



Metropolitan Development Commission Hearing (May 20, 2026) Meeting Notice

Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

Date: Wednesday, May 20, 2026

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: May 6, 2026

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2026-R-015

Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to the transferee, as approved by the Vacant to Vibrant Review Committee, for the purpose of providing development that will best serve the interest of the City.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2026-A-019 (Public Hearing)

Authorizes an amendment to the 2023 Real Property Tax Abatement approved by Resolution 2023-A-026 at Alfa Laval U.S. Group Services Real Estate LLC, 5820 Meritage Parkway, Council District #25, Franklin Township.

PLANNING:

3. 2026-P-004

Establishes and approves a budget of \$275,000 for the Groundwater Protection Fund and authorizes the Department of Metropolitan Development to administer the Fund for the purposes of developing and operating education and voluntary business registration programs through the Marion County Wellfield Education Corporation (MCWEC), and administering the Wellfield Protection Secondary Zoning Districts.

4. 2026-P-005

Authorizes the Department of Metropolitan Development to assess the public water supply systems of Marion County \$275,000 for the purpose of funding the Groundwater Protection Fund for 2026.

5. 2026-P-007

Authorizes the Department of Metropolitan Development to execute an amendment to the contract (#20991) with MultiStudio, Inc. to finalize the Indianapolis-Marion County Zoning and Subdivision Control Ordinance (the "Indy

ReZone”) in regard to equitable development in an overall not-to-exceed amount of \$145,000, with the term through December 2026.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

6. 2026-MOD-002 | 7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive

Decatur Township, Council District #21

C-S

Oberlin Development, LLC and Taylor Morrison of Indiana, LLC, by Brian J. Tuohy

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

7. 2026-ZON-020 | 3520 Robson Street

Center Township, Council District #13

Freddy Licon and Doris Serrano, by Josh Smith

Rezoning of 0.078-acre from the I-4 district to the D-5 district to provide for residential uses.

8. 2026-ZON-021 | 2065 Yandes Street

Center Township, Council District #13

RD Construction & Holding, LLC, by John Cross

Rezoning of 0.129-acre from the I-3 district to the D-8 district to provide for residential development.

9. 2026-ZON-026 | 3565 South Keystone Avenue

Perry Township, Council District #22

Farnsworth Metal Recycling, LLC, by Joseph Csikos

Rezoning of 2.70-acre from the SU-1 district to the C-4 district to provide for community-regional commercial uses.

10. 2026-ZON-028 | 6555 Carrollton Avenue

Washington Township, Council District #7

Cuyahoga Company, LLC, by Thomas Perkins

Rezoning of 0.39-acre from the D-4 (FF) (TOD) district to the MU-2 (FF) (TOD) district.

11. 2026-ZON-031 | 1750 West Morris Street

Center Township, Council District #18

ANLU Property Investment, LLP, by Josh Smith

Rezoning of 0.13 acre from the C-4 district to the D-5 district to provide for a two-family dwelling.

12. 2026-REG-029 | 1140 Dr. Martin Luther King, Jr. Street

Center Township, Council District 12

SU-2 (RC)

Indianapolis Public Schools, by Russell McClure

Regional Center Approval to provide for a proposed multi-purpose building for health and wellness, including a gymnasium, and for two bleacher structures to accommodate up to 2,000 persons at an outdoor recreational facility, plus an outdoor educational and public amenity space.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

13. PROPOSAL TO AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCE OF INDIANAPOLIS-MARION COUNTY, INDIANA:

2026-AO-001

A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts), pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

****Staff request for continuance for cause to June 3, 2026**

14. COMPANION PETITIONS APPROVED BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

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

Center Township, Council District #18

D-8 (RC)

Union Holdings III, LLC, by Michael Rabinowitch

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

Vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner's Wilmoth Place Section 3, as recorded in Plat Book 12, Page 157 in the Office of the Recorder of Marion County, Indiana, 680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,
Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,

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

15. COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2026-CZN-814 / 2026-CVR-814 | 1438 East Washington Street

Center Township, Council District #13

Damien Center, Inc., by Joseph D. Calderon

Rezoning of 0.389-acre from the MU-1 (TOD) and MU-2 (TOD) districts to the D-9 (TOD) district for a Medium Apartment development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 10 parking spaces (minimum 21 parking spaces required).

