 10-foot aggregate required), **granted.**

84-Z-199; 1149 South Lynhurst Drive (east of site), requested rezoning of 0.99 acres, being in the D-3 district, to the C-3 classification to provide for the removal of existing improvements and the construction of a service station and convenience food market, **approved.**

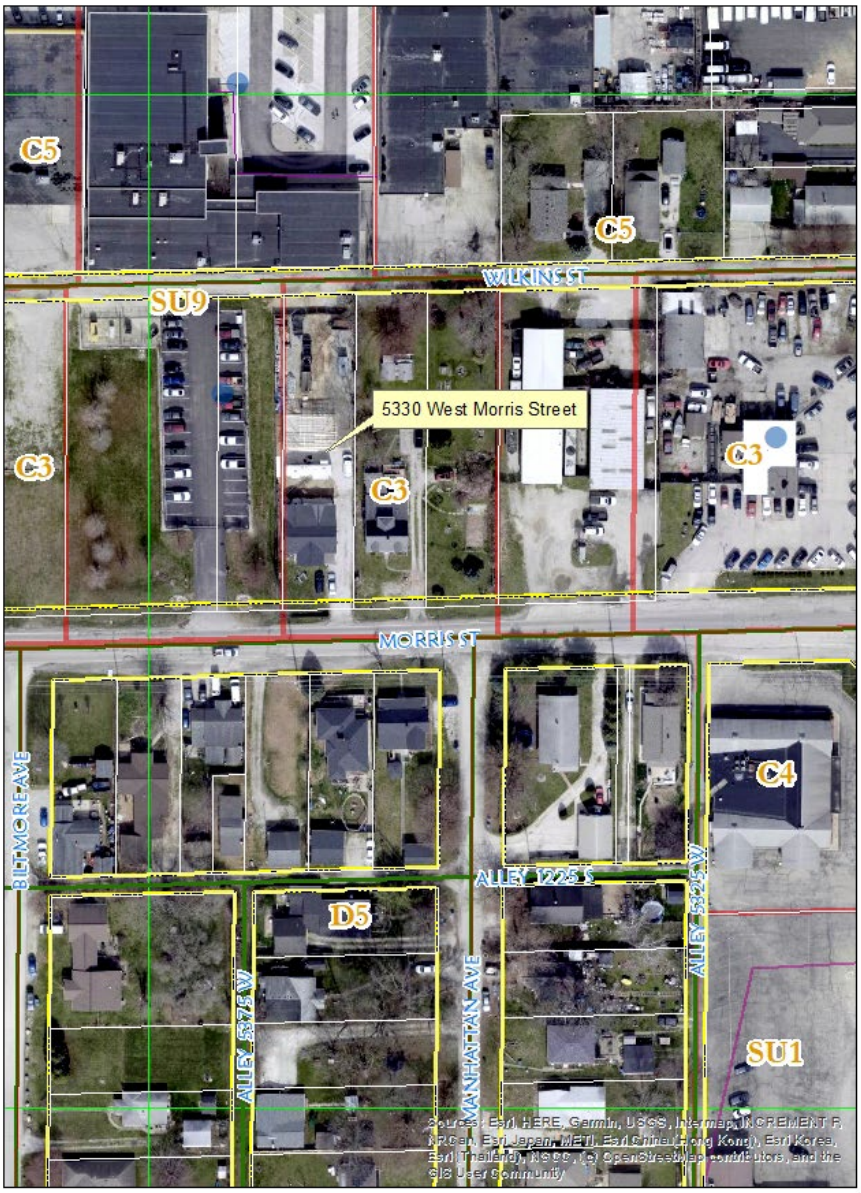
84-UV2-84; 1130 South Lynhurst Drive (east of site), requested a variance of Use of the Commercial Zoning Ordinance to provide for the erection of a 26 x 40 foot garage to be used for storage of supplies and equipment for an existing automobile repair service, **granted.**

83-Z-131; 5401 and 5405 West Washington Street (north of site), requested rezoning of 2 acres being in a C-5 district to the SU-9 classification to provide for a fire station and Township governmental offices, **approved.**

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EXHIBITS



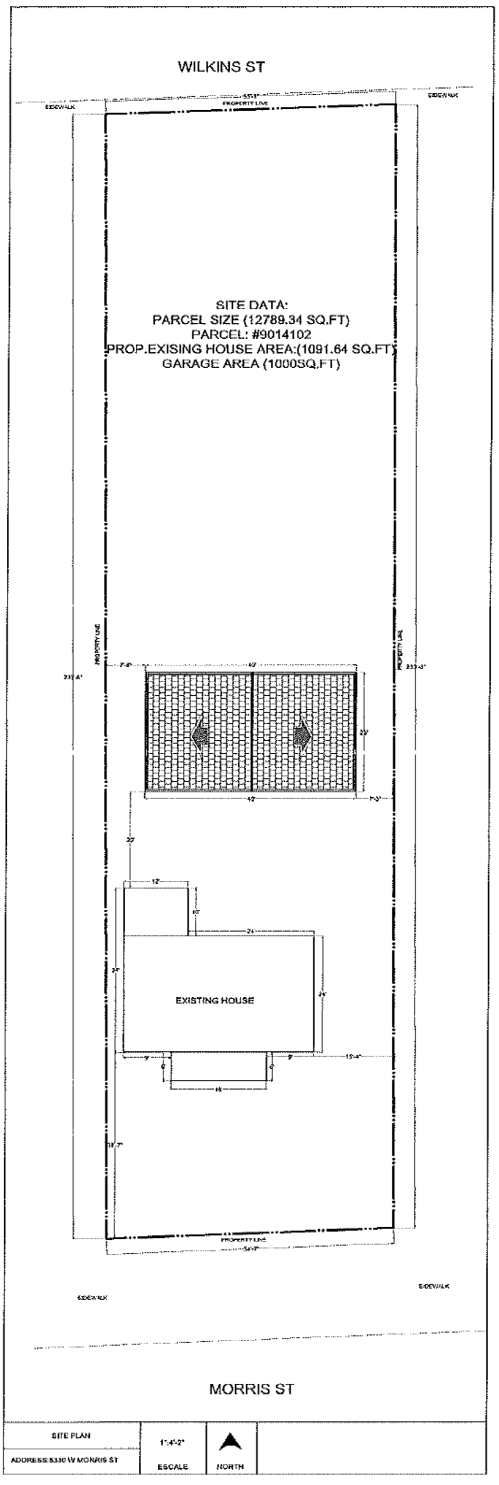
5330 West Morris Street

0 0.0042 0.0085 0.017 0.0255 0.034 Miles

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OPERATIONS PLAN FOR VARIANCE APPLICATION

Automotive Luxury Accessories, Modification, and Restoration Facility

1. DESCRIPTION OF PROPOSED USE

The project consists of operating a specialized automotive service facility focused on luxury accessory installation, truck modifications (including lift systems), classic vehicle restoration, and aesthetic customization.

All activities will be conducted indoors, with no heavy industrial production or high-impact operations.

2. NATURE OF BUSINESS

The facility will operate as a small- to medium-scale specialized automotive service.

It will NOT include:
- Vehicle dismantling
- Outdoor storage of inoperable vehicles
- Used car sales
- Junkyard-type operations

The focus is on high-quality technical and aesthetic services.

3. HOURS OF OPERATION

Monday – Friday: 8:00 AM – 6:00 PM
Saturday: 9:00 AM – 3:00 PM
Sunday: Closed

These hours are designed to minimize impact on surrounding properties.

4. TRAFFIC AND PARKING

The estimated volume is 5–10 vehicles per day.

On-site parking will be provided per site plan. No use of public streets for vehicle storage or queuing will occur.

5. NOISE CONTROL

All operations will take place داخل the building.

Doors will remain closed during active work. Noise levels will be comparable to a light automotive repair shop, without continuous heavy machinery.

6. ENVIRONMENTAL IMPACT

Proper handling and disposal of oils, paints, and solvents will be implemented in accordance with local and federal regulations.

No hazardous discharge or environmental contamination is expected.

7. SAFETY

The facility will include:
- Certified fire extinguishers
- Ventilated areas for paint-related work
- Safe storage of flammable materials
- Compliance with applicable fire codes

8. STAFFING

The business will employ approximately 3 to 6 trained employees.

No high-density workforce conditions will be generated.

9. SITE OPERATIONS

All work will be conducted داخل the building.

No outdoor storage of damaged vehicles or dismantling activities will occur. The site will be maintained in a clean, organized, and professional manner.

10. COMPATIBILITY WITH SURROUNDINGS

The proposed use is compatible with the surrounding area due to its low operational impact.

It will not generate excessive traffic, noise, or visual disturbance and will contribute positively to the local economy.

11. JUSTIFICATION FOR VARIANCE

The variance is requested due to current zoning limitations that do not fully accommodate this specialized use.

The proposed use:
- Is low impact
- Does not adversely affect public health, safety, or welfare
- Supports local economic development

12. OWNER COMMITMENTS

The applicant agrees to:

- Operate within the stated hours
- Maintain the site in a clean and orderly condition
- Avoid nuisance to neighboring properties
- Comply with all applicable regulations

Statement:

The proposed use is a low-impact, indoor automotive specialty service that will not adversely affect surrounding properties or public health, safety, and welfare.



View looking east along West Morris Street



View looking west along West Morris Street



View of site looking northeast across West Morris Street



View of site looking northeast along West Morris Street



View of site looking north across West Morris Street



View of site looking southeast across West Wilkins Street



View of site looking southeast across West Wilkins Street



View looking east along West Wilkins Street

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View looking west along West Wilkins Street

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METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-070
Property Address:	6650 South Meridian Street
Location:	Perry Township, Council District #22
Petitioner:	Faith Assembly of God Indianapolis, Inc., by Joseph D. Calderon
Current Zoning:	D-A
Request:	Rezoning of 5.0 acres from the D-A district to the SU-1 district to provide for religious uses.
Current Land Use:	Single-family dwelling / detached accessory building
Staff Recommendations:	Approval
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the September 10, 2026 hearing to the October 15, 2026 hearing, at the request of remonstrator. No new information has been submitted to the file.

The Hearing Examiner continued this petition from the October 15, 2026 hearing, to the November 12, 2026 hearing, at the request of the City-County Councilor.

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 5.0-acre site, zoned D-A, is developed with single-family dwelling and detached accessory building. It is surrounded by undeveloped land to the north, zoned D-A; single-family dwellings to the south, zoned D-3; single-family dwelling to the east, across South Meridian Street, zoned D-3; and undeveloped land to the west, zoned D-A.

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 consists of five 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.

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 diocia), 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	Single-family dwelling / detached accessory building	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-A	Undeveloped
South:	D-3	Single-family dwellings
East:	D-3	Single-family dwellings
West:	D-A	Undeveloped land
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	June 17, 2026
Site Plan (Amended)	N/A
Elevations	June 17, 2026
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.

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:

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

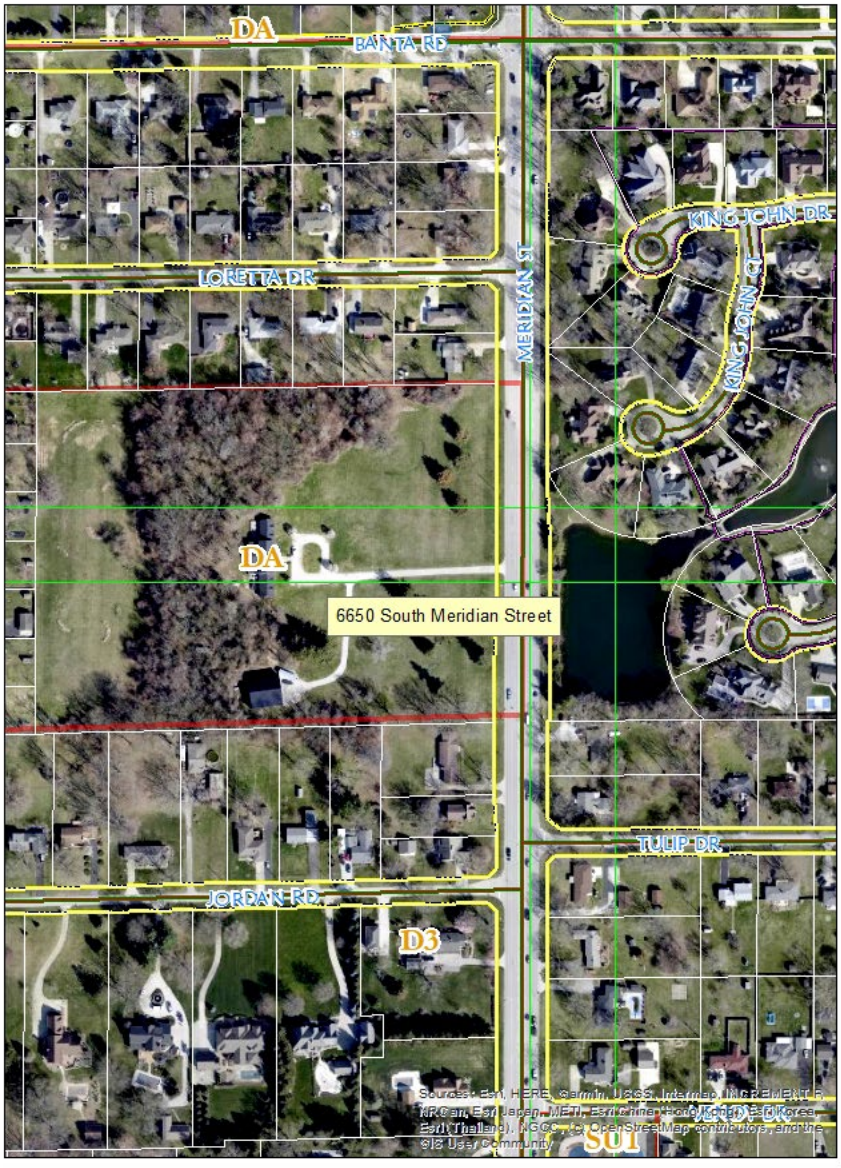
ZONING HISTORY

2024-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**.

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EXHIBITS



6650 South Meridian Street

N

0 0.012525 0.05 0.075 0.1 Miles

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EXHIBIT A

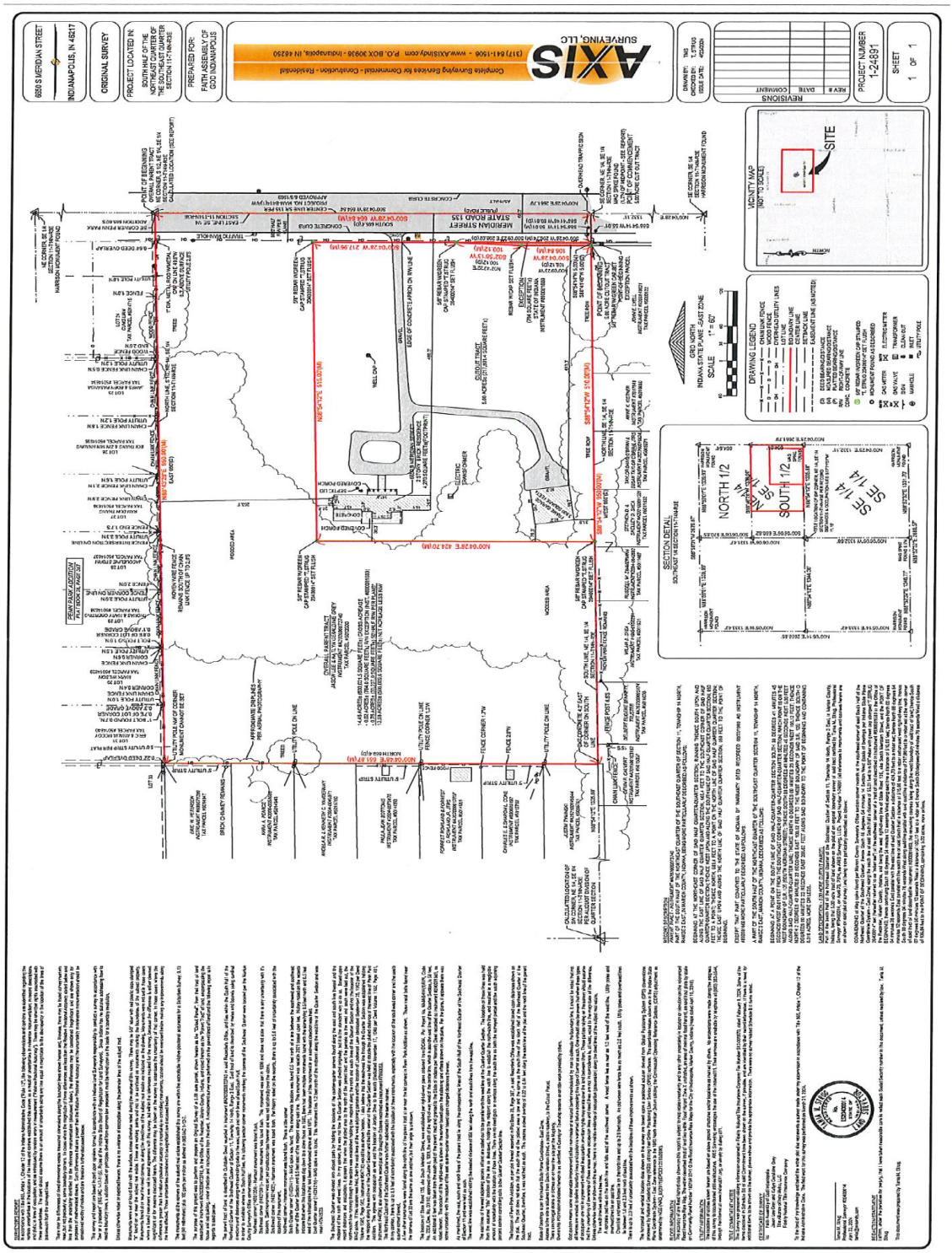


EXHIBIT B

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.