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.

**METROPOLITAN DEVELOPMENT COMMISSION (MDC)
MEMBER ROSTER**

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Megan Garver (Vice-President)	Mayor	01/01/2026 – 12/31/2026
Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/02/2026 – 02/02/2027
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	05/05/2025 – 05/25/2026

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://www.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](https://www.indy.gov/Watch-Previously-Recorded-Programs).

Multiple Properties
Real Estate Conveyance
Multiple Transferees

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA
Resolution No. 2026-R-015**

WHEREAS, The City of Indianapolis (“City”), Department of Metropolitan Development ("DMD"), is engaging in disposition and redevelopment activities within the Marion County Redevelopment District in Marion County, Indiana ("Redevelopment District"); and

WHEREAS, pursuant to I.C. 36-7-15.1-6, the Metropolitan Development Commission ("MDC") is charged with the responsibility of promoting the use of land in the manner that best serves the interest of the City and its inhabitants, both from the standpoint of human needs and economic values; and

WHEREAS, the MDC has acquired real property listed on the attached Exhibit A located in the Redevelopment District, in multiple areas of the City ("Property"); and

WHEREAS, in accordance with IC 36-7-15.1-7, the MDC may hold, use, sell, exchange, lease, rent, invest in, or otherwise dispose of, through any combination of methods, property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the MDC considers best for the City and its inhabitants; and

WHEREAS, DMD desires to convey title or an option to purchase title to the Property to Transferees listed in Exhibit A for the sale prices listed in Exhibit A in consideration of and subject to the terms of a Project Agreement (“Agreement”) to carry out the development proposal as presented to and approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1.The Metropolitan Development Commission hereby authorizes the DMD to convey title or an option to purchase title of the Property to Transferees listed in Exhibit A, subject to the terms of the Agreement as described and for the sale listed in Exhibit A.
- 2.The DMD Director is hereby authorized to execute the necessary documents, with such terms and provisions as may be deemed necessary or appropriate, including without limitation, commitments to be made by Transferees listed in Exhibit A in the Agreement to best accomplish the objectives set forth herein and all actions heretofore taken by any such official toward the completion thereof are hereby ratified, confirmed and approved, for the conveyance of said Property in accordance with this Resolution.

Approved as to Adequacy & Legal Form

Metropolitan Development Commission

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: 5/13/2026

John J. Dillon III, President

Date: _____

Exhibit A

Address	Parcel Number	Transferee	Sale Program	Sale Price
844 N Oxford St	1003409	Indianapolis Neighborhood Housing Partnership	Option	\$500
853 N Tacoma Ave	1050990	Indianapolis Neighborhood Housing Partnership	Affordable	\$5,000
2702 Burton Ave	1058769	Premeer Investment Group	Standard	\$13,000
3533 Kinnear Ave	1091428	CN Builders	Standard	\$20,000
1802 Tallman Ave	1084663	James Grissom	Standard	\$20,000
1501 Kennington St	1063477	Elevation Homes Build LLP	Standard	\$36,000

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION
AUTHORIZING AMENDMENT AND ASSIGNMENT TO THE MEMORANDUM OF
AGREEMENT ASSOCIATED WITH RESOLUTION 2023-A-026 REGARDING
REAL PROPERTY TAX ABATEMENT**

RESOLUTION NO. 2026-A-019

Alfa Laval U.S. Group Services Real Estate LLC
5820 Meritage Parkway

WHEREAS I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to redevelopment or rehabilitation activities (hereinafter the “Project”) in Economic Revitalization Areas; and

WHEREAS, pursuant to I.C. 6-1.1-12.1, GP-CM County Line Partners, LLC (hereinafter “Applicant”) filed designation application requesting that the subject real estate at 5820 Meritage Parkway (hereinafter “Subject Real Estate”) be designated as an Economic Revitalization Area for the purpose of achieving real property tax savings in connection with redevelopment or rehabilitation activities (hereinafter “Project”); and