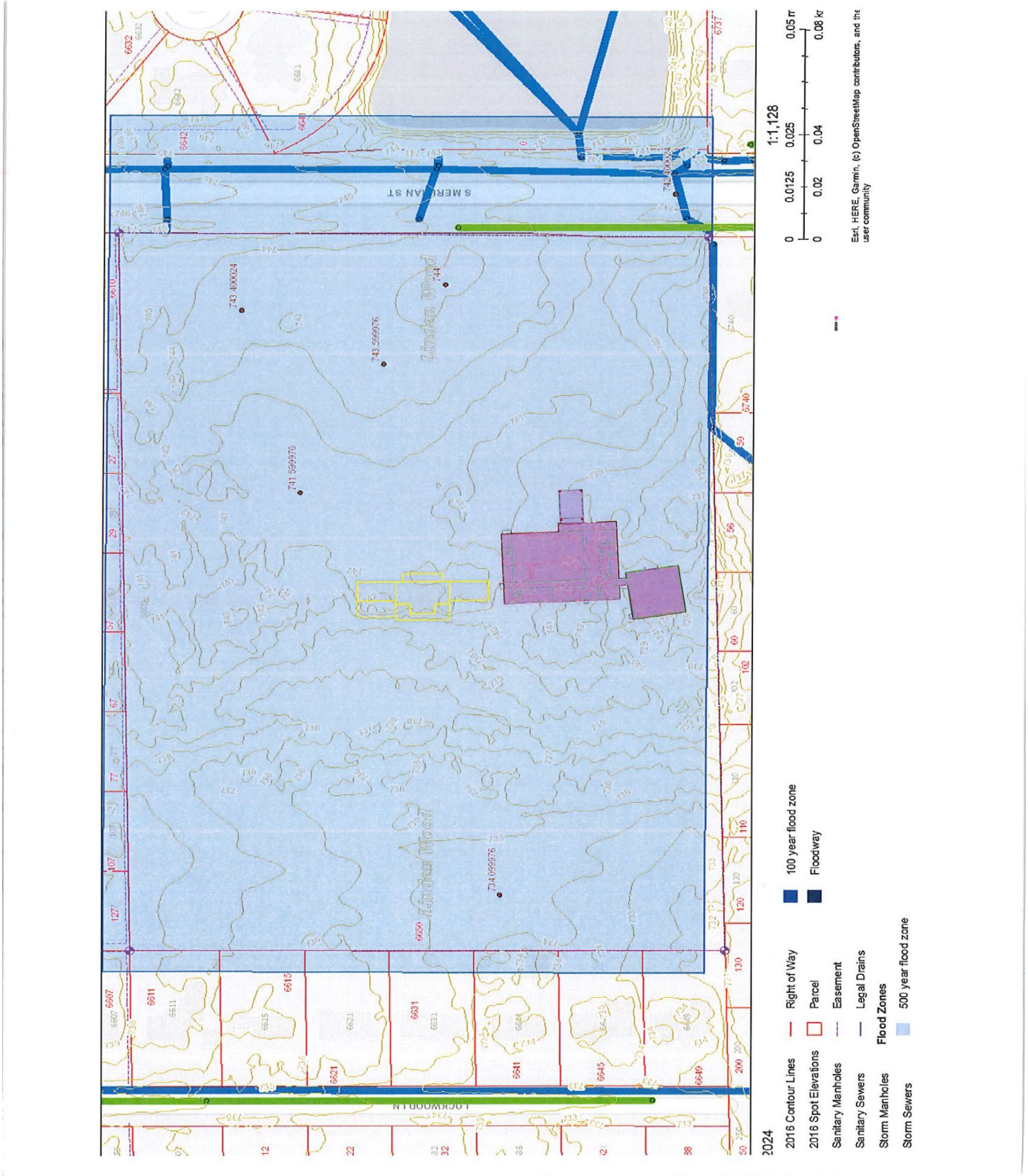
Table 744-503-3: Replacement Trees

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

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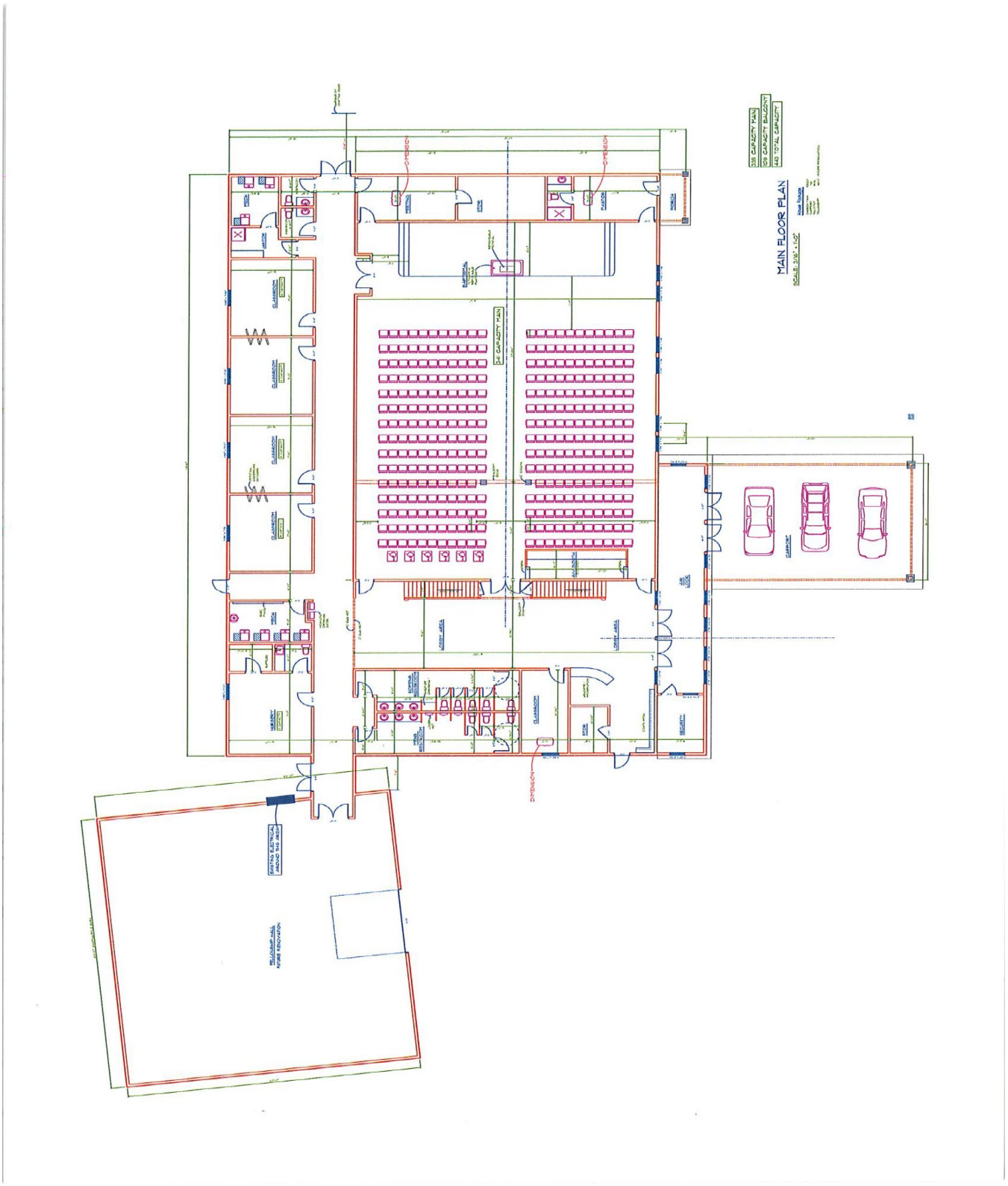
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Site Plan



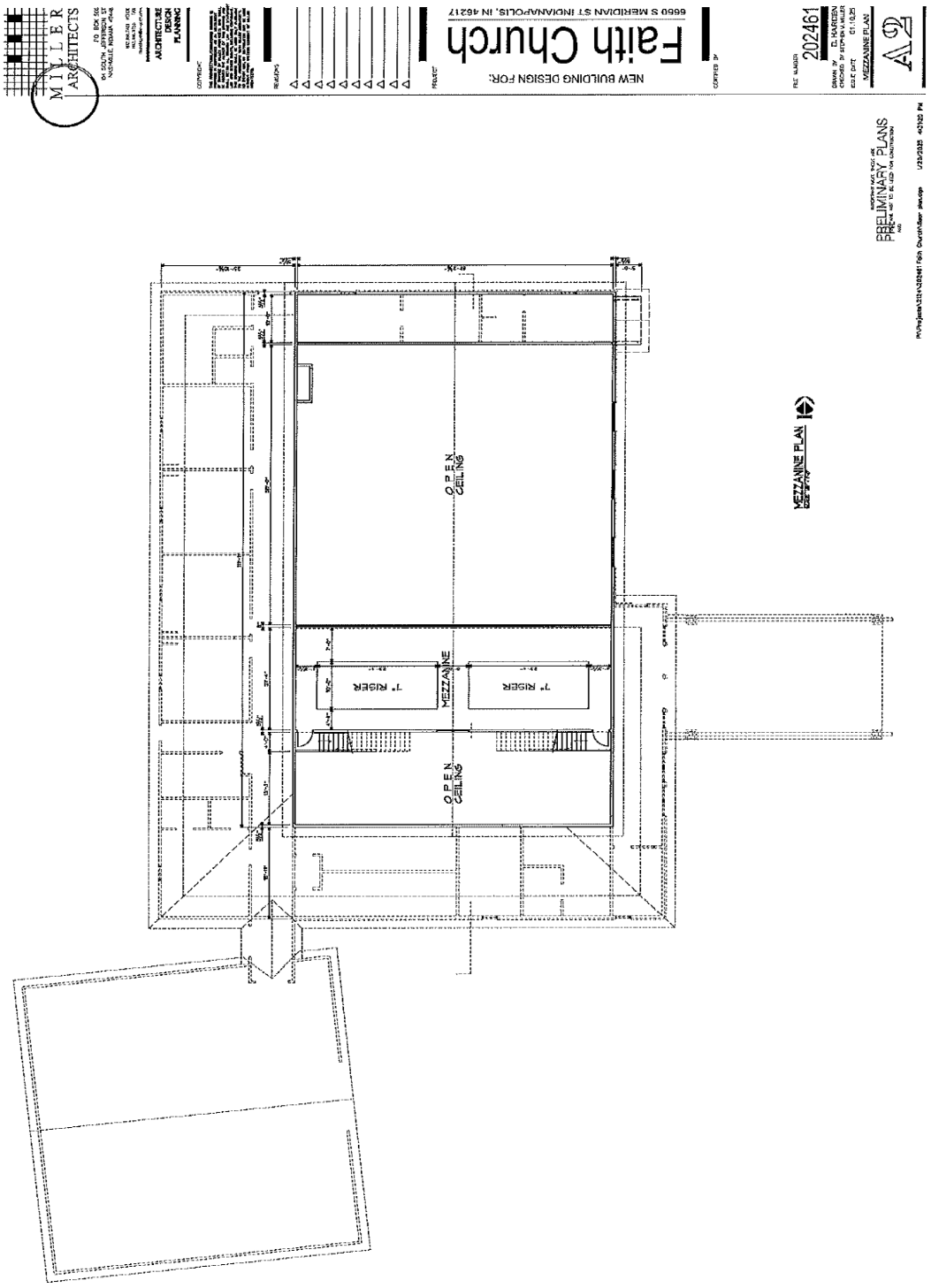
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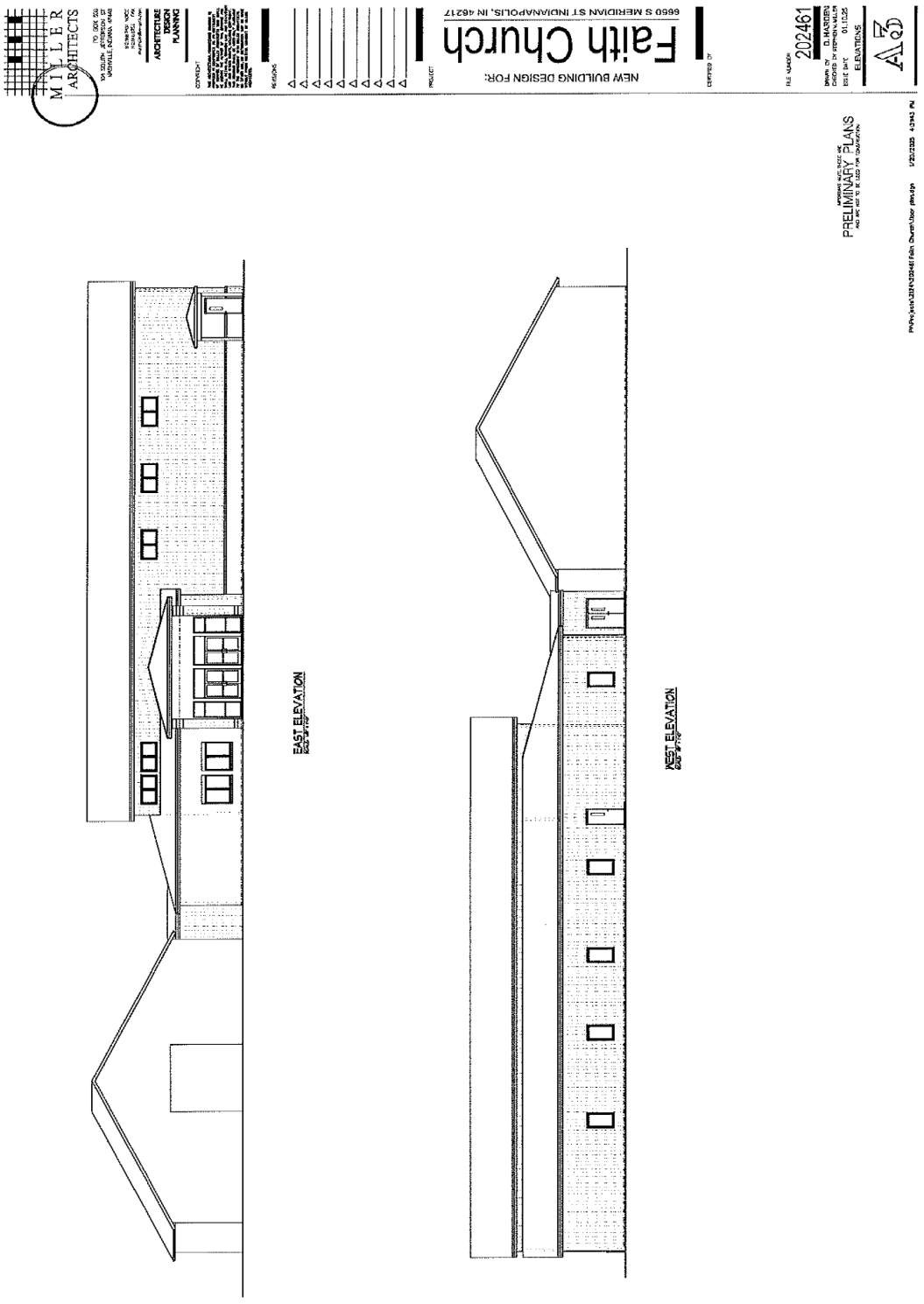
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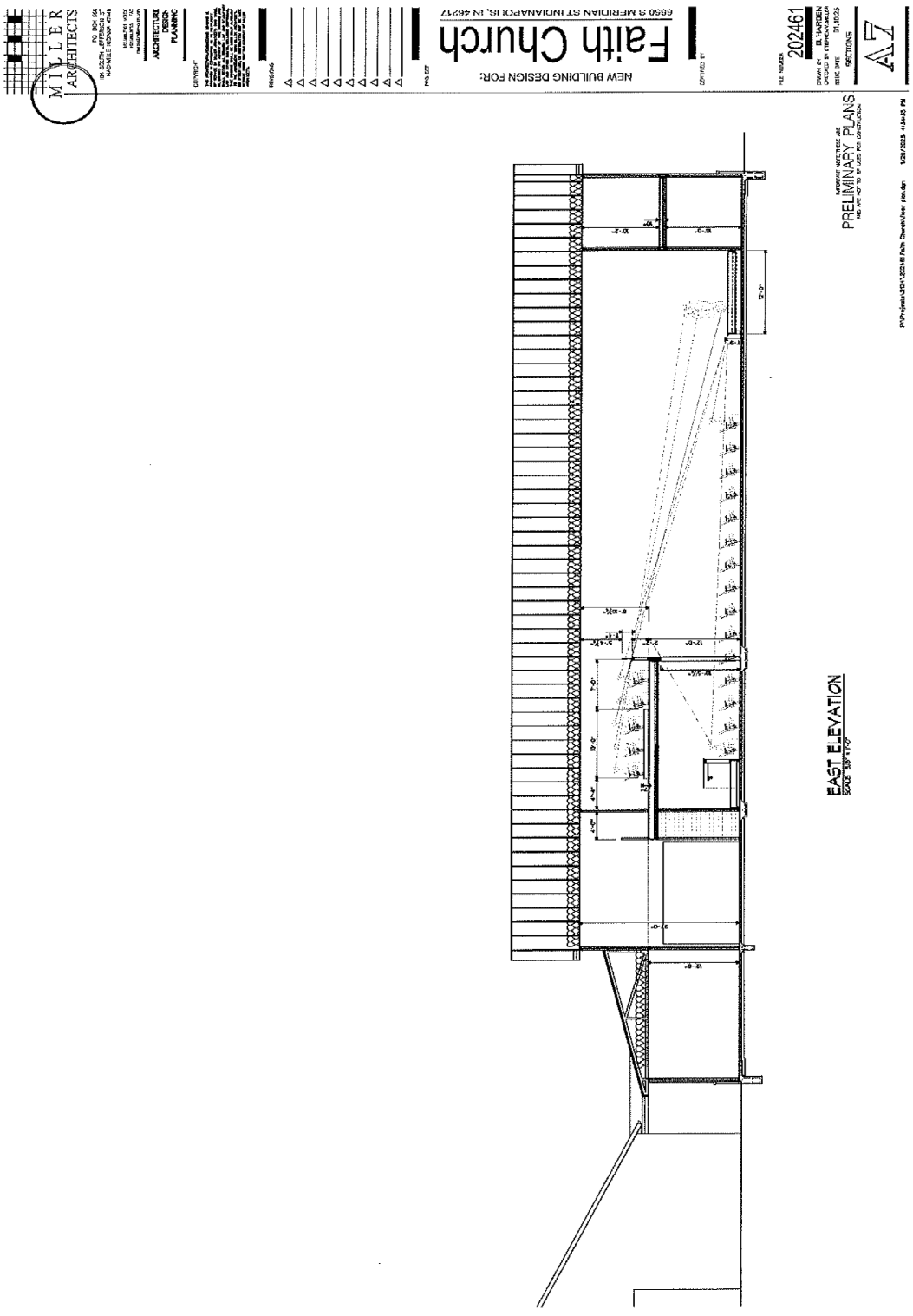
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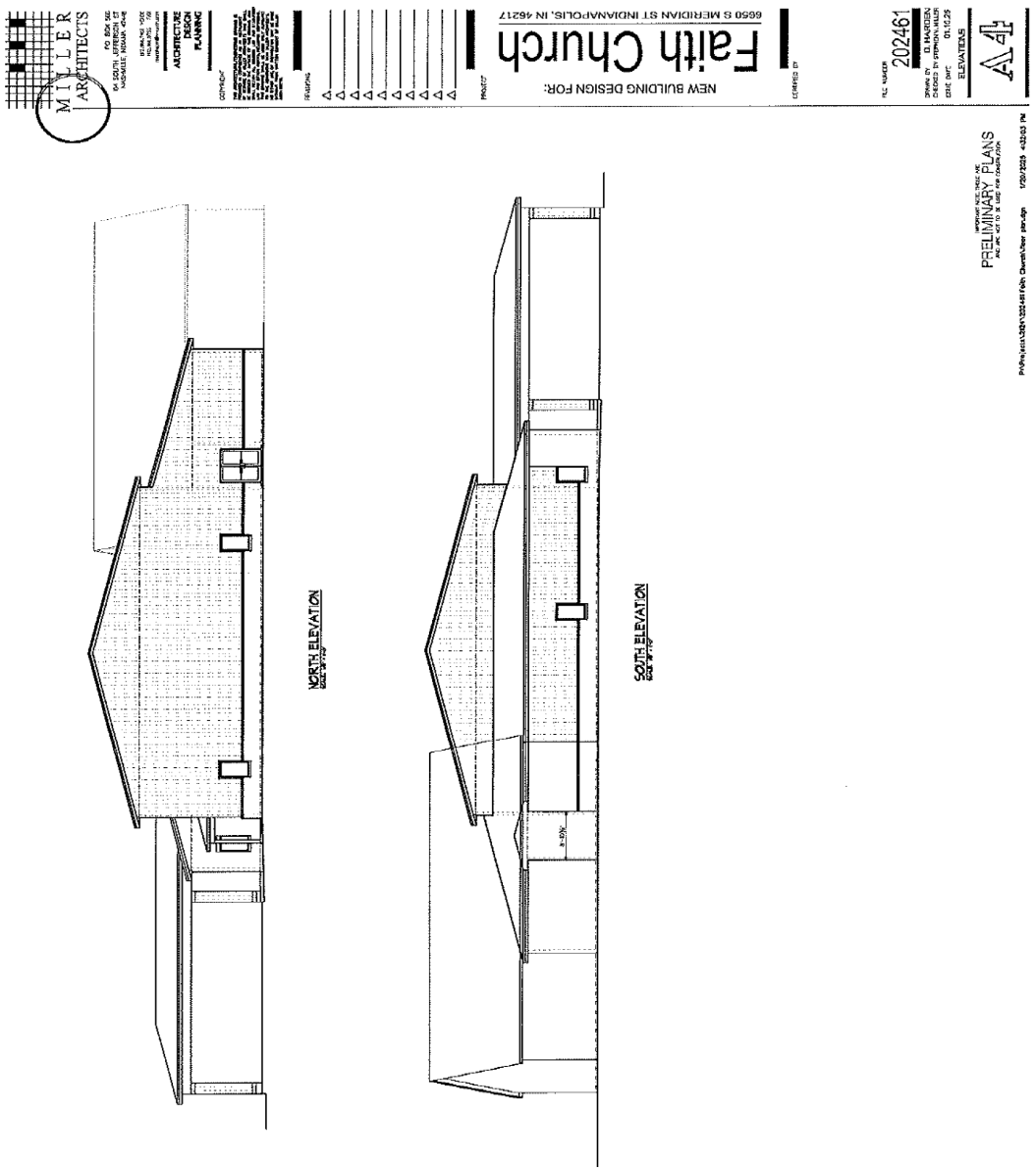
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View looking north along South Meridian Street



View looking south along Meridian Street



View from site looking east across South Meridian Street



View from site looking southeast across South Meridian Street



View of site looking southwest



View of site looking west



View of site looking southwest



View of site looking south



View of site looking west



View from site looking north



View from site looking north



View from site looking east towards South Meridian Street

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METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-075
Property Address:	5820 South Emerson Avenue
Location:	Perry Township, Council District #24
Petitioner:	RCP Development, LLC, by Joseph D. Calderon
Current Zoning:	C-3
Request:	Rezoning of 2.15 Acres from the C-3 district to the C-4 district to provide for commercial uses.
Current Land Use:	Undeveloped
Staff Recommendations:	Denial
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the September 10, 2026 hearing, to the October 15, 2026 hearing, at the request of the petitioner's representative to provide additional time to meet with the neighbors.

The petitioner's representative submitted a preliminary landscape plan on October 7, 2026, that is included in the staff report, along with proposed commitments negotiated with the neighborhood organization. Staff continues to recommend denial for the reasons stated in this report.

The Hearing Examiner continued this petition from the October 15, 2026 hearing, to the November 12, 2026 hearing, at the request of the neighborhood organization.

STAFF RECOMMENDATION

Staff recommends denial. If approved, staff would request that approval of the rezoning be 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:

> The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 2.15-acre site, zoned C-3, is undeveloped and surrounded by undeveloped land to the north, zoned C-3; commercial uses to the south, across East Edgewood Avenue, zoned C-3; commercial office uses to the east, across South Emerson Avenue, zoned C-S; and undeveloped land to the west, zoned D-5II. Petition 2006-ZON-133 rezoned this site to the C-3 district.

Staff would note that this request is limited to the southwest corner of a larger parcel (14.15 acres) and would require the filing and approval of a plat that would separate this site from the larger parcel.

REZONING

The request would rezone the site from the C-3 District to the C-4 classification to provide for a gasoline service station / convenience store. "The Community-Regional C-4 District "is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities."

The Comprehensive Plan recommends community commercial typology and commercial office typology for the site.

Recommended land uses in community commercial 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.

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

Site Plan / Building Elevations – July 24, 2026

A proposed site plan and elevations were submitted with the rezoning request, but the staff recommendation is only applicable to the rezoning request.

Staff would, however, note that sidewalks would be required along South Emerson Avenue and East Edgewood Avenue, along with required landscaping and Green Factor.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

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

Planning Analysis

As proposed the request would not align with the Comprehensive Plan recommendations of office commercial or community commercial typologies.

The request would be an unacceptable increase in commercial intensity that would have a detrimental impact on surrounding land uses to the west recently rezoned for residential uses, office uses to the east and a pharmacy to the south. Allowing a large-scale intense regional commercial use at this location would erode the integrity of the Comprehensive Plan, dilute its effectiveness and weaken protection of the existing residential uses and less intense commercial uses in this area.

Additionally, 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. The proposed C-4 rezoning would remove the buffer that would be provided by the recommended office commercial typology to the west and north and the existing C-3 district that would negatively impact the potential residential uses to the west.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial / Office Commercial	
Surrounding Context	**Zoning**	**Land Use**
North:	C-3	Undeveloped
South:	C-3	Commercial uses
East:	C-S	Commercial office uses
West:	D-5II	Undeveloped
Thoroughfare Plan		
South Emerson Avenue	Primary Arterial	Existing 140-foot right-of-way and proposed 86-foot right-of-way.
East Edgewood Avenue	Primary Arterial	Existing 140-foot right-of-way and proposed 80-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	July 24, 2026	
Site Plan (Amended)	N/A	
Elevations	July 24, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Community Commercial and Office Commercial typologies.

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.

The Office Commercial typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – 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 of 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.

Conditions for All Land Use Types – Office Commercial Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

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

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

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

ZONING HISTORY

2006-ZON-134; 5820 South Emerson Avenue (west of site), rezoning of 4.698 acres from D-A to C-1 to provide for office uses, **approved.**

2006-ZON-133; 5820 South Emerson Avenue; requested rezoning of 11.027 acres from D-A to C-3 and C-1 to provide for neighborhood commercial uses and office uses, **approved.**

VICINITY

2024-ZON-131; 5820 South Emerson Avenue (west of site), requested rezoning of 21.23 acres from the C-1, C-3, and D-A districts to the D-5II district to provide for townhome and duplex development, **approved.**

2022-CZN-872 / 2022-CVR-872; 4822 East Edgewood Avenue and 5820 South Emerson Avenue (west of site), rezoning of 21.232 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for single-family attached dwellings (townhomes) and multi-family residential development and a variance of development standards to provide for a building height of 49.5 feet, **denied.**

2021-ZON-125 / 2022-VAR-001;4822 East Edgewood Avenue and 5820 South Emerson Avenue(est of site), requested rezoning of 19.92 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for multi-family residential development and a variance of development standards to provide for a building height of 56 feet and a minimum livability ratio of 0.51, **withdrawn.**

2021-ZON-005; 6009 & 6047 South Emerson Avenue (south of site), requested rezoning of 5.00 acres from the D-A district to the C-4 district for a gas station/convenience store, **approved**.

2017-ZON-082; 6009 South Emerson Avenue (south of site), requested rezoning of 2.20 acres from the D-A districts to the C-4 classification to provide for a gasoline service station, **denied.**

2008-ZON-019; 6026 South Emerson Avenue (west of site), requested rezoning of one acre from the D-A District, to the C-1 classification to provide for office-buffer commercial uses, **approved.**

2007-ZON-054; 5202 East Edgewood Avenue (north of site), requested rezoning of 0.6 acre, from the D-A District to the C-S classification to provide for uses permitted in the C-1 District, **approved.**

2007-ZON-850 / 2007-VAR-850; 6004 South Emerson Avenue (south of site), requested rezoning of 2.9 acres, from the D-A District to the C-3 classification to provide for neighborhood commercial uses and a variance of development standards to provide for a drive-through without the required separation from a protected district, the sale of alcohol without the required separation from a protected district, and reduced transitional yards, **approved.**

2007-ZON-047; 5815 and 5829 South Emerson Avenue (south of site), requested rezoning of six acres from the D-A District to the C-S classification to provide for C-3 and C-1 uses, **approved.**

2005-APP-002; 5905-5935 South Emerson Avenue (east of site), modification of commitments and site plan to provide for construction of a 12,600-square foot building that does not fit within the footprint indicated on the approved site plan from 2000-ZON-012, **approved.**

2005-ZON-857/2005-APP-857/2005-VAR-857; 5901-5935 South Emerson Avenue (east of site), rezoning of 6.556 acres from D-A to C-S to provide for expansion of an office/commercial center with C-1 uses, limited C-3 uses, and a fitness center; a variance of development standards to provide for a second freestanding identification sign with inadequate street frontage and sign separation; a modification of commitments to provide for additional signage, **approved.**

2005-ZON-215; 5640 South Emerson Avenue (north of site), rezoning of 2.087 acres from D-A to C-1 to provide for office uses, **approved.**

2004-ZON-078; 5500 and 5640 South Emerson Avenue (north of site), rezoning of 25.539 acres from D-P and D-A to D-P to provide for the construction of townhouses and two-family dwellings with a total of 104 units, and a density of 4.10 units per acre, **approved.**

2004-ZON-049; 5800 South Emerson Avenue (north of site), rezoning of 1.997 acres from D-A to C-1 to provide for office uses, **approved**

2002-UV1-004; 5800 South Emerson Avenue (north of site), variance of use to provide for the construction of a single-family dwelling, with an attached recording studio in D-A, **granted.**

2002-ZON-012; 5935 South Emerson Avenue (east of site), rezoning of 5.23 acres from D-A to C-S to provide for all C-1 uses and limited C-3 uses, **approved.**

2000-ZON-012; 5935 South Emerson Avenue (south of site), requested rezoning of 5.23 acres from the D-A District to the C-S classification to provide for all C-1 uses and certain C-3 uses, **approved.**

95-Z-183; 5728 South Emerson Avenue (north of site), rezoning of 0.407 acre from D-A to D-3 to provide for single-family residential development, **approved.**

95-Z-73; 4684 East Edgewood Avenue (west of site), rezoning of 11.38 acres from D-A to D-3 to provide for single-family residential development, **approved.**

95-Z-35; 4784 East Edgewood Avenue (west of site), rezoning of 19.99 acres from D-A to D-3 to provide for single-family residential development, **approved.**

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EXHIBITS



5820 South Emerson Avenue

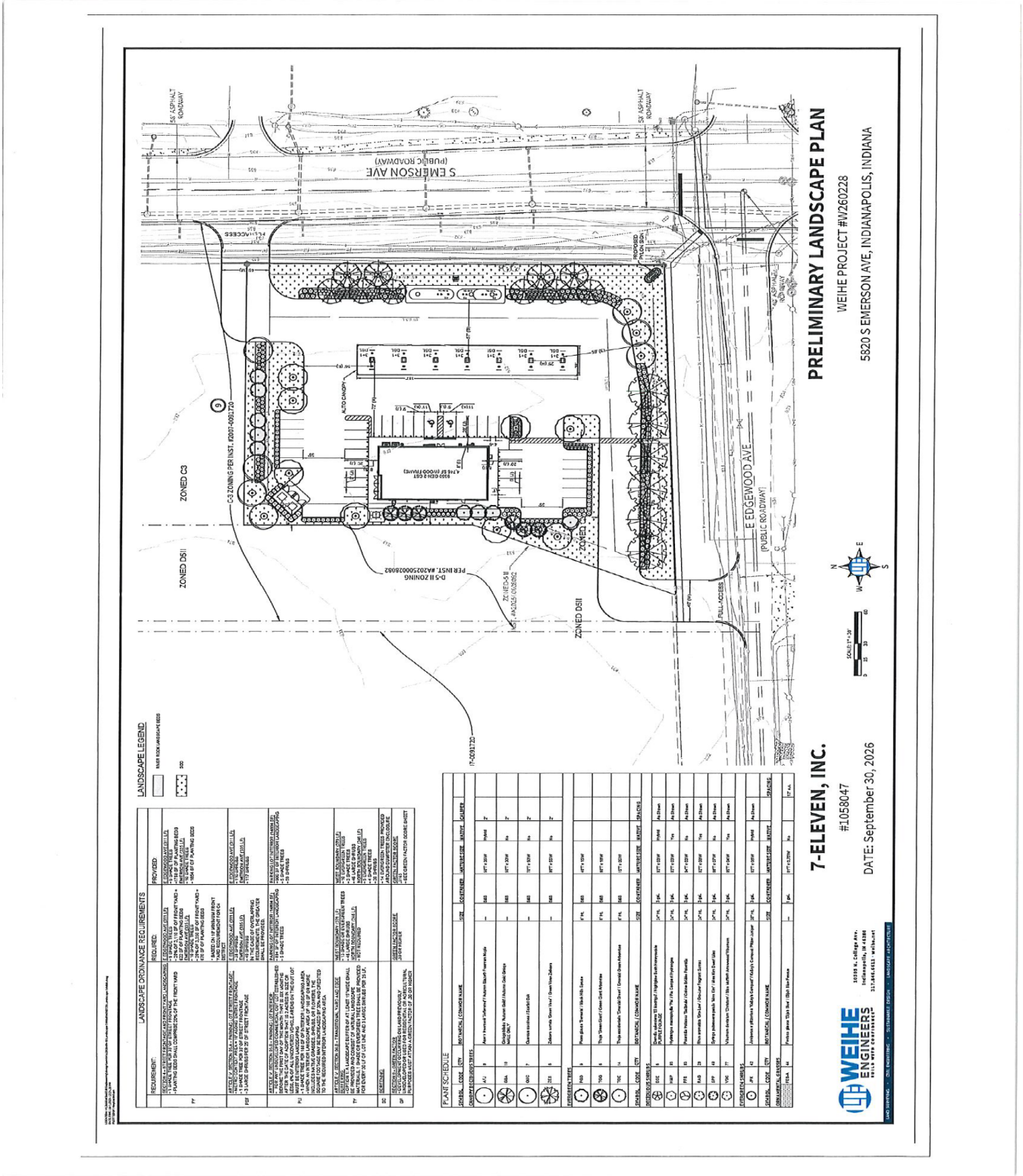
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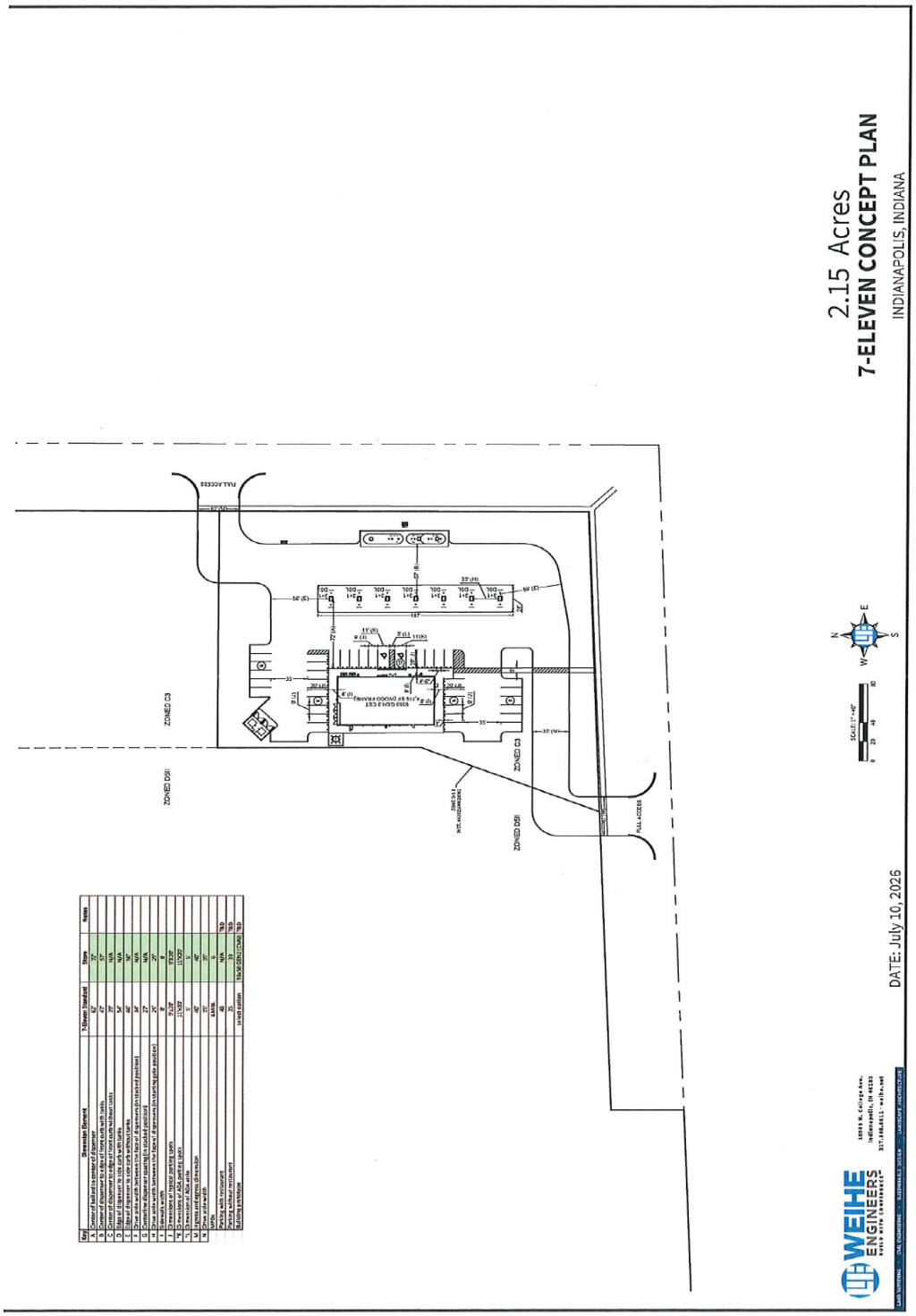
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Landscape Plan – October 7, 2026



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Key	Dimension Element	7-Eleven Standard	Store	Notes
A	Center of fuel rail to center of dispenser	42'	72'	
B	Center of dispenser to island front curb with curb	42'	57'	
C	Center of dispenser to island front curb without curb	36'	N/A	
D	Edge of dispenser to side curb with curbs	54'	N/A	
E	Edge of dispenser to side curb without curbs	48'	46'	
F	Center of dispenser to side curb (if dispensers in stacked position)	36'	N/A	
G	Center of dispenser (each) to side curb (if dispensers in stacked position)	27'	N/A	
H	Drive width between two fuel dispensers (in stacked position)	26'	26'	
I	Drive width between two fuel dispensers (in stacking aisle position)	36'	36'	
J	Dimension of typical parking stalls	9'x18'	9'x18'	
K	Dimension of ADA parking stalls	11'x20'	11'x20'	
L	Dimension of side aisle	5'	5'	
M	Egress and ingress dimension	40'	40'	
N	Drive aisle width	30'	30'	
	Curbs	Curbs	Curbs	
	Parking with restaurant	49	N/A	TBD
	Parking without restaurant	25	33	TBD
	Building position	street edge	TBD BEHIND CURB	TBD

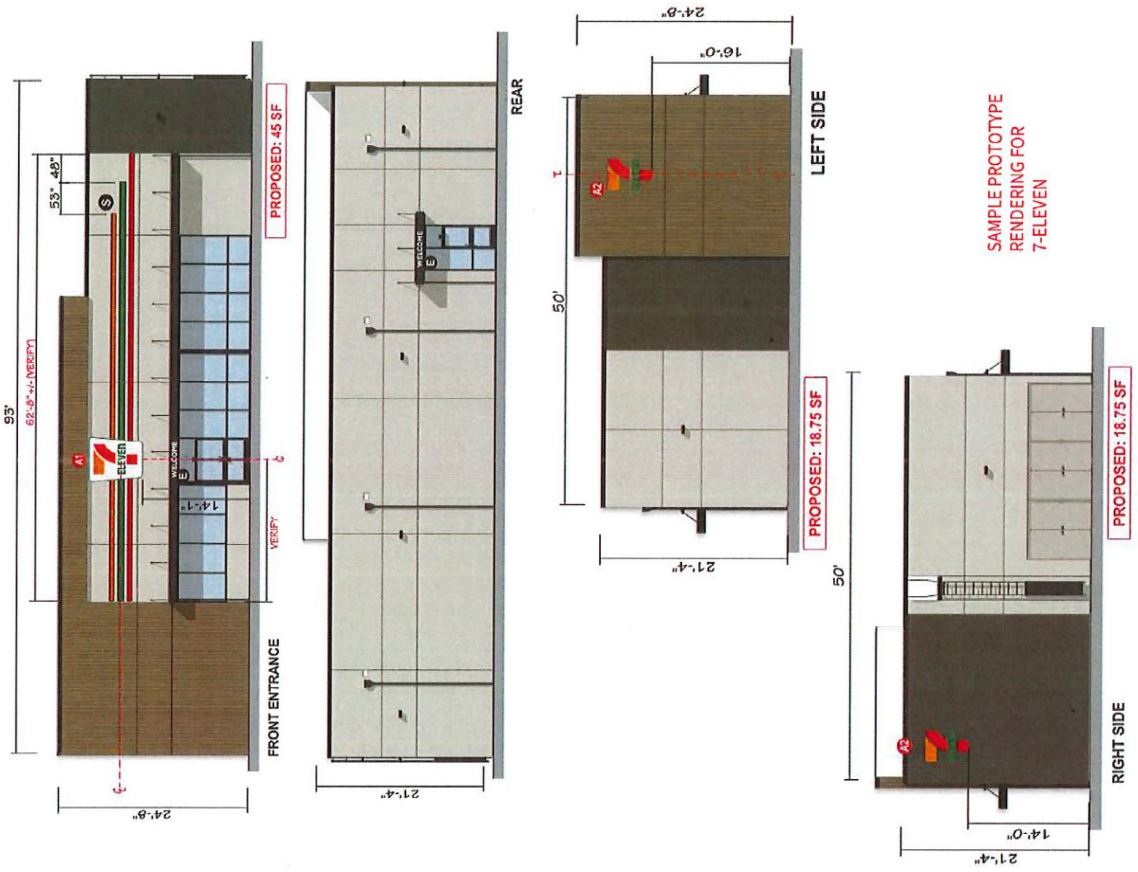
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View looking north along South Emerson Avenue



View looking northwest across the intersection of South Emerson Avenue and East Edgewood Avenue



View looking west along East Edgewood Avenue



View looking east along East Edgewood Avenue



View of site looking north across East Edgewood Avenue



View of site looking west across South Emerson Avenue



View of site looking southwest across South Emerson Avenue

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METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-077
Property Address:	2004 East 86th Street
Location:	Washington Township, Council District #2
Petitioner:	Michael and Maureen Surak, by Justin Kingen
Current Zoning:	D-A
Request:	Rezoning of 3.02 acres from the D-A (FF) (FW) district to the C-1 (FF) (FW) district to provide commercial office uses.
Current Land Use:	Undeveloped
Staff Recommendations:	Approval
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance by a registered neighborhood organization that continued this petition from the September 10, 2026 hearing, to the October 15, 2026 hearing.