WHEREAS, on Wednesday, June 21st, 2023, the Metropolitan Development Commission (hereinafter “Commission”) adopted Preliminary Economic Revitalization Area Resolutions No. 2023-A-022 preliminary designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday July 5^h, 2023, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2023-A-026 (hereinafter “Resolution”), designating the Subject Real estate as an Economic Revitalization Area for the purpose of receiving up to seven (7) years real property tax abatement (hereinafter “Abatement”); and

WHEREAS, in the Statement of Benefits Form contained in the Resolution and the Memorandum of Agreement for building No. 2 (hereinafter “MOA”) executed by and between the Applicant and the City of Indianapolis (hereinafter “City”), the Applicants indicated, among other requirements, that a minimum of \$126,360,000 in real property improvements would be made at the Subject Real Estate, and would have 63 full-time permanent positions would be created at wages of not less than \$18.00 per hour as a result of the Project (collectively, the “Commitments”); and

WHEREAS, GP-CM County Line Partners, LLC wishes to assign its responsibilities as Applicant under the Agreement to Alfa Laval U.S. Group Services Real Estate LLC., for building No. 2 and has agreed that it intends to fulfill all obligations as Applicant under the Agreement; and

WHEREAS, in the MOA it required the Applicant to complete the Commitments for 63 new position (average wage rate of \$18.00 per hour) by December 31, 2025 (the “Deadline Date”); and

WHEREAS, the Applicant submitted a request to extend the deadline for meeting the commitments to December 31, 2026, due to delays in project construction.

WHEREAS the City and Applicant (collectively, the “Parties”) desire to amend the Resolution and building No. 2 MOA in the following manner: assign the MOA to Alfa Laval U.S. Group Services Real Estate LLC. and extend the job creation commitment date to December 31, 2026. The applicant also desires to achieve and maintain 63 positions at a rate of \$18 per hour by December 31, 2026, and continuing until December 31, 2039; and

WHEREAS the City and Applicant (collectively, the “Parties set forth in this Amending Resolution, and subsequently set 1:00 p.m. on Wednesday, May 20th, 2026, for the public hearing of remonstrances and objections from persons interested in the Applicant’s compliance with Resolutions and MOA, and whether the payment of the damages should be made to the City; and

WHEREAS, proper legal notices were published stating when and where such final hearing would be held; and

WHEREAS, at such final hearing, evidence and testimony (along with all written remonstrances and objections previously filed) were considered by the Commission; and

WHEREAS, the DMD and The City of Indianapolis have satisfied all other conditions precedent to hold the hearing to amend the terms of the Economic Revitalization Area designations, associated tax abatement deductions and the associated Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission hereby determines that the Applicant is unlikely to be able to comply with the job creation Commitments, as stated in the Statement of Benefits, the Resolution, and the MOA.
2. The Commission finds that allowing such assignment of Building No. 2 in the MOA to Alfa Laval U.S. Group Services Real Estate LLC. and extending the job creation commitment until December 31, 2026, are reasonable deviations from the Commitments set forth in the SB-1, Resolution and MOA, and authorizes the Director of DMD to execute the Amended Memorandum of Agreement.
3. The Commission directs the Department of Metropolitan Development to continue to monitor the Applicant’s Project for the remainder of the term agreed upon in the Amended MOA.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy May 20th, 2026.

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA**

RESOLUTION NO. 2026-P-004

Resolution 2026-P-004 establishes and approves a budget of \$275,000 for the Groundwater Protection Fund (the "Fund") and authorizes the Department of Metropolitan Development to continue administrating the Fund for the purposes of education and voluntary business registration efforts through the Marion County Wellfield Education Corporation ("MCWEC") and implementation of Revised Code of the Consolidated City and County Sec. 742-204 (the "Wellfield Protection Secondary Zoning Districts Ordinance").

WHEREAS, the Wellfield Protection Secondary Zoning Districts Ordinance establishes a Groundwater Protection Fund to cover certain costs incurred in establishing and maintaining a wellfield protection program; and

WHEREAS, the Marion County Wellfield Education Corporation has been authorized by the City-County Council to develop and implement a wellfield education and registration program for Marion County; and

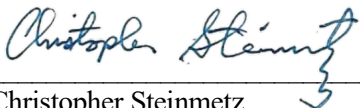
WHEREAS, a Technically Qualified Person is required to review petitions within the wellfield protection areas of Marion County; and

NOW THEREFORE BE IT RESOLVED that the Metropolitan Development Commission hereby approves the 2026 budget of \$275,000 for the Groundwater Protection Fund in Marion County.

Dated: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to Legal Form this
13th day of May, 2026.



Christopher Steinmetz
Assistant Corporation Counsel

**METROPOLITAN DEVELOPMENT COMMISSION
OF
MARION COUNTY, INDIANA**

RESOLUTION NO. 2026-P-005

Resolution 2026-P-005 determines that the 2026 annual fee to be paid by the public water supply systems of Marion County for the purpose of funding the Groundwater Protection Fund shall be an aggregate amount of \$275,000 and determines that the individual public water utility systems shall pay the following respective amounts: Citizens Energy Group \$258,500.00, Lawrence Water Company \$13,750.00, and Speedway Water Works \$2,750.00.

WHEREAS, the Wellfield Protection Secondary Zoning Districts Ordinance of Marion County establishes a Groundwater Protection Fund to be used to fund certain matters related to Wellfield Protection; and

WHEREAS, the Wellfield Protection Secondary Zoning Districts Ordinance further provides that each public water supply system that pumps groundwater from one or more wells located within a W-1 or W-5 Wellfield Protection Secondary Zoning District shall pay an annual fee into the Groundwater Protection Fund; and

WHEREAS, the Wellfield Protection Secondary Zoning Districts Ordinance further provides that the annual fee to be paid by each public water supply system shall be determined by the Metropolitan Development Commission based on the approved groundwater protection fund budget (Exhibit A, attached) and a percentage determined by dividing the number of customers served by the individual public water supply system at the end of the calendar year by the total number of customers served at the end of the calendar year by all public water supply systems that pump from one or more wells within a W-1 or W-5 District; and

WHEREAS, the Department of Metropolitan Development has calculated the annual fee for 2026 for each of the water supply systems as shown on Exhibit A attached hereto;

NOW THEREFORE BE IT RESOLVED that the Metropolitan Development Commission hereby determines that the 2026 annual groundwater protection fee for each affected water utility is as follows:

Public Water Utility System	2026 Groundwater Protection Fee
Citizens Energy Group	\$ 258,500.00
Lawrence Water Company	\$ 13,750.00
Speedway Water Works	\$ 2,750.00
TOTAL	\$ 275,000.00

Dated: _____

John J. Dillon III, President
Metropolitan Development Commission

Approved as to Legal Form this
13th day of May, 2026.



Christopher Steinmetz
Assistant Corporation Counsel

EXHIBIT A
Resolution 2026-P-005

2026 GROUNDWATER PROTECTION FEE

Section 742-204, the Wellfield Protection Secondary Zoning Districts Ordinance, states that *"Each public water supply system that pumps groundwater from one or more wells located within a W-1 or W-5 Wellfield Protection district shall pay into the groundwater protection fund a percentage of the annual fee assessed by the Commission, such percentage to be determined by dividing the number of customers served by the water supply system at the end of the calendar year by the total number of customers served at the end of the calendar year by all public water supply systems that pump from one or more wells within a W-1 or W-5 Wellfield Protection district."*

The following table breaks down the Groundwater Protection Fee due from each supplier based on the number of customers each supplier served on December 31, 2025.

Public Water Utility System	Number of Customers (as of 12-31-25)	Percent of Total Customers	2026 Groundwater Protection Fee
Citizens Energy Group	324,224	94%	\$ 258,500.00
Lawrence Water Company	15,507	5%	\$ 13,750.00
Speedway Water Works	4,260	1%	\$ 2,750.00
TOTAL	343,991	100%	\$ 275,000.00

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
RESOLUTION NO. 2026-P-007**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the "Commission") is authorized to approve the employment of all persons engaged by contract to render professional or consulting services for the Department of Metropolitan Development (the "DMD"); and

WHEREAS, the Commission previously authorized the DMD to enter into contractual engagements in Resolution 2024-P-007 for the updates to the Indianapolis-Marion County Zoning and Subdivision Control Ordinance (the "Indy ReZone") in regard to equitable development (the "Services"), approved on May 15, 2024; and