The Hearing Examiner continued this petition from the October 15, 2026 hearing, to the October 29, 2026 hearing, at the request of the petitioner's representative.

The Hearing Examiner continued this petition from the October 29, 2926 hearing to the November 12, 2026 hearing, at the request staff.

Discussions with the petitioner's representative and owner resulted in amendments to staff's requested commitments that are listed below. Staff also understands that the petitioner's representative has negotiated commitments with the neighbors and neighborhood organization that include, but not limited to, excluded uses.

STAFF RECOMMENDATION

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

1. A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d)

identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

2. The owner shall convey the adjacent parcel, addressed as 1948 East 86th Street (Parcel # 8034623), to Indiana Wildlife Federation, or its designee, for conservation and public park purposes within 60 days of final approval by the City County Council.
3. Owner shall grant a perpetual transportation easement in favor of Indy Parks and Indiana Wildlife Federation, or its designee, over the entire parking lot to provide public access to the adjoining nature preserve to the west of this site.
4. Final site plan shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP). In addition to proposed site development, the site plan shall also identify the public transportation easement that includes the entire parking lot and identify parking area available to the public that would provide a minimum of 20% of the overall parking spaces available for commercial uses.
5. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 3.02-acre site, zoned D-A, is comprised of two undeveloped parcels surrounded by a single-family dwelling to the north, zoned D-A; educational uses to the south, across East 86th Street, zoned SU-2; single-family dwellings to the east, across El Rico Drive, zoned D-A; and undeveloped land to the west, zoned D-A.

REZONING

The request would rezone the site to the C-1 Office Buffer District to provide for commercial office uses. “The C-1 District is designed to perform two functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt. Since the buildings for office, office-type and public and semipublic uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.”

The Comprehensive Plan recommends suburban neighborhood typology and floodway / floodway fringe. for the site.

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.

Overlays

This site is also located within two overlays, specifically the Residential Corridor Reserve (RR) Overlay and Environmentally Sensitive Overlay (ES). "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 Residential Corridor Reserve (RR) overlay is intended for areas where the residential nature of a corridor is at risk due to encroachment from other land uses. An example might be residential areas that are being overtaken by schools, hospitals, or corporate campuses.

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.

High quality woodlands, specifically identified as Forest Alliance Woodlands, are located along the western and northwestern boundaries of the site.

Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees 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.

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 diocia), Walnut or Butternut (Juglans), Tulip Poplar (Liriodendron tulipifera), Sweet Gum (Liquidambar styraciflua), Black Gum (Nyssa sylvatica), American Sycamore (Platanus occidentalis), Eastern Cottonwood (Populus deltoides), American Elm (Ulmus americana), Red Elm (Ulmus rubra) and any oak species (Quercus, all spp.)

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

Site Plan – August 26, 2026

The site plan, file-dated August 26, 2026, provides for two proposed office buildings fronting along East 86th Street, with a parking lot north of the buildings that consists of 57 parking spaces to serve both the commercial office uses and the proposed nature preserve / outdoor learning center.

Pedestrian access to the nature preserve would be provided by a connection from the sidewalk that would serve and be located along the north façade of the proposed western building.

Site access would be gained from El Rico Drive along the eastern boundary of the site.

This request is limited to rezoning the site and does not include approval of the site plan. Staff, however, would request submittal of the final site plan to review site access and impact on the surrounding land uses.

Floodway / Floodway Fringe (Haverstick Creek) – Southwest Corner of Site

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

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

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

Stream Protection Corridor

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

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

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

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

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

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

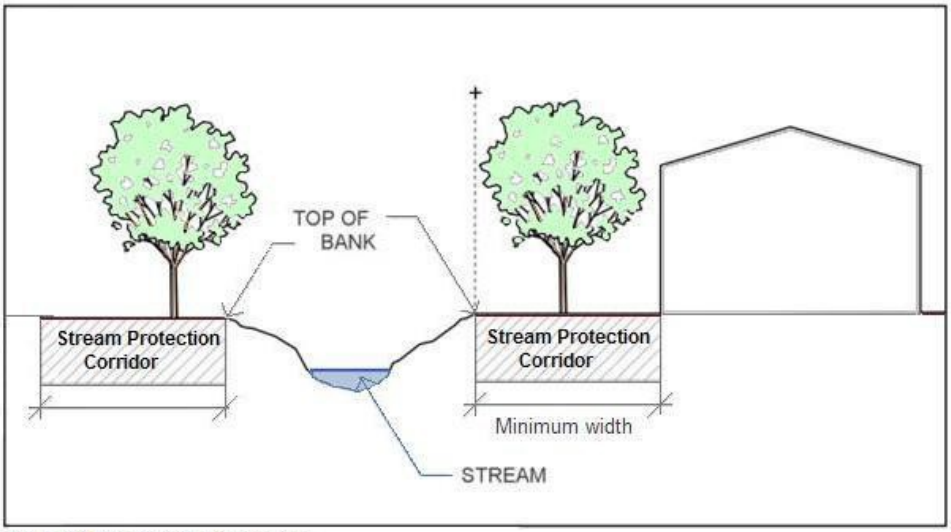
Stream Channel is defined as "part of a watercourse that contains an intermittent or perennial base flow of groundwater origin."

There are two types of categories of Streams: Category One Streams and Category Two Streams. Category One Stream is defined as: "A perennial stream that flows in a well-defined channel throughout most of the year under normal climatic conditions. Some may dry up during drought periods or due to excessive upstream uses. Aquatic organism such as some fish are normally present and easily found in these streams. The Category One Streams are listed in Table 744-205-2: Category One Streams."

A Category Two Stream is defined as: "An intermittent stream that flows in a well-defined channel during wet seasons of the year but not necessarily for the entire year. These streams generally exhibit signs of water velocity sufficient to move soil, material, litter, and fine debris. Aquatic organisms, such as fish, are often difficult to find or not present at all in these streams. These streams are identified on the United States Geological Survey (USGS) topographic maps and on the Department of Natural Resources Conservation Service (NRCS) soils maps."

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

Haverstick Creek lies within the Metro Context Area and is located at the southwest corner of the site. It is designated as a Category Two stream requiring a 50-foot-wide stream protection corridor on both sides of the stream, as measured parallel from the top of the bank. Top of the bank is not defined by the Ordinance, other than by Diagram UU, Stream Protection Corridor Cross-section, as shown below.



Stream Protection Corridor

Planning Analysis

As proposed, this request would not be consistent with the Comprehensive Plan recommendation of suburban neighborhood. However, staff supports this request and finds that the C-1 district would have minimal impact on the surrounding land uses, including the nature preserve. Furthermore, this request would offer protection of the adjacent wooded area and creek to the west from future development and more intense commercial encroachment.

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GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Undeveloped land	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-A	Single-family dwelling
South:	SU-2	Educational Uses
East:	D-A	Single-family dwellings
West:	D-A	Undeveloped land
Thoroughfare Plan		
East 86th Street	Primary Arterial	Existing 92-foot right-of-way and proposed 102-foot right-of-way.
El Rico Drive	Local Street	Existing 48-foot right-of-way and proposed 50-foot right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	Yes, Haverstick Creek	
Overlay	Yes – Residential Corridor Reserve and Environmentally Sensitive	
Wellfield Protection Area	No	
Site Plan	July 27, 2026	
Site Plan (Amended)	August 28, 2026	
Elevations	August 28, 2026	
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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

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

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

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

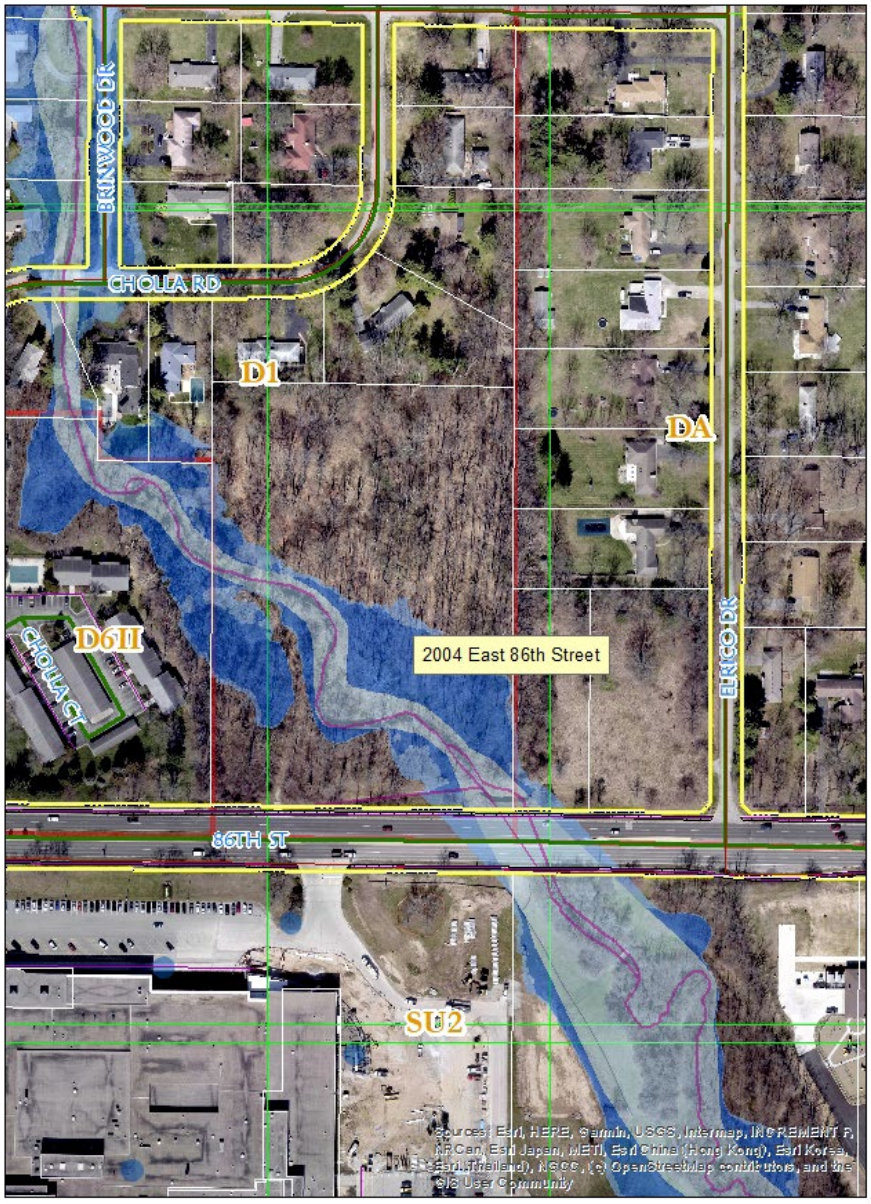
ZONING HISTORY

98-Z-22; 2004 East 86th Street, requested the rezoning of 4.0 acres from the D-A district to the D-P classification to provide for an assisted living community, consisting of 82 assisted living units and 24 special care units, as well as related dining, recreational and administrative facilities, **withdrawn.**

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EXHIBITS



2004 East 86th Street

N

0 0.010.02 0.04 0.06 0.08 Miles

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 products.

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

CREEK PRESERVATION

The broader Nora area was historically described as a wooded and swampy landscape associated with the White River and tributary creeks. Historic Indianapolis describes the pre-settlement landscape as forested and wet, with Native peoples using the river and tributary waterways for hunting and farming.

NORA NEIGHBORHOOD HISTORY

In 1871, Peter Lawson established the Nora post office/ general-store center near today's Westfield Boulevard and 86th Street. The community grew, building a small community.

The community continued to grow into a transportation stop in 1883 due to the arrival of the Monon Railroad, but remained classified as rural into the 1900s.

Following postwar development after the 1950's, the Nora landscape has transformed from wooded and creek-based landscapes to an automobile-oriented suburban community.

SOURCES

https://historicindianapolis.com/what-exactly-is-nora/

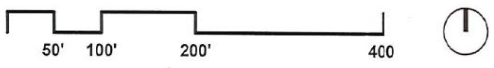
https://www.monon.org/bygone_site/bygone/indy.php

https://indyencyclopedia.org/nora/

SITE CONNECTIONS



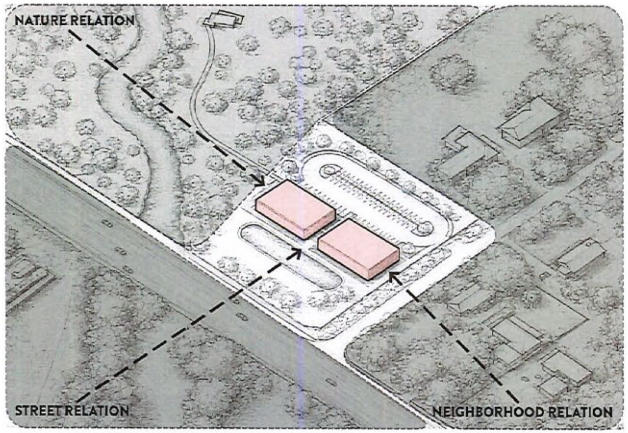




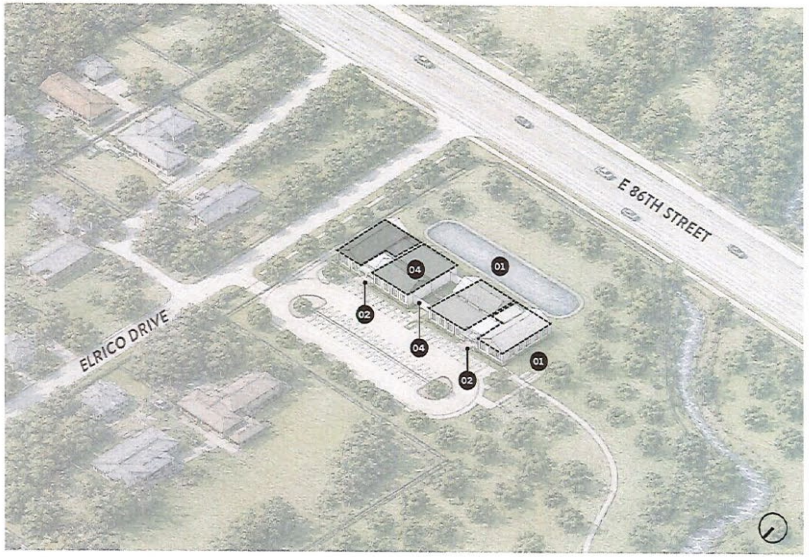
CONCEPTUAL SITE PLAN

8/10/26 UPDATED PLAN, IMPLEMENTED CIVIL INSIGHTS

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01 Indoor / Outdoor Relation

02 Vestibule Entry

03 Office Spaces
(12,000 SF TOTAL)

04 Fenced-in Maintenance

CONCEPTUAL MASSING STUDY
HOW CAN AN OFFICE BUILDING INTEGRATE INTO AN ESTALISHED NEIGHBORHOOD?

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PERSPECTIVE FROM ELRICO DRIVE
CONCEPTUAL DESIGN

DEVELOPMENT PLANNING | 8026-074 E 86TH STREET DEVELOPMENT 08.10.2026 | 3

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View looking west along East 86th Street



View looking east along East 86th Street



View looking north along El Rico Drive



View looking south along El Rico Drive



View looking west across El Rico Drive



View of site looking west across El Rico Drive



View from site looking southeast across intersection



View of site looking northwest across El Rico Drive



View of site looking northwest across East 86th Street from property to the south



View of site looking north across East 86th Street from property to the south

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 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

The Hearing Examiner continued this petition from the September 24, 2026 hearing to the October 15, 2026 hearing, at the request of a remonstrator. No new documents have been submitted to the file.

The Hearing Examiner continued this petition from the October 15, 2026 hearing, to the November 12, 2026 hearing, at the request of the City-County Coucilor.

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.

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.

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 diocia), 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.

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:

- 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

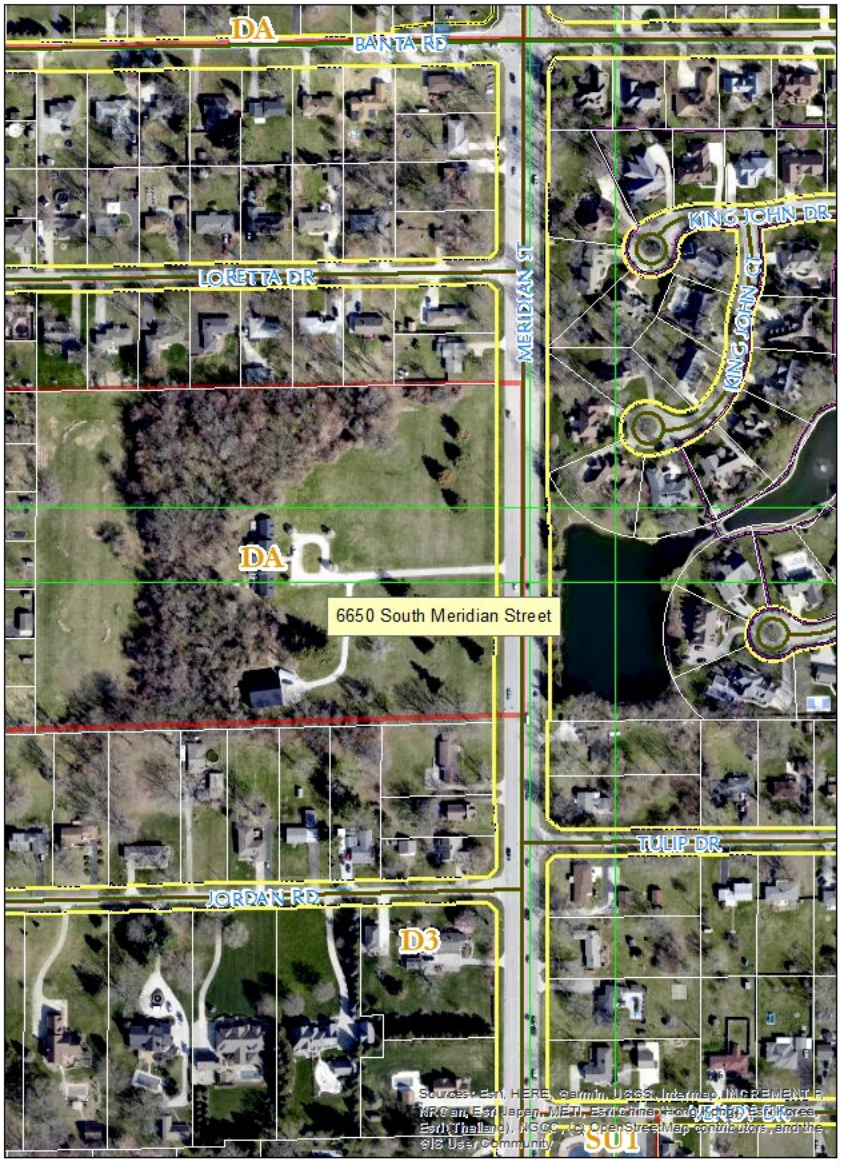
2026-ZON-070; 6650 South Meridian Street, requested rezoning of five acres from the D-A district to the SU-1 district to provide for religious uses, **pending**.

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**.

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EXHIBITS



6650 South Meridian Street

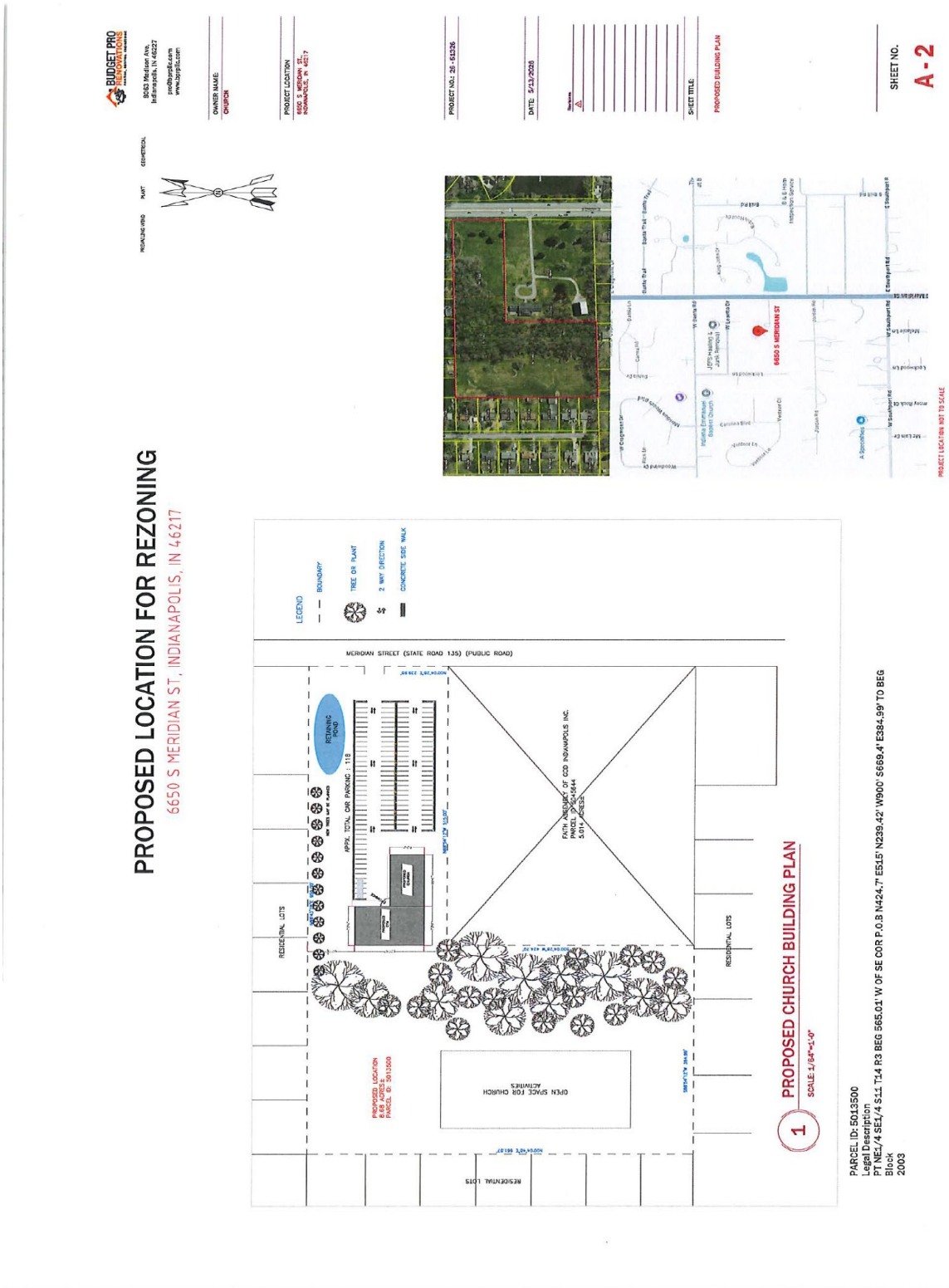
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SITE PLAN



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EXHIBIT A

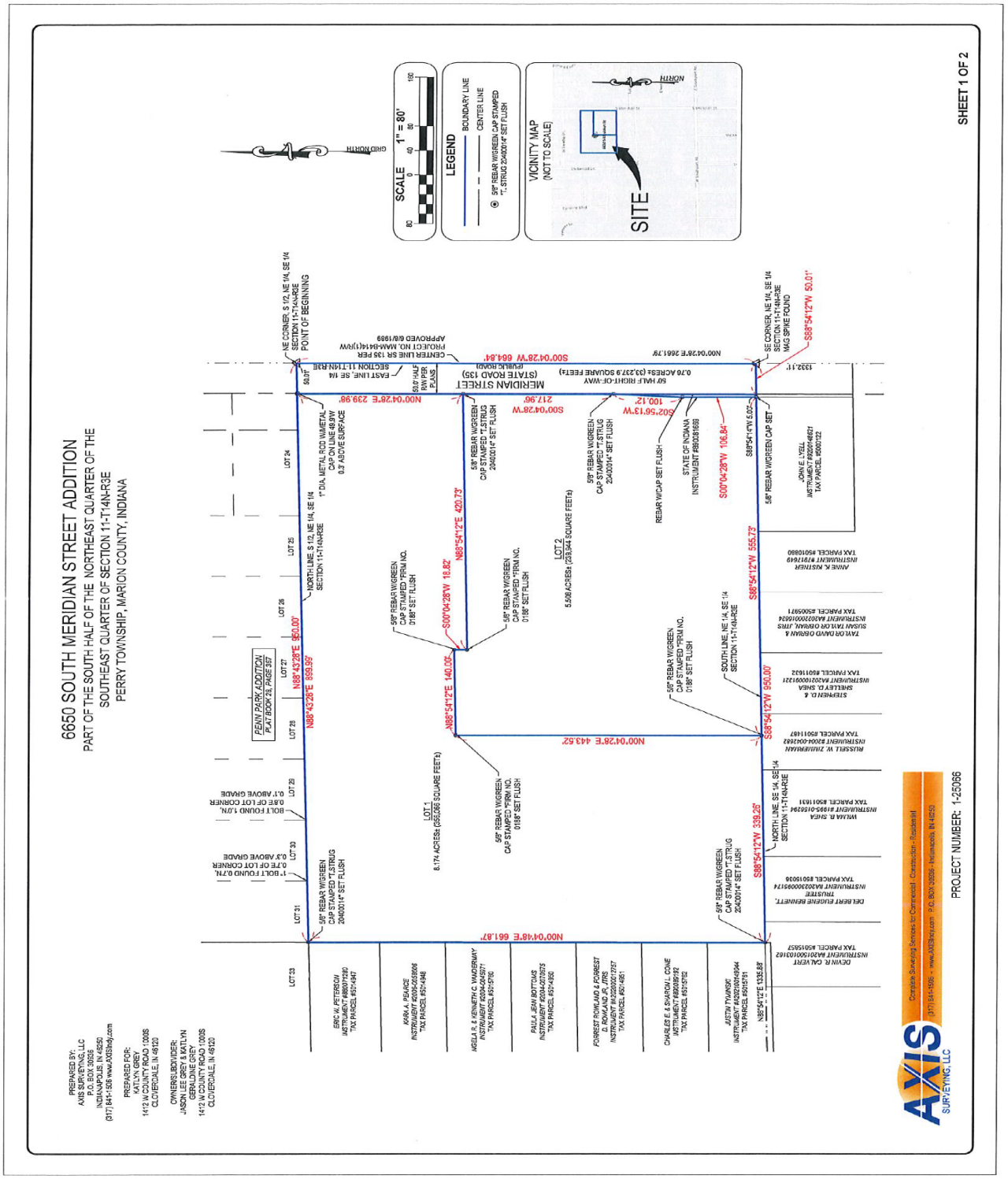


EXHIBIT B

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



View of site looking north from adjacent property to the south



View of site looking northwest

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Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-081
Property Address:	2307 Lafayette Road
Location:	Wayne Township, Council District #12
Petitioner:	Adrian Carpio Torres
Current Zoning:	C-4
Request:	Rezoning of 1.25 acres from the C-4 to the C-5 district, to provide for a used car sales business.
Current Land Use:	Commercial
Staff Recommendations:	Staff recommend **denial** of this petition.
Staff Reviewer:	Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first hearing of this petition.

STAFF RECOMMENDATION

Staff recommend **denial** of this petition.

PETITION OVERVIEW

LAND USE

The 1.25-acre site is comprised of a community commercial parcel developed with an existing used car sales business with frontage along Lafayette Road to the north. Aerial photography indicates that a car sales business has been in operation on this parcel since 2019. The site is surrounded by residential to the south and east, with commercial to the north and west.

REZONING

The request would rezone the property from the C-4 designation to the C-5 zoning district to allow for a used car sales business.

Per the Ordinance, the C-4 (Community-Regional) district is intended for major business grouping and regional-size shopping centers to serve a population ranging from a neighborhood to a major segment of

the total metropolitan area. The district accommodates a number of large traffic generators, such as home improvement stores, department stores, and theatres, and allows limited outdoor activities.

Per the Ordinance, the C-5 (Commercial) district is the General Commercial District designed to provide for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise, by major repair of motor vehicles, by outdoor commercial amusement and recreational activities, or by activities or operations conducted in buildings or structures not completely enclosed.

STAFF ANALYSIS

The Comprehensive Plan recommends community commercial typology and suburban neighborhood for this site. As proposed, this request would not be consistent with the Comprehensive Plan recommendation. Staff would note that rezoning the parcel to C-5 to operate a car sales business would be detrimental to the proximity of residential uses to the south and east due to the interference of environmental public nuisances (increase of traffic flow, excessive noise, pollution, and hazardous material.

ENVIRONMENTAL PUBLIC NUISANCES

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

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

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

Based on the staff analysis of applicable Zoning regulations, planning objectives, and environmental considerations, staff recommend denial of the requested rezone.

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Division of Planning
Current Planning Section

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial	
Comprehensive Plan	Community Commercial and Suburban Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	C-4	Commercial
South:	D-9	Residential
East:	D-9	Residential
West:	C-4	Commercial
Thoroughfare Plan		
Lafayette Road	Primary Arterial	90-foot existing right-of-way and 102-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	8/10/2026	
Site Plan (Amended)	10/1/2026	
Elevations	10/1/2026	
Elevations (Amended)	N/A	
Landscape Plan	10/1/2026	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019).

Pattern Book / Land Use Plan

- The **Community Commercial** typology provides for low-intensity commercial and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces (Page, 79).
    - Heavy Commercial land uses and land uses involving car sales are not contemplated for the Community Commercial typology.

- The **Suburban Neighborhood** typology is predominately 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 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 (Page, 26).

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

2015-ZON-092, Rezoning of 1.25 acres from the C-4 (W-5) and D-4 (W-5) districts to the C-5 (W-5) classification to provide for automobile sales, **denied.**

ZONING HISTORY – VICINITY

2018-CZN-823; 2333 Lafayette Road (east of site); Rezoning of 8.65 acres from the D-4 (W-5) and C-4 (W-5) districts to the D-9 (W-5) classification, **approved.**

2010-ZON-094; 2333 Lafayette Road (north of site); requested rezoning of 7.29 acres from the SO-I (W-5) District to the C-4 (W-5) classification to provide for a commercial parking lot, **approved**.

2010-ZON-088; 2403-2425 Lafayette road and 2620 Kessler Boulevard, North Drive (north of site), requested rezoning of 1.35 acres, from the D-4 and C-4 Districts to the C-4 classification to provide for commercial use, **approved**.

2009-ZON-054; 2333 Lafayette Road (north of site), requested rezoning of seven acres, from the SU-I (W-5) District, to the D-9 (W-5) classification to provide for suburban, high-rise, multi- family dwelling uses, **approved**.

2004-ZON-106; 2333 Lafayette Road (north of site), requested rezoning of 14.4 acres from D- S, CS and C-4 to SIJ-I, **approved**.

2004-UV2-016; 2333 Lafayette Road (north of site), requested variance Of use Of the CZO to provide for religious uses and a daycare, **withdrawn.**

2004-AP2-003; 2333 Lafayette Road (north of site), requested appeal of Administrators decision, related to 2004-UV2-016, which stated that a criminal defender rehabilitation facility with life skills training, job training, counseling, and vocational educational services is permitted use in the C-4 district, appeal **withdrawn**.

2002-ZON-049; 2500 Cold Spring Road (east of site), requested rezoning of 18.3 acres from D- S (W-5) to SO-I (W-5), **approved.**

2000-ZON-021; 2605 Kessler Boulevard, North Drive (north of site), requested rezoning of 1.68 acre from to C-5, **approved.**

96-V1-86; 2351 Lafayette Road (north of site), requested variance of development standards of the CZO to provide for operation of a package liquor store within 52 feet of a protected district, **granted**.

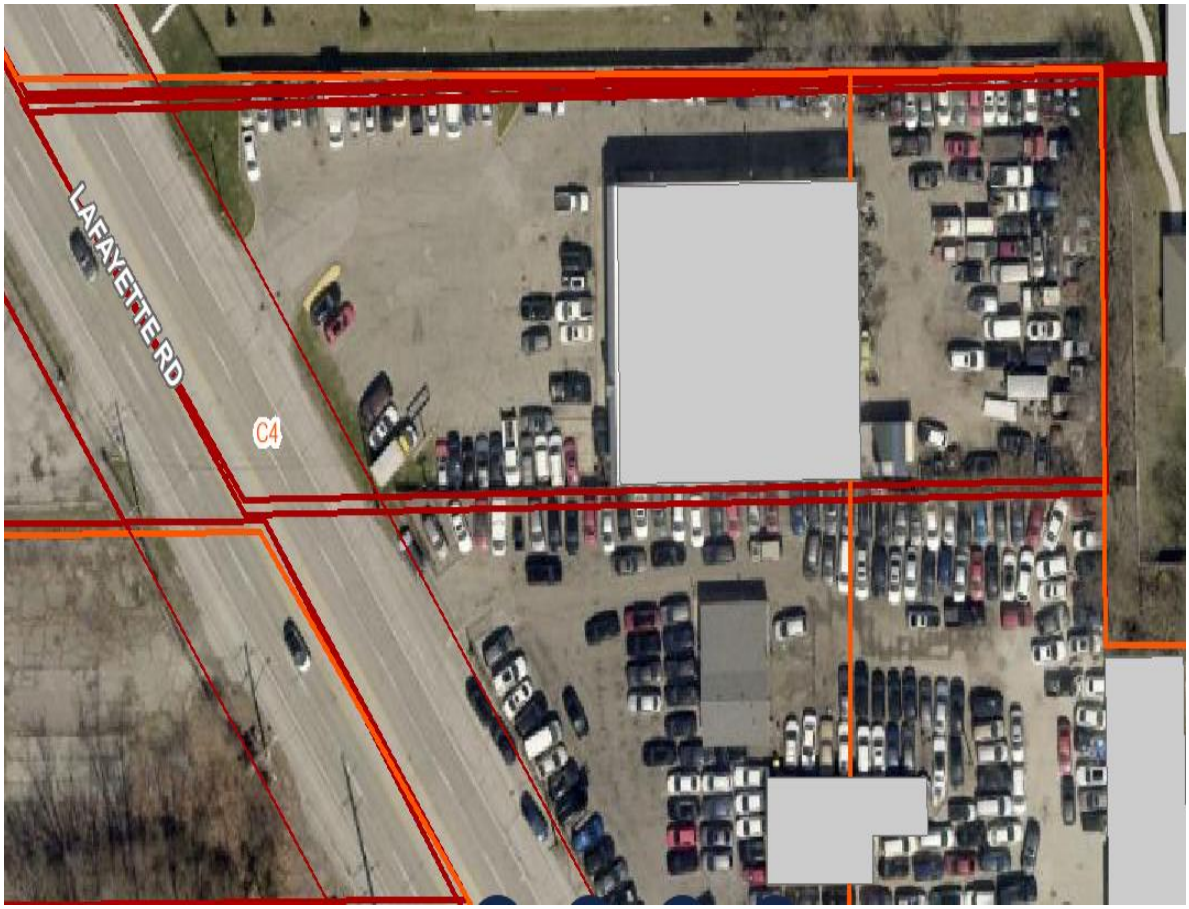
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89-UV1-15; 2310 Lafayette Road (west of site), requested variance of use and development standards of the CZO to provide for sale and repair of automobiles, with outdoor operations and storage, on a site with deficient drive aisles and setbacks, **granted**.

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Current Planning Section

EXHIBITS

2026-ZON-081; Aerial Map



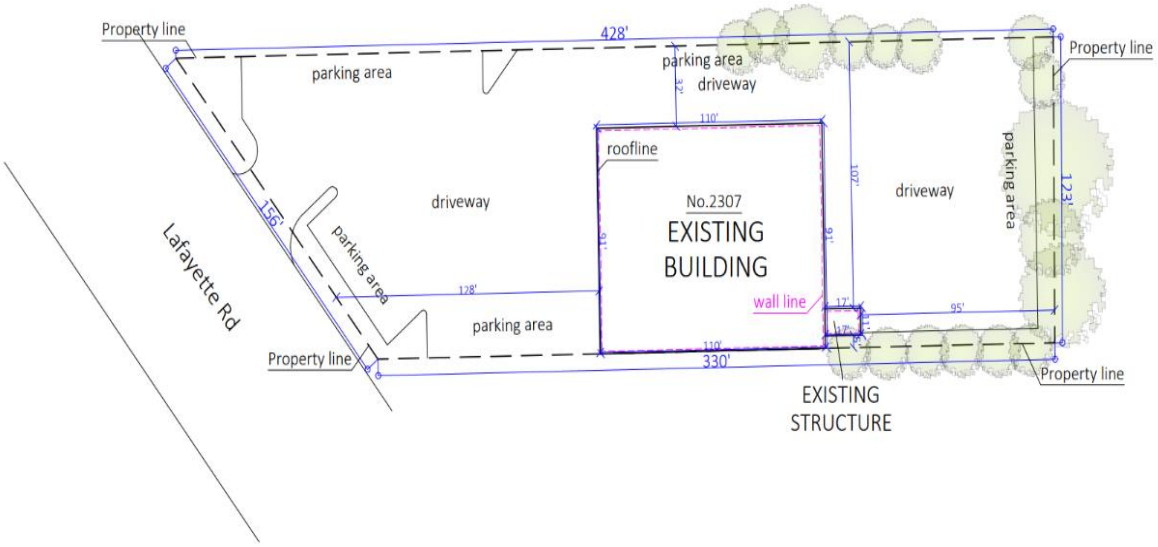
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2026-ZON-081; Site Plan

SITE PLAN
2307 Lafayette Rd
Indianapolis, IN 46222
Parcel ID: 49-06-28-113-006.000-901
Lot area: 1.25 Acres
Paper Size: 11"x17"

N
scale 1"=40'



2026-ZON-081; Photographs

Photograph 1: Subject Site to the North



Photograph 2: Subject Site to the Northeast



Photograph 3: Subject Site to the West



Photograph 4: Residential to the East of Site



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MDC HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-092
Property Address:	6440 North College Avenue *(approximate address)*
Location:	Washington Township, Council District #2
Petitioner:	BR Rentals LLC (Beth Johnson), by Dinsmore & Shohl LLP (Misha Rabinowitch)
Request:	Rezoning of 0.18-acre from D-4 (TOD) (FF) to C-3 (TOD) (FF) to allow for the development of an eating establishment.
Current Land Use:	Undeveloped
Staff Recommendations:	Staff recommends **approval** of this petition.
Staff Reviewer:	Josh Levesque, Manager—Code Revision and Compliance

PETITION HISTORY

This petition was previously continued from the October 29, 2026, hearing to the November 12, 2026, hearing at the request of staff to allow for further analysis.