WHEREAS, the Commission authorized an amendment on December 18, 2024, in Resolution No. 2024-P-012 to extend the term through December 31, 2025; and

WHEREAS, DMD seeks authorization to amend the contract (#20991) with MultiStudio, Inc. to increase the total not-to-exceed by Fifty Thousand and 00/100 Dollars (\$50,000.00) for Services for an overall not-to-exceed budget of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) and to extend the term of the contract through December 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Development Commission of Marion County as follows:

1. The MDC hereby authorizes the DMD amend the contract (#20991) for professional services with MultiStudio, Inc. for a term through **December 31, 2026**, and an overall not-to-exceed budget of **One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00)** for all necessary professional services in furtherance of the Services.
2. This Resolution shall take effect immediately upon adoption by the Commission.

METROPOLITAN DEVELOPMENT
COMMISSION OF MARION COUNTY,
INDIANA, acting as the Redevelopment
Commission of the City of Indianapolis,
Indiana

John J. Dillon III, President

Approved as to Adequacy of Legal Form:

Sheila Kinney

Sheila Kinney, Asst. Corp Counsel

Date: 5/12/2026



METROPOLITAN DEVELOPMENT COMMISSION **May 20, 2026**

Case Number: 2026-AO-001

Location: Indianapolis-Marion County, Indiana

Petitioner: Department of Metropolitan Development

Request: A proposal for a General Ordinance to amend Chapter 740-202 (Definitions) and 742-109 (Special Use Districts) pertaining to data center development, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

Staff Recommendations: Continuance to June 3, 2026

Staff Reviewer(s): Bryce Patz, Administrator—Current Planning

STAFF RECOMMENDATION

Staff recommends a continuance to the Metropolitan Development Commission Hearing on June 3, 2026 to allow for further review of the proposed amending ordinance by Staff and the Commission.



METROPOLITAN DEVELOPMENT COMMISSION **May 20, 2026**

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

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

Location: Center Township, Council District #18

Petitioner: Union Holdings III, LLC, by Michael Rabinowitch

Current Zoning: D-8
Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment (not permitted), a building height of 50 feet (maximum 35 feet permitted), a floor area ratio of 1.88 (maximum 0.80 floor area ratio permitted) and a minimum livability space ratio of 0.07 (minimum 0.75 required).

Request:
Vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner’s Wilmoth Place Section 3, as recorded in Plat Book 12, Page 157 in the Office of the Recorder of Marion County, Indiana, 680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,
Vacation of the first north-south alley west of White River Parkway, West Drive, being eight feet wide, from the south right-of-way line of Saulcy Street, 86 feet to the south, to the north right-of-way line of the first east-west alley South of Saulcy Street,
Vacation of the second north-south alley west of White River Parkway, West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street, all with a waiver of the assessment of benefits.

Current Land Use: Vacant land / Vacant single-family dwellings

Staff Recommendations: Approval of the variances and the vacations.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the automatic continuance filed by a registered neighborhood organization that continued these petitions from the March 26, 2026 hearing, to the April 23, 2026 hearing.

This petition was heard by the Hearing Examiner on April 23, 2026. After a full hearing, the Hearing Examiner recommended approval of the variances of use and vacations. Subsequently, the remonstrator filed an appeal of the Hearing Examiner’s decision. A memorandum of her recommendation is attached.



Department of Metropolitan Development
Division of Planning
Current Planning

STAFF RECOMMENDATION

Approval of the variances and the vacations.

PETITION OVERVIEW

This 3.2-acre site, zoned D-8, is comprised of vacant land and vacant dwellings. It is surrounded by single-family dwellings to the north, across Saulcy Street; single-family dwellings to the south, across Astor Street; White River Parkway West Drive right-of-way to the east; and single-family dwellings to the west, across Koehne Street, all zoned D-8.

Regional Center

The Regional Center Secondary Zoning District is designed to enhance the value of existing development and regulate development in the downtown area in which a diverse blend of uses, functions and facilities must coexist.

“All development of land and demolition of structures located within the Regional Center and the North Meridian Street Corridor district shall be subject to the Commission's approval as included within a required Site and Development Plan in accordance with the Ordinance provisions.”