The request has been amended to indicate the proposed use of the site. This change has been underlined in the report.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition, subject to a commitment prohibiting the following uses at this site:

- Substation Distribution
- Transit Center
- Wireless Communication Facility
- Assisted Living Facility
- Nursing Home
- Check Cashing / Validation Service
- Outdoor Advertising Off-Premises Sign
- Convenience Store
- Pawn Shop
- Club or Lounge or Bar or Tavern; this shall not exclude a restaurant with a bar as an accessory use nor shall it prohibit a restaurant from serving alcohol provided it is licensed to do so
- Laundromat
- Mortuary/Funeral Home

- Vape Shop/Dab Bar/Tobacco Store
- Business, art, or other post-secondary proprietary school
- Day Car Center or Nursery School
- Schools: Elementary Middle or High Schools
- Hospital
- Plasma (Blood Center)
- Department Store

PETITION OVERVIEW

6440 College Avenue is a parcel equaling roughly 0.18 acre. The property is currently zoned D-4. Properties to the south and east are zoned C-3 while properties to the north and west are zoned D-4. The property to the south at 6434 North College Avenue appears to an office a complex with tenants incorporating such uses a butcher shop, a pastry company, an interior design studio, and a pilates studio.

The petitioner is requesting a rezone from the D-4 district to the C-3 district to allow for the development of an eating establishment. This proposed eating establishment would operate during evenings only. As part of this request, the petitioner is committing to a list of uses that would be prohibited on this site. This list can be seen in the exhibits section below.

The site is roughly 0.125 miles, or an approximate four (4) minute walk, from the Red Line Bus Rapid Transit stop at 66th Street and College Avenue. The 2020 *Red Line Transit-Oriented Development Strategic Plan* identified the area as part of the Walkable Neighborhood typology. This typology calls for a mix of uses at the station area and primarily residential beyond. Additionally, with College Avenue as a primary arterial, this provides the opportunity to develop neighborhood-serving commercial and multifamily residential directly adjacent to a rapid transit line with single-family housing residential in close proximity.

The Ordinance defines the C-3 district as “Neighborhood Commercial District”. This district is “for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood” (742-104-C). Rezoning to C-3 would provide opportunities such as the development of a restaurant to increase the range of services available to the fully developed residential neighborhood nearby.

While the Land Use Plan for this parcel calls for 5-8 residential units per acre, a rezone to C-3 would harness the intent of the TOD objective to “provide a concentration of many different and small-scale uses with a fine-grained pattern that integrates and transitions well with the neighborhoods they support” (742-207-B.3). Furthermore, the lower-to-medium commercial intensity seen in C-3 is intended to support surrounding residential and is not seen as wholly incompatible when adjacent to residential districts.

Based on the analysis above, staff is recommending **approval** of the petition, subject to the aforementioned commitment on prohibited uses.

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

GENERAL INFORMATION

Existing Zoning	D-4 (TOD)	
Existing Land Use	Undeveloped	
Comprehensive Plan	5-8 Residential Units per Acre	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	D-4	North: Residential
South:	C-3	South: Neighborhood Commercial
East:	C-3	East: Neighborhood Commercial
West:	D-4	West: Residential
Thoroughfare Plan		
College Avenue	Primary Arterial	78-foot existing right-of-way and 78-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	Yes, FF	
Overlay	TOD	
Wellfield Protection Area	No	
Site Plan	9/11/2026	
Site Plan (Amended)	N/A	
Elevations	9/11/2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Envision Broad Ripple: 5-8 Residential Units per Acre

Infill Housing Guidelines

- Not Applicable to the Site.

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

2001-ZON-058; 6428 North College Avenue (south of site), Rezoning of 0.33 acre from the D-4 to the C-3 district, **approved.**

2025-ZON-045; 6434 North College Avenue (south of site); Rezoning of 0.72 acre from the C-1 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses, **approved.**

Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

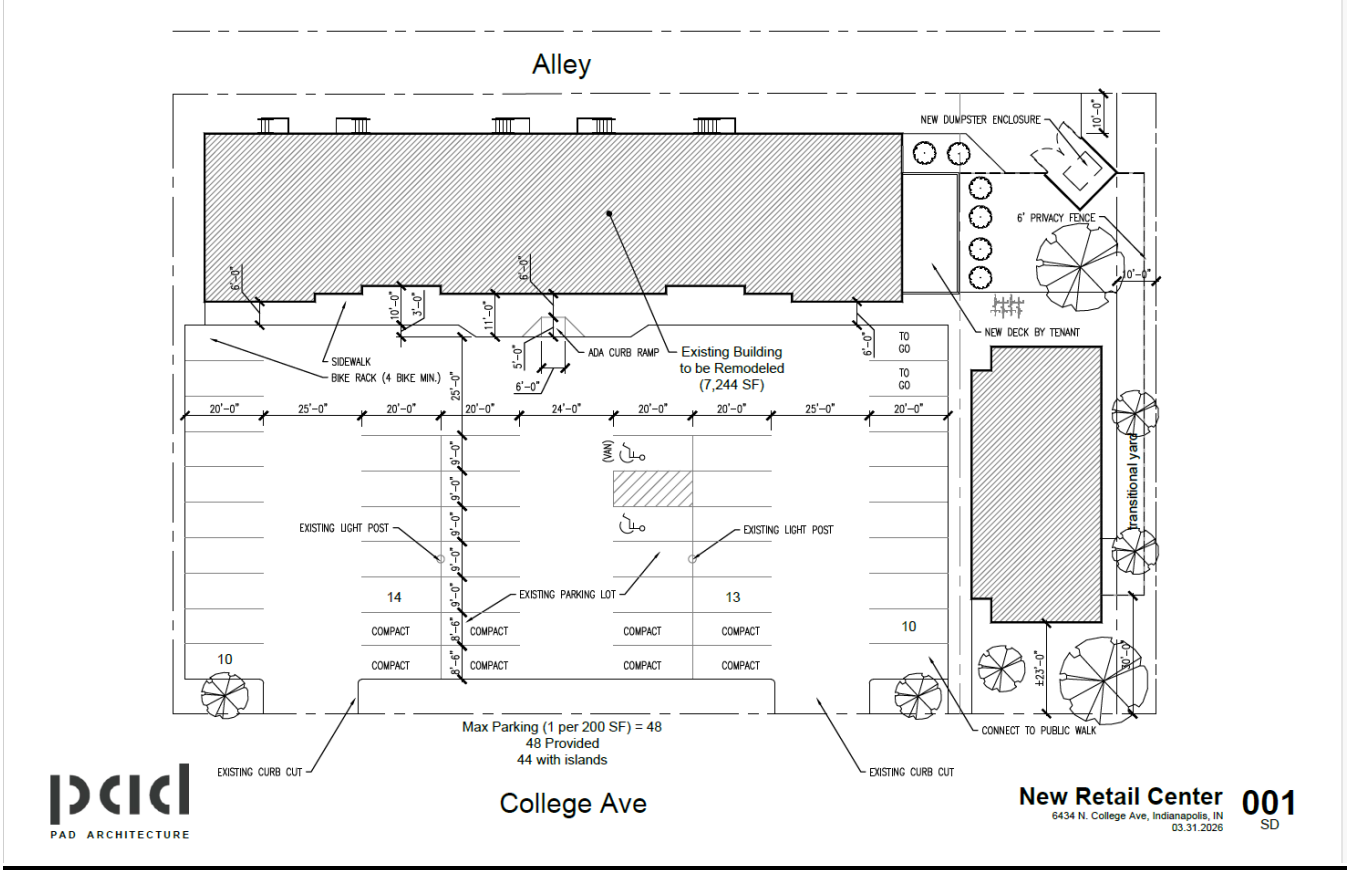
2026ZON092; Aerial Map



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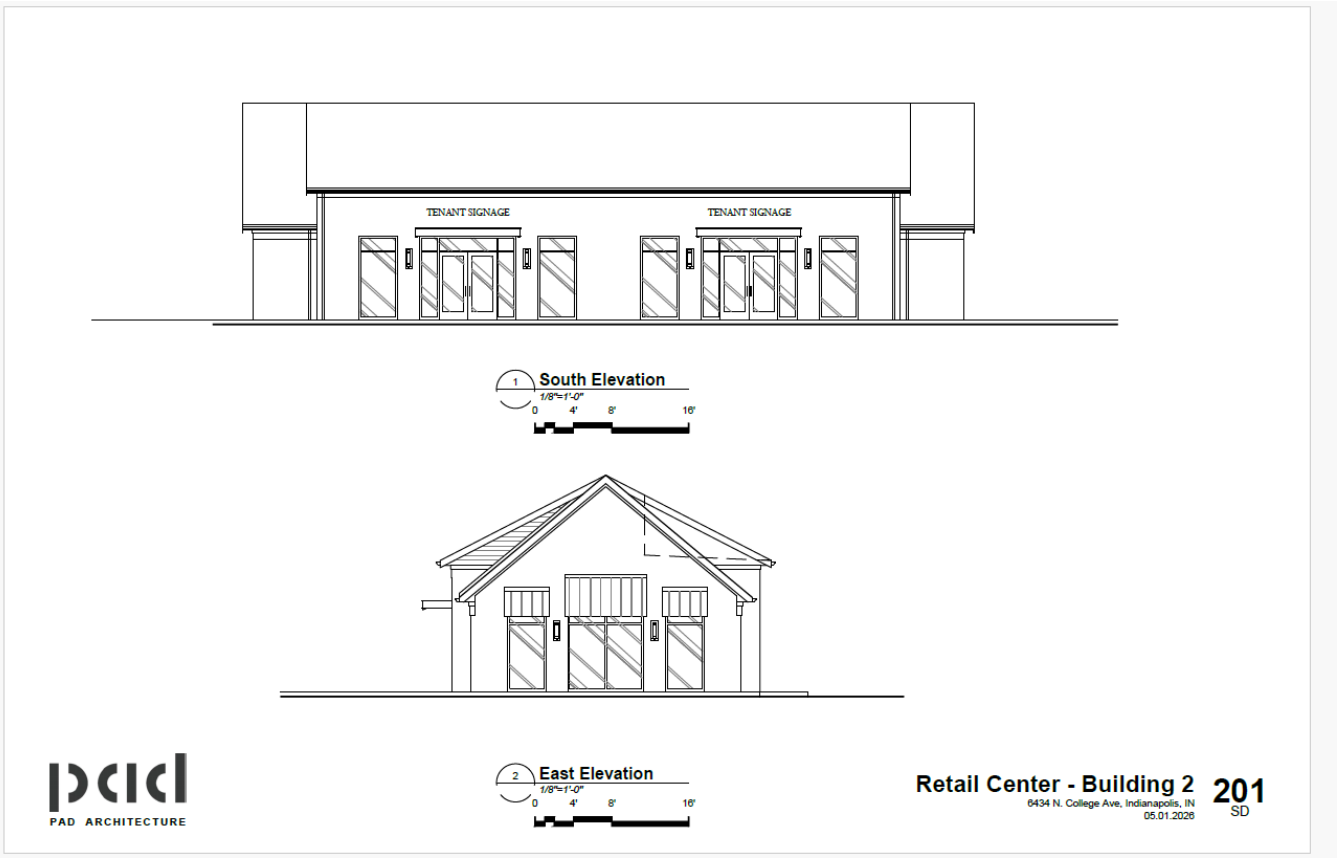
Department of Metropolitan Development
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2026ZON092; Proposed Site Plan

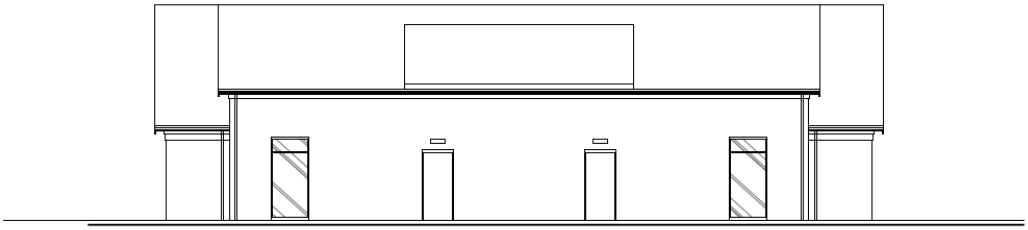


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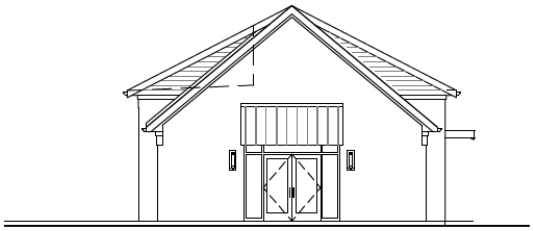
2026ZON092; Proposed Building Elevations



2026ZON092; Proposed Building Elevations (cont'd)



3 North Elevation
1/8"=1'-0"
0 4' 8' 16'



PAD ARCHITECTURE

4 West Elevation
1/8"=1'-0"
0 4' 8' 16'

Retail Center - Building 2
6434 N. College Ave, Indianapolis, IN
05.01.2026

201
SD

2026ZON092; Photographs



Photo 1: Looking at subject site from College Avenue

2026ZON092; Photographs (cont'd)



Photo 2: Neighborhood commercial strip to the south of subject site

2026ZON092; Photographs (cont'd)



Photo 3: Looking north on College Avenue

2026ZON092; Photographs (cont'd)



Photo 4: Looking at neighborhood commercial strip to the east across College Avenue

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
November 12, 2026

Case Number:	2026-ZON-093
Property Address:	262 West Ray Street (*Approximate Address*)
Location:	Center Township, Council District #18
Petitioner:	Crossroads Venutres LLC, by Paul J. Lambie
Current Zoning:	I-3 (RC) / PK-1 (RC)
Request:	Rezoning of 0.11-acre from the I-3 (RC) and PK-1 (RC) districts to the D-8 (RC) district to legally establish a residential dwelling.
Current Land Use:	Residential
Staff Recommendation:	Staff recommends **approval** of the request.
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

10/29/26: A continuance request made by the Stadium Village Business Association was granted.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

262 West Ray Street is a parcel with a size of 0.11 acres that is currently improved with a single-family residence that was originally constructed in 1919 and was remodeled in 2016 (without changes to the footprint size). Adjacent land uses include a park to the north, undeveloped land to the east, parking areas to the west across Ray Street, and Interstate 70 to the south. The area directly to the west of the subject property is public right-of-way under Indianapolis jurisdiction. The property is located near Lucas Oil Stadium (approximately 0.3 miles to the north), and many nearby parcels are used as parking areas.

This property is predominantly within the I-3 zoning district, although a small portion of the site near the eastern property line falls within the PK-1 zoning district. Additionally, the property is within the Regional Center secondary zoning overlay.

REZONING

Approval of this petition would rezone the property from I-3 (RC) and PK-1 (RC) to D-8 (RC) to legally establish the residential dwelling currently on the property.

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

Per Ordinance, the PK-1 district (Park District One) permits a variety of sizes and ranges of parkland and facilities. It is a Development Plan District that requires Metropolitan Development Commission approval of all uses, sites, and development plans.

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

Per Ordinance, the Regional Center District is a secondary zoning district that overlays primary zoning districts located in the downtown area. It requires design review of all external changes or modifications (including signs) per the Regional Center Design Guidelines.

STAFF ANALYSIS

The proposed D-8 zoning district would match the existing land use at the site, since a single-family residence would be permitted by-right within D-8 (regardless of if the property is owner-occupied or utilized as a rental property). Additionally, several nearby dwellings that are also mis-zoned for industrial use have received variances of use to legally establish the residential uses (see Zoning History within the Exhibits below).

Rear-yard parking facilities are currently accessed by an alley from the rear of the site, and no indication has been provided by the petitioner that changes would be proposed to the building or parking layout. However, staff also notes that a small shelter/gazebo area that appears to be related to this residence has been placed within the public ROW to the west of the property. This improvement may constitute a zoning violation if not removed or relocated.

The Comprehensive Plan Pattern Book recommends this site to the City Neighborhood typology (additional information within Comprehensive Plan Analysis below). This typology often envisions larger apartments or attached single-family development with 15 or more dwelling units per acre. However, staff would note that **(a)** the size of this individual lot would limit options for placement of larger residential development and **(b)** the D-8 zoning district would allow for small apartment or rowhouse development in the future and is cited as a zoning district compatible with the City Neighborhood typology within the Ordinance. For these reasons, staff recommends **approval** of the requested rezoning petition.

Department of Metropolitan Development
Division of Planning
Current Planning

GENERAL INFORMATION

Existing Zoning	I-3 (RC) / PK-1 (RC)	
Existing Land Use	Residential	
Comprehensive Plan	City Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	PK-1	North: Park
South:	I-3	South: Interstate
East:	PK-1	East: Undeveloped
West:	I-3	West: Parking Lot
Thoroughfare Plan		
Ray Street	Local Street	40-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	09/13/2026	
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 City Neighborhood typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Request.

Infill Housing Guidelines

- Not Applicable to the Request.