Because this site is located within the Regional Center Secondary Zoning District Overlay, this development would be required to apply for and gain Regional Center approval. Documents submitted for this approval shall include all standards and requirements for the site and development plan, uses and structures, as outlined in the Zoning Ordinance Chapter 742, Article II, Section 02.

VARIANCES OF USE AND DEVELOPMENT STANDARDS

Proposed development of the site would provide for a 241-unit affordable multi-family development. The building would be three and four stories tall, with frontage along Saulcy Street, Astor Street, Koehne Street and White River Parkway West Drive. Amenity areas and parking would be internal to the site.

The request would provide for a Variance of Use to allow for a large apartment building defined as having 51+ units. A large apartment building is only permitted in the D-10 district. Staff, however, supports this request because the Neighborhood Plan contemplates a shift of use that could be multi-family development with views of the White River and with an additional benefit of providing affordable housing.

Staff supports the variance of Development Standards for a maximum height of 50 feet when the Ordinance limits height in the D-8 district to 35 feet. Documents note a reduction of height to the west, but staff would encourage consideration of height reductions to the north and south due to the proximity of the existing dwellings. Such height reductions would mitigate the impact of this development on the surrounding neighborhood.



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

Because of the proximity of the greenspace corridor along the White River, staff believes the floor area ratio of 1.88 (Ordinance requires a maximum of 0.80) and the minimum livability space ratio of 0.07 (Ordinance requires a minimum of 0.75) would be acceptable deviations and supportable.

VACATIONS

Because this project would include several parcels between Saulcy Street and Astor Street and Koehne Street and White River Parkway West Drive, vacation of three (3) existing alleys would be necessary for the development to move forward.

Summary

The first vacation would be the vacation of the first east-west alley south of Saulcy Street, ranging from eight feet and 12 feet in width, from the east right-of-way line of Koehne Street, being the southeast corner of Lot 51 of Minkner's Wilmoth Place Section 3,680 feet to the east, to the west right-of-way line of White River Parkway, West Drive,

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

The third alley vacation would be the second north-south alley west of White River Parkway West Drive, being 14 feet wide, 220 feet south, to the north right-of-way line of Astor Street.

Staff finds that the vacations **would be in the public interest**, and the vacation **should be approved**.

RECOMMENDED VACATION MOTION: That the Metropolitan Development Commission find that the proposed vacations are in the public interest; that a hearing upon the assessment of benefits be held on June 3, 2026; that the Metropolitan Development Commission confirm and ratify the adoption of Declaratory Resolution 2026-CVC-803, and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

Procedure

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

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting landowner owns to the center of the street or highway subject only to an easement for the public to the use of the street or highway. *Gorby v. McEndarfer* 135 Ind.App. 74, *82, 191 N.E.2d 786, **791 (Ind.App.1963). However, there are possible exceptions to this general rule.

After a vacation of public right-of-way, the county assessor determines how the vacated right-of-way will be assessed for tax purposes.

GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Vacant land / Vacant dwellings	
Comprehensive Plan	Village Mixed-Use / 5-8 units/ acre / 8-15 units / acre	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-family dwellings
South:	D-8	Single-family dwellings
East:	D-8	White River Parkway West Drive right-of-way
West:	D-8	Single-family dwellings
Thoroughfare Plan		
Saulcy Street	Local Street	Existing 30-foot right-of-way and proposed 48-foot right-of-way.
Astor Street	Local Street	Existing 30-foot right-of-way and proposed 48-foot right-of-way.
Koehne Street	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
White River Parkway West Drive	Primary Arterial	Existing 102-foot right-of-way and proposed 78-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes. Regional Center	
Wellfield Protection Area	No	
Site Plan	January 27, 2026	
Site Plan (Amended)	N/A	
Elevations	January 27, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	January 27, 2026 and March 20, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	January 27, 2026	



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

The Near West Neighborhood Land Use Plan (2014) recommends D-8 zoning described as urban single-multi-family development, with a mix of land use recommendations, including Village Mixed-Use, 5-9 units / acre, and 8-15 units /acre.

The southern portion of this site (south of the east / west alley) is located within Critical Area #9 (Location: Southeastern Stringtown)

Historically, this area has been a mix of industries, commercial sites, institutions, and single-family housing. The area has a high number of vacant lots and unoccupied houses. It is ripe for a shift in use. Influences on the area are busy Washington Street to the south, the neighboring Indianapolis Zoo, the adjacent White River, proximity and views to Downtown and IUPUI, and the potential for rapid transit line in the Washington Street Corridor.