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

2010UV2005 ; 943 Church Street (east of site), Variance of use and development standards of the Industrial Zoning Ordinance to legally establish a single-family dwelling, with a front setback of 8.5 feet (20-foot front setback from the proposed right-of-way required), and with two-foot and three-foot side setbacks (10-foot side setbacks required), **approved.**

2010UV2004 ; 937 Church Street (east of site), Variance of use and development standards of the Industrial Zoning Ordinance to legally establish a three-unit dwelling, with a front setback of eight feet (20-foot front setback from proposed right-of-way required), and with zero-foot and 4.8-foot side setbacks (10-foot side setbacks required), **approved.**

2006UV2010 ; 933 S Missouri Street (west of site), Variance of Use of the Industrial Zoning Ordinance to legally establish a single family dwelling and provide for the construction of a 16.67-foot tall, 816 square-foot detached garage (not permitted), **dismissed.**

2006UV2008 ; 910 Meikel Street (northwest of site), Variance of Use of the Industrial Zoning Ordinance to legally establish 15,200 square feet of outdoor storage of commercial vehicles, equipment and materials as a primary use (not permitted), and a Variance of Development Standards of the Industrial Zoning Ordinance to provide for a zero-foot front transitional yard setback (minimum 40-foot front transitional yard required), with a zero-foot rear yard (minimum 10-foot rear yard required), without the required screening for outdoor storage within 300 feet of a protected district (screening required), without landscaping in the required north and south side yards (landscaping required), **withdrawn.**

2005HOV028 ; 934 Meikel Street (west of site), Variance of Use of the Industrial Zoning Ordinance to legally establish an existing single-family dwelling, with a 400-square foot attached carport (residential uses and structures not permitted), **approved.**

EXHIBITS

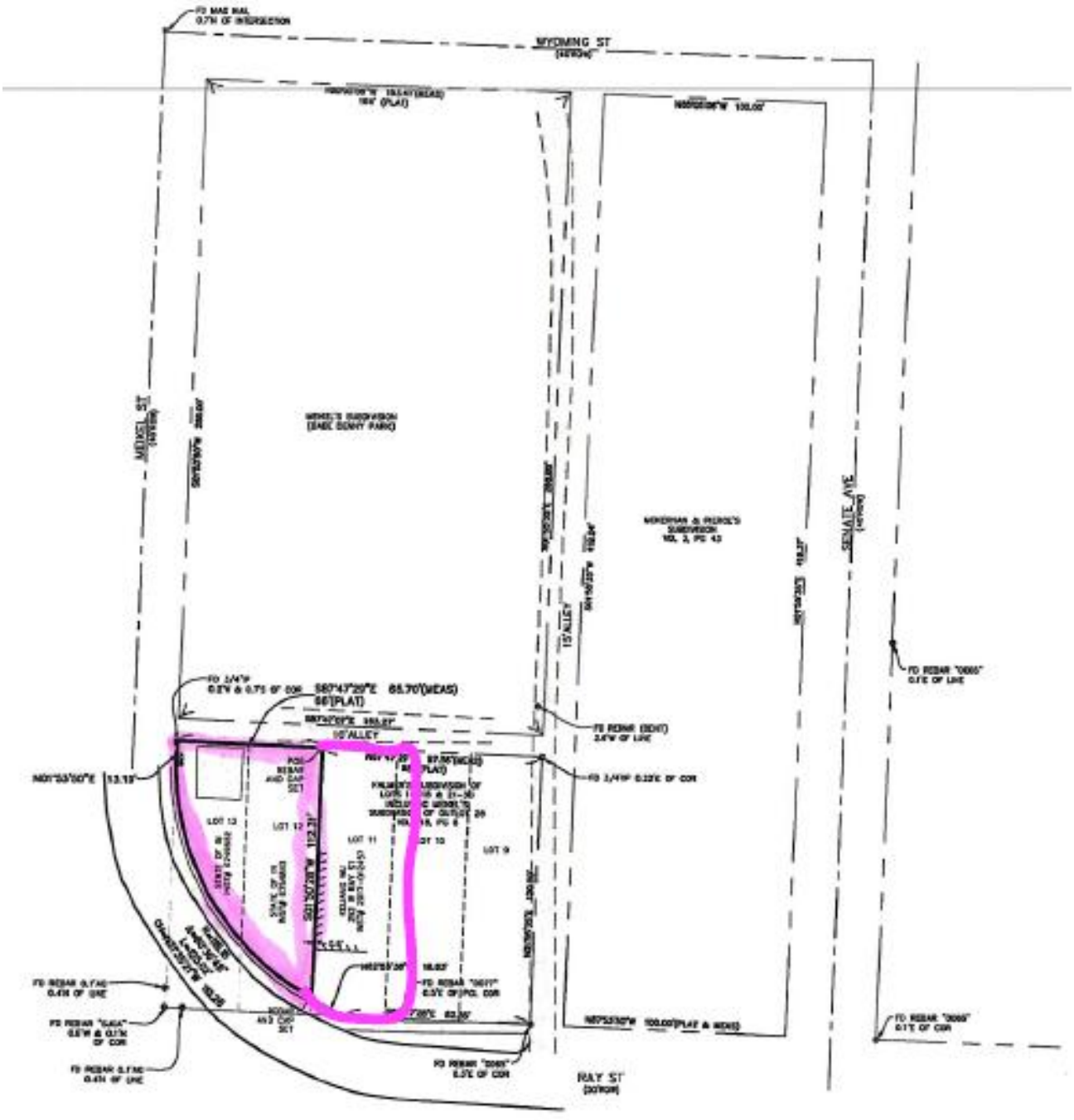
2026-ZON-093 ; Aerial Map



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2026-ZON-093 ; Site Survey



Note: rezoning request would be limited to the rectangular area outlined in blue on the previous page, and would not be inclusive of the pie-shaped portion of public right-of-way to the west of the subject site

2026-ZON-093 ; Photographs



Photo 1: Subject Site Viewed from South



Photo 2: Subject Site Viewed from West

2026-ZON-093 ; Photographs (continued)



Photo 3: Subject Site Viewed from North



Photo 4: Subject Site Viewed from East

2026-ZON-093 ; Photographs (continued)



Photo 5: Adjacent Property to South



Photo 6: Adjacent Property to West

2026-ZON-093 ; Photographs (continued)



Photo 7: Adjacent Property to North



Photo 8: Adjacent Property to East

2026-ZON-093 ; Photographs (continued)

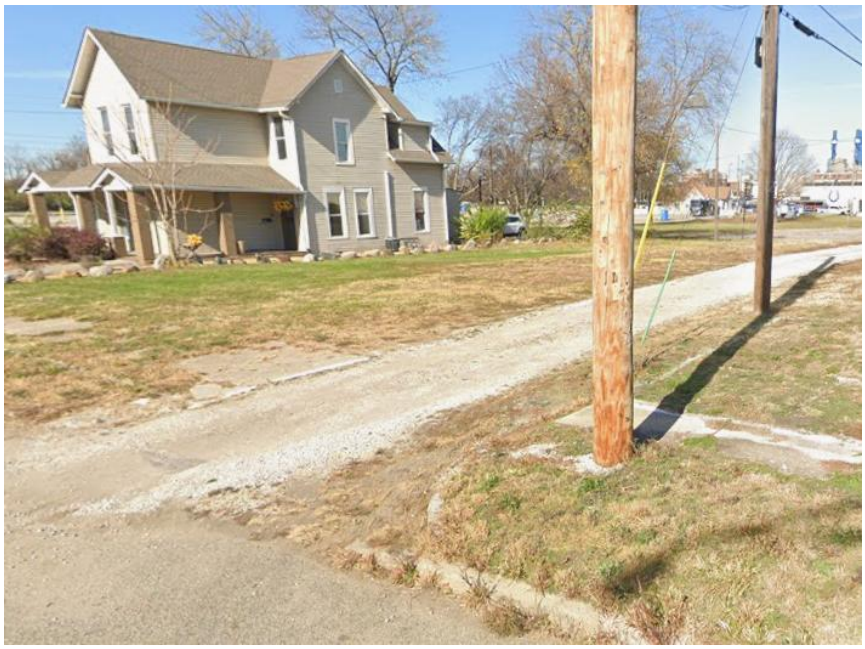


Photo 9: Alley Access to Rear Parking Area (November 2022)



Photo 10: Existing Improvements within Public Right-of-Way

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

November 12, 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 Recommendation:	Staff recommends **denial** of the requested rezoning. Staff recommends **denial** of the plat, though subject to conditions if approved.
Staff Reviewer:	Michael Weigel, Principal Planner I

PETITION HISTORY

9/24/2026: The petitioner requested a continuance to allow time to discuss with a neighborhood group.

STAFF RECOMMENDATION

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

Staff recommends that the Hearing Examiner **deny** the plat petition since it does not comply with the lot width requirement for the D-3 zoning district. However, if the plat file-dated August 6, 2026 were to be approved, it should be subject to the following conditions:

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

5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

9. That 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.

10. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

11. That the plat shall not be recorded prior to certification of the rezoning petition 2026-CZN-849 by the City-County Council.

PETITION OVERVIEW

LAND USE

3808 North Kitley Avenue is a 0.69-acre parcel that is currently undeveloped. A 1200-square foot single-family residence previously on the property was demolished in 2019. Surrounding land uses are residential in nature, and the property is zoned D-3 to allow for residential development. Other adjacent properties are zoned D-3, with the exception to property to the east on the other side of Kitley Avenue, which is zoned D-4. The site is within the Transit-Oriented Development secondary zoning overlay given its proximity to IndyGo's BRT Purple Line.

PLAT

Approval of the plat petition would result in the creation of two separate lots. Each lot (Lot 282A and Lot 282B) would have a size of 0.344 acres and a lot width of 50 feet. Both lots would front on Kitley Avenue to the east. No new streets would be created as a part of the plat, and no new sidewalk would need to be added due to the residential exception found within 744-303.B of the Indianapolis Zoning Ordinance.

Although the proposed lots would not meet the minimum lot width requirements for the current D-3 zoning district (70 feet required), the proposed lot width would be permitted within the requested D-5 zoning. The Hearing Examiner could approve the plat, but it could not be recorded unless the rezoning petition were to be approved by the Metropolitan Development Commission and certified by the Council.

REZONING

Approval of the rezoning request would rezone the site from the D-3 zoning district to the D-5 zoning district, which would allow for development of two detached single-family dwellings.

The D-3 district provides for low or medium intensity residential development. Land in this district should have good thoroughfare access, be relatively flat in topography, and be afforded pedestrian linkages to community and neighborhood services and facilities (schools, parks, shopping areas, etc.). Recreational facilities developed for the neighborhood complement the treed yards on the individual lots. Predominantly single-family detached dwellings are envisioned with two-family dwellings on corner lots in this district. The D-3 district has a typical density of 2.6 units per gross acre. This district fulfills the lowest density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans, which may include the use of clustering, should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.

The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.

STAFF ANALYSIS

The proposed plat would result in the creation of two lots that would not meet the minimum lot width standard for the D-3 zoning district (50 feet proposed for both lots; minimum of 70 feet required by the district). Staff would recommend **denial** of the plat petition since at the time of the initial hearing, a dimensional standard would not be met. However, if the plat and rezoning request were to be approved, the plat could not be legally recorded prior to the rezoning being certified by the City-County Council (see condition #11 above).

With regards to the rezoning request, although the Suburban Neighborhood recommendation of the Pattern Book does sometimes incorporate D-5 districts, staff would note that there is not any D-5 within the surrounding area (nearby residences are zoned D-3 and D-4) and that approval of this request might constitute a ‘spot rezoning’ that would run counter to established best practices of land use.

Additionally, staff would note that approval of both petitions would result in the establishment of two new lots substantially narrower then all others that exist along the western portion of Kitley Avenue (neighbors to the north have a uniform lot width of 100 feet). An access easement for the proposed shared driveway would also likely need to be granted outside of the zoning petition process.

Alternate options to allow for the desired level of density (2 units on the 0.69-acre lot) would also exist: the property could be developed with a single-family home and a secondary dwelling unit to allow for two residences by-right without the need for petition relief of any kind. Additionally, a rezoning to the D-4 zoning district would allow for construction of a duplex by-right and would not constitute spot rezoning given the presence of land zoned D-4 to the east: staff could support the rezoning of this site to the D-4 zoning district (and withdrawal of the companion plat request) as a potential compromise.

However, given that the requested rezoning petition **(a)** would be a 'spot rezone' solely pursued to seek relief from the applicable lot width dimensional standard for the D-3 zoning district and **(b)** would result in the creation of two lots incongruous with the context of the block, staff recommends **denial** of the requested rezoning petition.

GENERAL INFORMATION

Existing Zoning	D-3 (TOD)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	D-3	North: Residential
South:	D-3	South: Residential
East:	D-4	East: Residential
West:	D-3	West: Residential
Thoroughfare Plan		
Kitley Avenue	Local Street	90-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	08/26/2026	
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
- Purple Line Transit-Oriented Development Strategic Plan

Pattern Book / Land Use Plan

- 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Given its proximity to the 38th and Arlington BRT stop, the Purple Line TOD Strategic Plan recommends this site to the Community Center typology. This typology allows for walkable commercial centers with a range of commercial types and a mix of retail, entertainment, office, and residential uses as desired.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

N/A

ZONING HISTORY – VICINITY

2022UV3002 ; 3900 North Kitley Avenue (north of site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a secondary dwelling unit, in an existing detached accessory structure, where neither the primary or secondary dwelling is occupied by the owner of the property (not permitted), and without an entrance visible from a public right-of-way (entrance must be visible from a public right-of-way), **denied.**

2011UV3024 ; 3805 North Sheridan Avenue (west of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a beauty salon and nail shop home occupation utilizing 624 square feet or 32% of the total square footage of an existing single-family dwelling (maximum 573 square feet or 30% of the total square footage permitted), **approved.**

97-NC-88 ; 3881 Pasadena Street (east of site), Certificate of Legally Non-Conforming Use for the conversion of a single-family dwelling into a three unit dwelling, with units containing 443 square feet and 552 square feet, **approved.**

90-Z-62 ; 6429 Lennington Drive (south of site), Rezoning of 1.59 acres, being in the D-3 district, to the C-ID classification to provide for electrical contractor offices and outdoor storage, **denied.**

86-V2-20 ; 3944 North Elizabeth Street (northeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a carport to be erected at 3.5 feet from the right-of-way of Elizabeth Street (25 foot setback required), **denied.**

Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

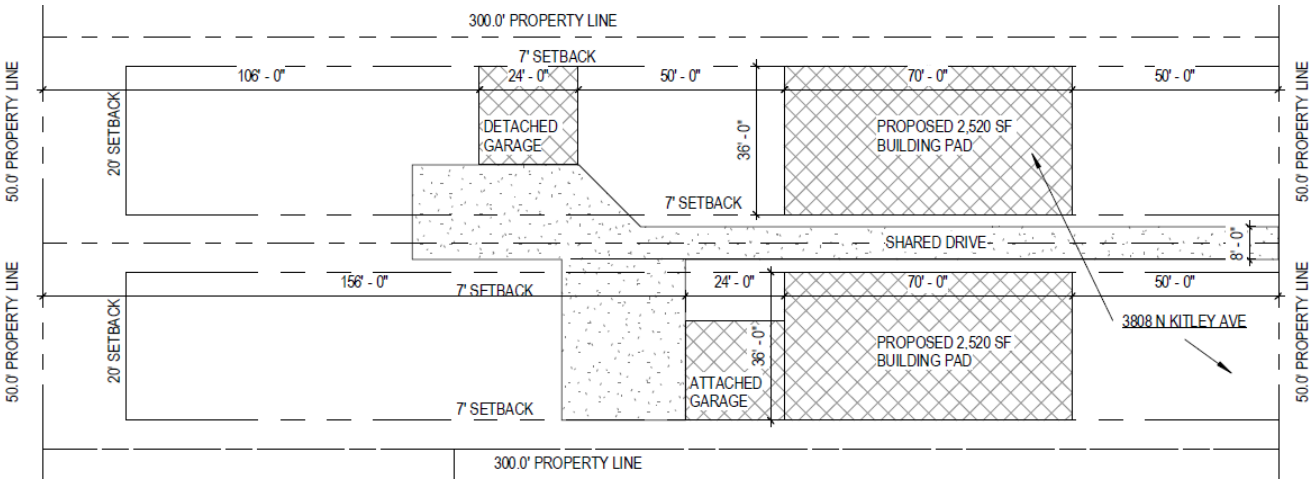
2026-CZN-849 / 2026-CPL-849 ; Aerial Map



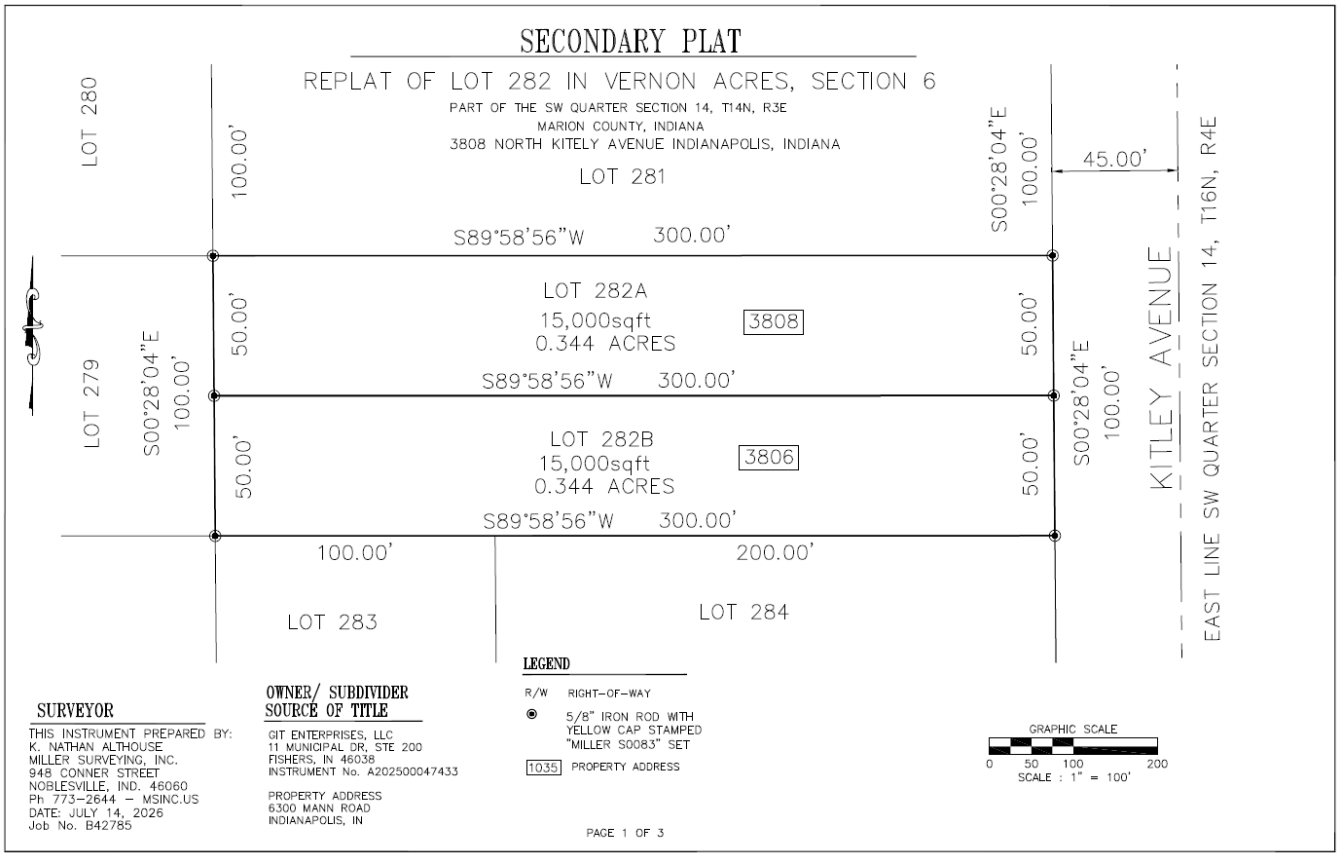
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2026-CZN-849 / 2026-CPL-849 ; Site Plan (zoomed)



2026-CZN-849 / 2026-CPL-849 ; Secondary Plat



2026-CZN-849 / 2026-CPL-849 ; Photographs



Photo 1: Subject Site Viewed from East

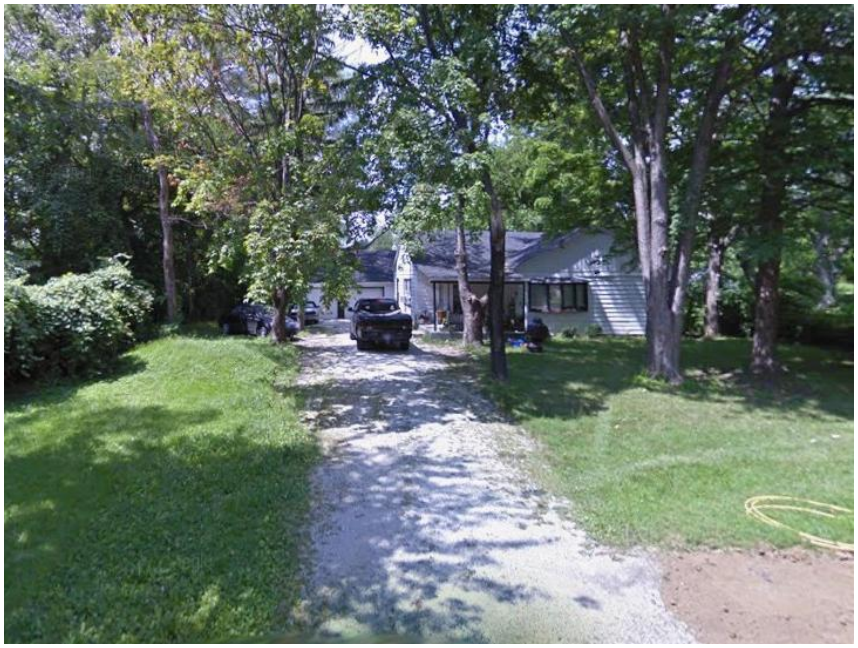


Photo 2: Previous Residence on Subject Site (August 2009)

2026-CZN-849 / 2026-CPL-849 ; Photographs (continued)



Photo 3: Existing Trees on Subject Site Viewed from East



Photo 4: Adjacent Property to North

2026-CZN-849 / 2026-CPL-849 ; Photographs (continued)



Photo 5: Adjacent Property to East



Photo 6: Adjacent Property to Northeast

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METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-CZN-853 / 2026-CVR-853 (Amended)
Property Address:	743 South State Avenue
Location:	Center Township, Council District #18
Petitioner:	Jason Blankenship, by Mark and Kim Crouch
Current Zoning:	C-3
Request:	Rezoning of 0.09 acre from the C-3 district to the D-8 district to provide for residential uses. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling within the clear-sight triangle of the State Avenue and Lexington Avenue intersection (not permitted).
Current Land Use:	Vacant
Staff Recommendations:	Approval of the rezoning; variance request (withdrawn).
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the October 29, 2026 hearing, to the November, 12, 2026 hearing, to provide additional time for discussions between the petitioner's representatives and the remonstrators.

On November 3, 2026, the petitioner's representative submitted an updated site plan that corrected the clear site triangle, which removed the structures from encroachment into the clear sight triangles at the alley to the north and the intersection of South State Avenue and Lexington Avenue, subject to the increased front setback along Lexington Avenue. Consequently, the variance of development standards should be withdrawn.

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

> Development of the site shall be in substantial compliance with the site plan, file -dated November 3, 2026.

PETITION OVERVIEW

This 0.09-acre site, zoned C-3, is vacant and surrounded by a single-family dwelling to the north, zoned C-1; a park to the south, across Lexington Avenue, zoned PK-1; a single family dwelling to east, zoned D-5; a multi-family dwelling to the west, across South State Avenue, zoned C-3.

REZONING

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

"The purpose of walkable neighborhood districts is to implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important."

The Comprehensive Plan recommends traditional neighborhood (north) and community commercial (south) typologies for the site.

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

Recommended land uses in the community commercial 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.

The request would generally align with the Plan recommendations and the historical development of the site with residential uses.

VARIANCE OF DEVELOPMENT STANDARDS

This request would allow for construction of a single-family dwelling within the clear-sight triangle of the intersection of South State Avenue and Lexington Avenue.

The petitioner's representative amended the site plan that increased the front setback along Lexington Avenue from 15 feet to 19.75 feet, which would decrease encroachment into the clear-sight triangle.

Given the recent residential redevelopment efforts in this immediate area and the character of the neighborhood, relief from the Ordinance by the grant of the variance would be compatible with surrounding dwellings and would have minimal impact on the surrounding land uses.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood / Community Commercial	
Surrounding Context	**Zoning**	**Land Use**
North:	C-1	Single-family dwelling
South:	PK-1	Park
East:	D-5	Single-family dwelling
West:	C-3	Multi-family dwellings
Thoroughfare Plan		
South State Avenue	Primary Collector	Existing 70-foot right-of-way and proposed 56-foot right-of-way.
Lexington Avenue	Local Street	Existing 46-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 18, 2026	
Site Plan (Amended)	October 19, 2026	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 18, 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 (north) and Community Commercial typologies (south).

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

The 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 – 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 – Traditional Neighborhood Typology

- 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

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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

The Infill Housing Guidelines (2021)

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

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

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

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

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

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

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

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

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

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

ZONING HISTORY

2024-CZN-836 / 2024-CVR-836; 802 South State Avenue,(south of site) requested rezoning of 0.13-acre from the C-3 district to the D-8 District to provide for a triplex residential development and variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a floor area ratio of 1.18 (maximum FAR of 0.60 permitted) and a livability space ratio of 0.24 (minimum LSR of 0.66 required) and to legally establish a zero-foot front building line setback (minimum front building line range of 10 feet to 19.9 feet required), and a zero-foot corner side yard (minimum 10-foot corner side yard required),

2018-UV1-025; 802 and 808 South State Street (south of site), requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for three live-work units and three total garage spaces with the building having zero-foot front and front transitional setbacks**, granted.**

2018-UV1-024; 810, 814 and 818 South State Avenue (south of site), requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for four townhomes and four, two-car garages, **granted.**

2018-UV2-014; 1643 Lexington Avenue (west of site), requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and garage with reduced setbacks, **granted.**

2018-HOV-037; 1644 Lexington Avenue (west of site), requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for primary and accessory single-family residential uses, including the demolition and reconstruction of a single-family dwelling and the construction of a detached garage with reduced setbacks, **granted.**

2016-DV1-056; 1638 Pleasant Street & 803 South State Street (south of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for (1) at 1638 Pleasant Street, an attached garage, with aa 2.8-foot front setback along State Avenue and a 2.6-foot side setback, creating 33% open space, and to legally establish the existing nine-foot front setback (18-foot front setback, three-foot side setback and 60% open space required), (2) to provide for, at 830 State Avenue, a detached garage, with a 3.3-foot rear setback, and creating 55% open space and to legally establish a single-family dwelling, with a 3.3-foot rear setback, a zero-foot setback along State Avenue and a deck with a three-foot front setback and to provide for and legally establish structures within the clear sight triangles at 1638 Pleasant Street, **granted.**

2010-ZON-090; 1710 Lexington Avenue (east of site), requested rezoning from the C-3 district to the D-5 classification, **approved.**

2005-HOV-009; 1643 Lexington Avenue (west of site), requested a variance of use of the Commercial Zoning Ordinance to legally establish a 1,456-square foot, two-story single-family dwelling with a 112-square foot front porch, and a 10-square foot east side porch, **granted.**

2002-UV3-024; 1632 Pleasant Street (south of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to legally establish a group home / homeless shelter and religious counseling, within an existing single-family dwelling, **denied.**

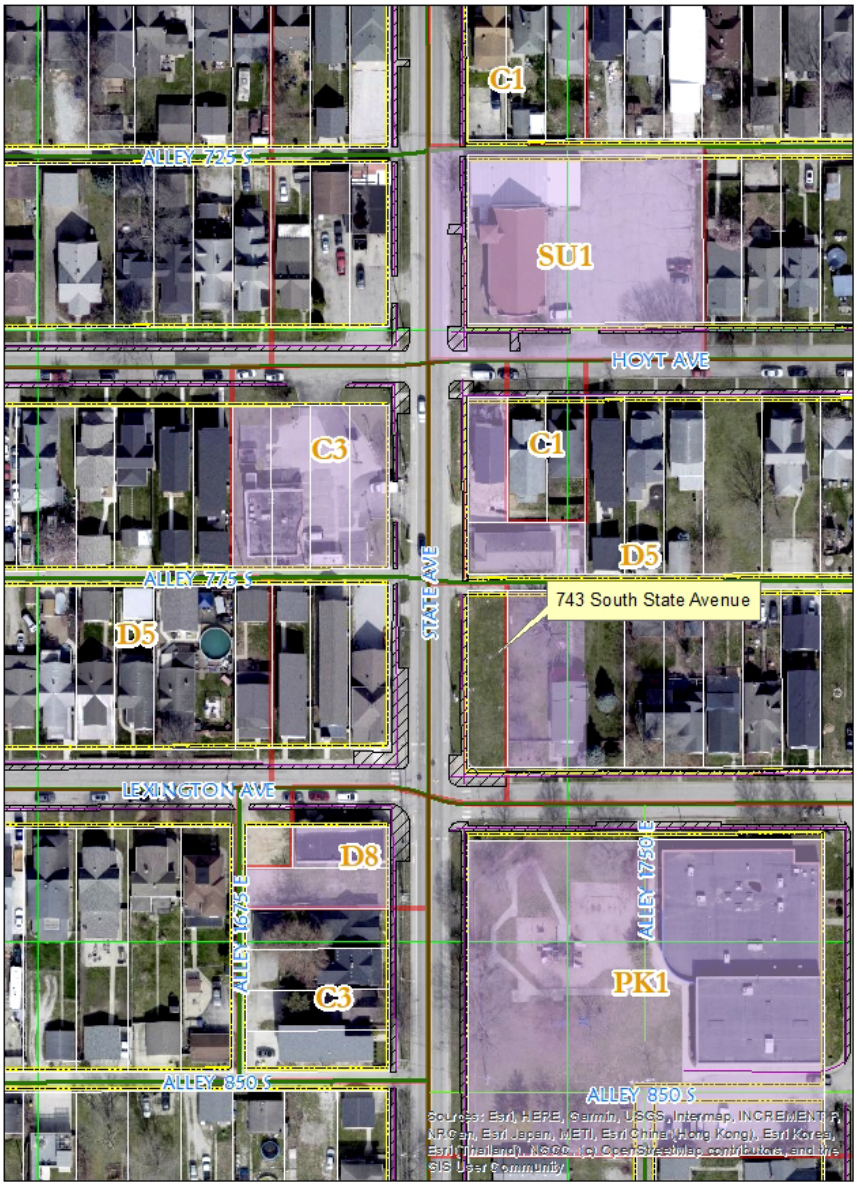
97-NC-68; 1644 Lexington Avenue (west of site), requested a legal non-conforming use for the construction and use of a single-family dwelling, located in a C-3 (neighborhood Commercial District) zoning classification, **approved.**

95-AP-67; 801 South State Avenue (south of site), requested a variance of development standards of the Special Districts Zoning Ordinance to provide for the construction of a 17,000-square foot building for a new Boys and Girls Club with a five-foot front yard setback from Dawson Street and a 17-foot front yard setback along Lexington Avenue, **granted.**

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EXHIBITS



743 South State Avenue

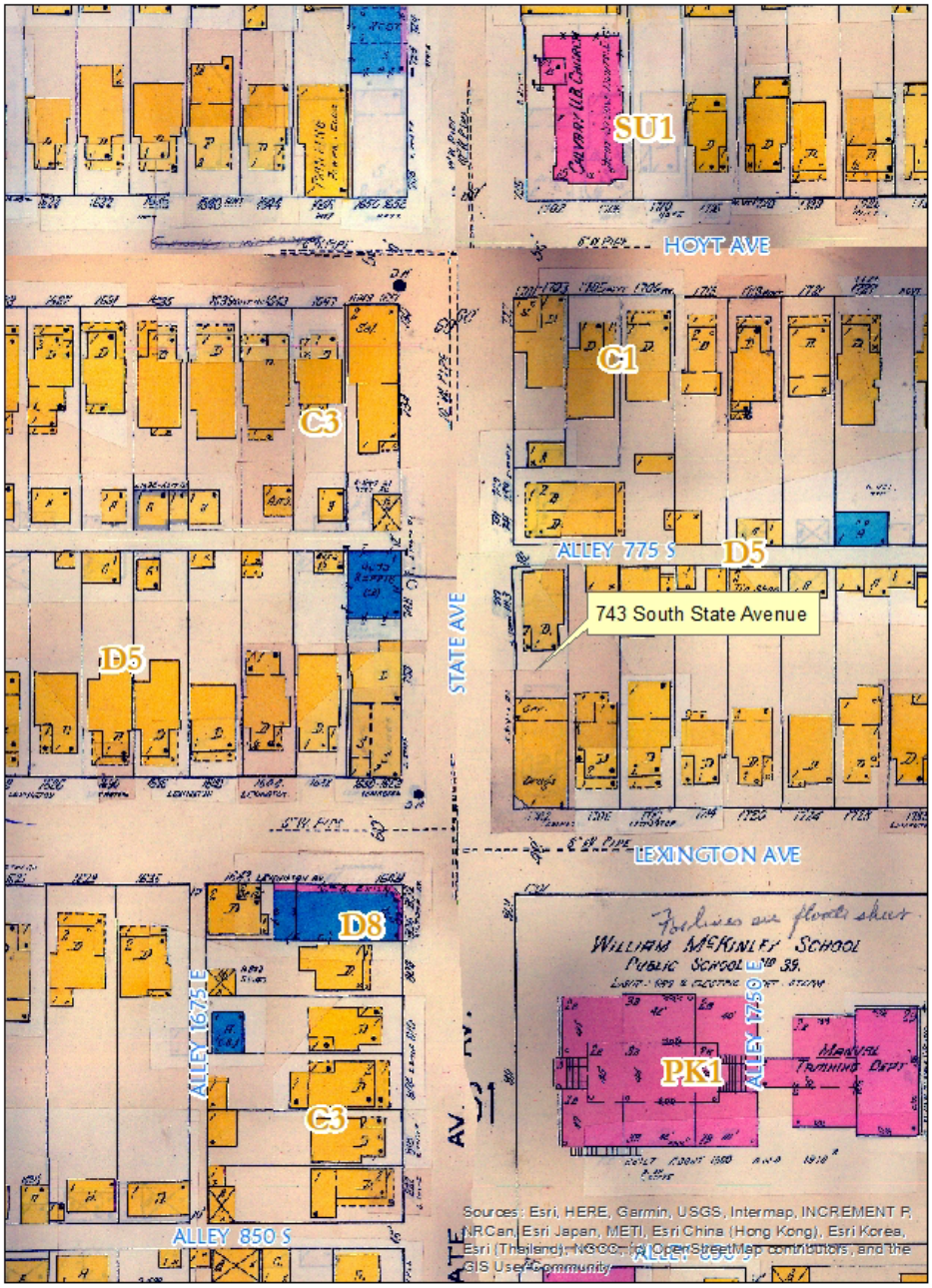
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Sanborn Map 1915

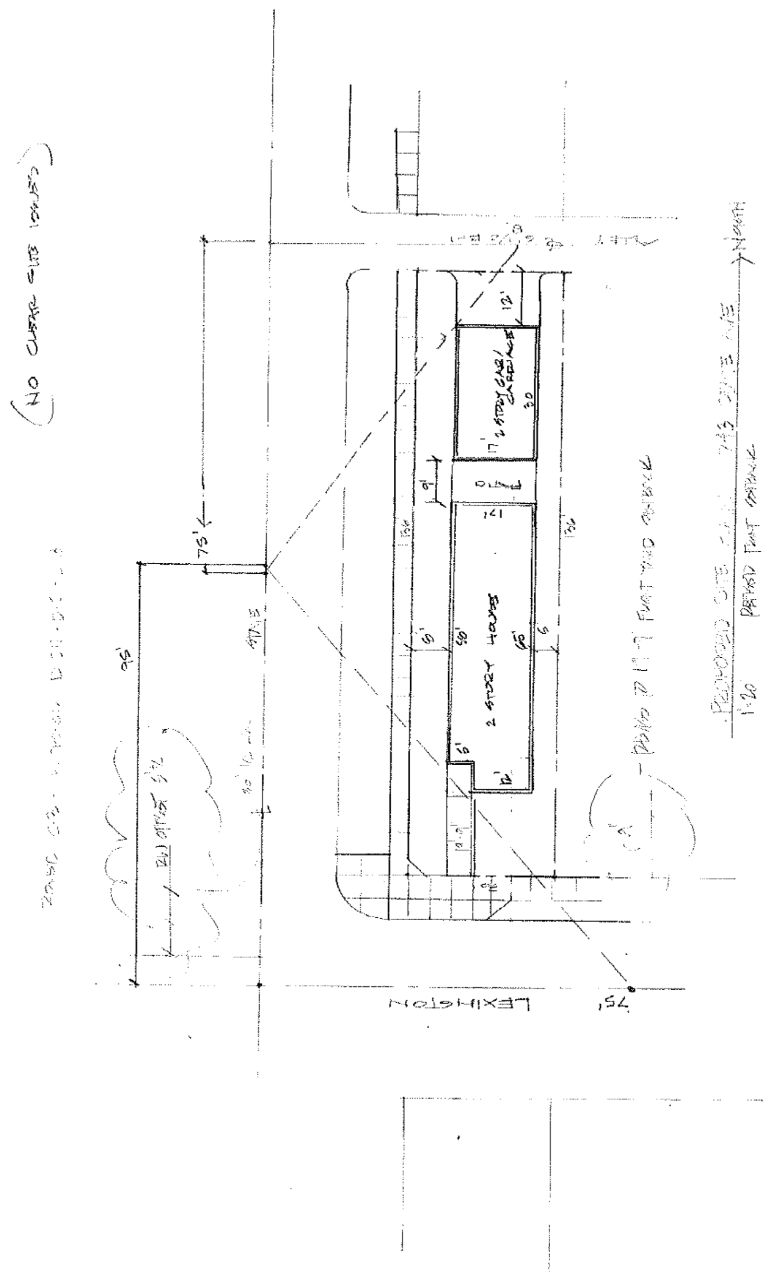


743 South State Avenue

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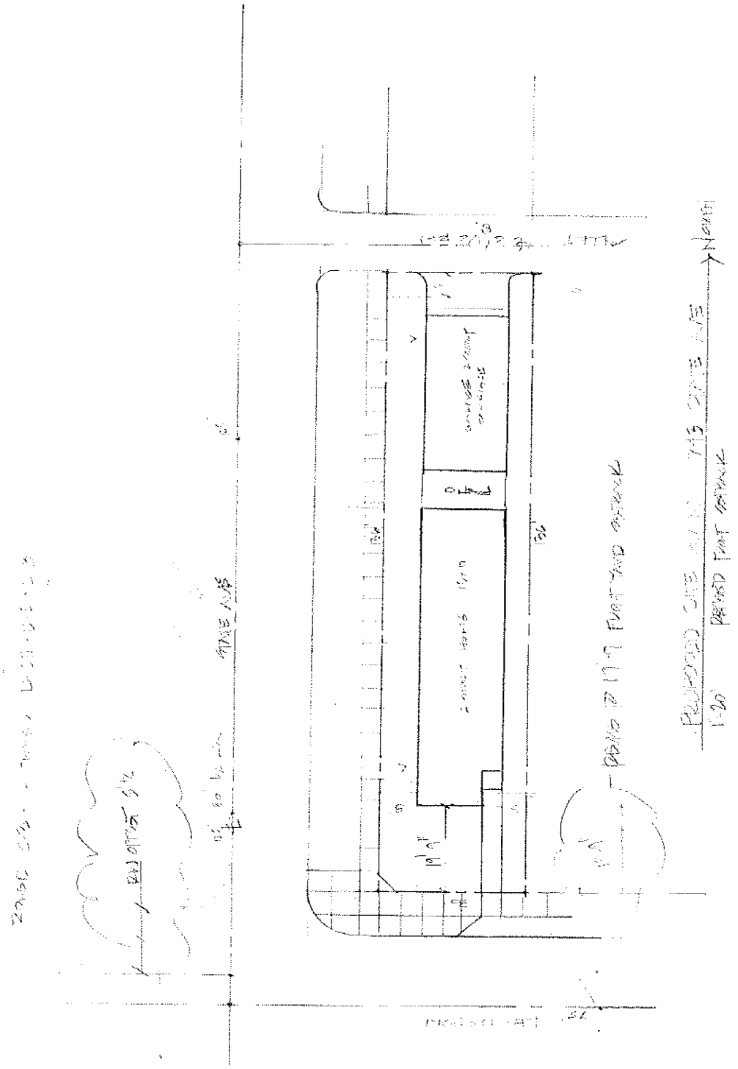
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Updated Site Plan – November 3, 2026



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Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the grant will allow for the construction of proposed residence within clearsite triangle private residential use.

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

residence will be consistent with development in the area and 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:

lot is zoned commercial and will need to be rezoned to allow for residential use and lot is located on the corner of 2 major streets and also an alley resulting in a need to allow for clearsite encroachment. Without rezone and variance approval, proposed residence will not be built.

DECISION

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

Adopted this _____ day of _____ , 20 ____

_____ _____

_____ _____

_____



View looking north along South State Avenue



View looking south along South State Avenue



View looking east along Lexington Avenue



View looking west along Lexington Avenue



View looking from site looking west across south State Avenue and Lexington Avenue



View from site looking west across intersection of South State Avenue and Lexington Avenue



View of site looking north across Lexington Avenue



View of site looking south east /west alley