Recommendations – Critical Area #9:

- Development in the area between Washington Street and Market Street should be employment oriented. Moving north, new development should transition into mixed-use and multi-family residences.
- New buildings should be respectful of the solidly single-family residential street to the north and east of this Critical Area. Although new structures will likely be tall enough to take advantage of views to the river and downtown, they should not loom over the existing homes on Saulcy, Reisner and Richland Streets.
- Multi-family residential development in the area should take the form of purpose-built, multi-family structures rather than subdividing of single-family homes into numerous units.



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Regional Center Design Guidelines (2008) - The purpose of these Guidelines is to set standards that will produce a more thoughtful design response to Regional Center development projects.

This document identifies this neighborhood as Neighborhood Residential. The neighborhood Residential typology occurs in neighborhoods with houses that are medium-density and primarily pre-WWII construction or areas of new housing construction developed in a similar pattern. Homes are in single-family, townhome or apartment configurations. Parcels are typically deep with narrow street frontage. Homes have small setbacks and front yards. The environment is pedestrian in nature. Examples of the neighborhood Residential typology are Stringtown and the Valley.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

None.

MEMORANDUM OF EXAMINER'S DECISION

2026-CVR/CVC-803 Various addresses on Saulcy, Astor, & Koehne Sts.

The petitions request a variance of use and development standards to provide for a large apartment, a building height of 50 feet, a floor area ratio of 1.88, and a minimum livability space ratio of 0.07, and the vacation of a portion of three alleys as part of the proposed development.

Your Hearing Examiner visited the site prior to the hearing and noted that all lots are either unimproved or contain what appear to be vacant dwellings. Single family dwellings are north, south, and west of the site, and White River Parkway West Drive is east of the site.

The petitioner's representative explained the proposal to redevelop the site with 241 units of affordable housing, with each end of the building having an outdoor amenity area within a courtyard, indoor community space, and a parking garage in the middle of the building. As a result of meetings with staff, the building design was modified to have three stories on the west end and four stories closest to White River. The petitioner's representative also discussed the Heritage Tree Inventory Report and proposed mitigation, and a Community Benefits Agreement with Stringtown Neighborhood Association (SNA). Although SNA did not attend the hearing, it provided a letter of support, and there was a letter of support from an area property owner. The City-County Councilor for the area provided a letter of support and spoke in favor of the petitions at the hearing, citing the importance of the investment here.

About 20 remonstrators attended the hearing, and concerns stated included insufficient parking, excessive traffic, impact on sunlight and privacy, increase in crime, and the petitioner's lack of maintenance and supervision at a nearby development. Most of the remonstrators belong to a different group, Stringtown Now, and they said that SNA does not represent them and they were not included in negotiations with the petitioner.



Department of Metropolitan Development
Division of Planning
Current Planning

Staff stated that, because the Near Westside Neighborhood Plan contemplates a shift of use, the proposed development of a large apartment building for affordable housing is an appropriate land use. Staff also reiterated how the petitioner had modified the design to make the height variance supportable, as well as the other variances requested, and recommended approval of the alley vacations.

In your Hearing Examiner's opinion, the proposed redevelopment would be compatible with the single family dwellings in the area, and would be an appropriate reuse of the site. The variance petition was granted and the vacation petition was approved.

For Metropolitan Development Commission Hearing on May 20, 2026



Development Statement – January 27, 2026



Union at Astor is a proposed ground up 241-unit multi-family affordable development located at 1437 Saulcy Street, Indianapolis, Indiana (Marion County). The project is bound by N White River Parkway Drive West, Saulcy Street, Koehne Street, and Astor Street. This location will provide much-needed affordable housing on the Near West side of Indianapolis. Union at Astor will utilize income averaging to provide high quality affordable housing options at 50%, 60%, and 70% AMI rents.

The existing site contains multiple single-family homes which have been cited by code enforcement as needing significant repair. This project would demolish those homes in need of repair and provide neighborhood housing as contemplated in the Regional Center guidelines.

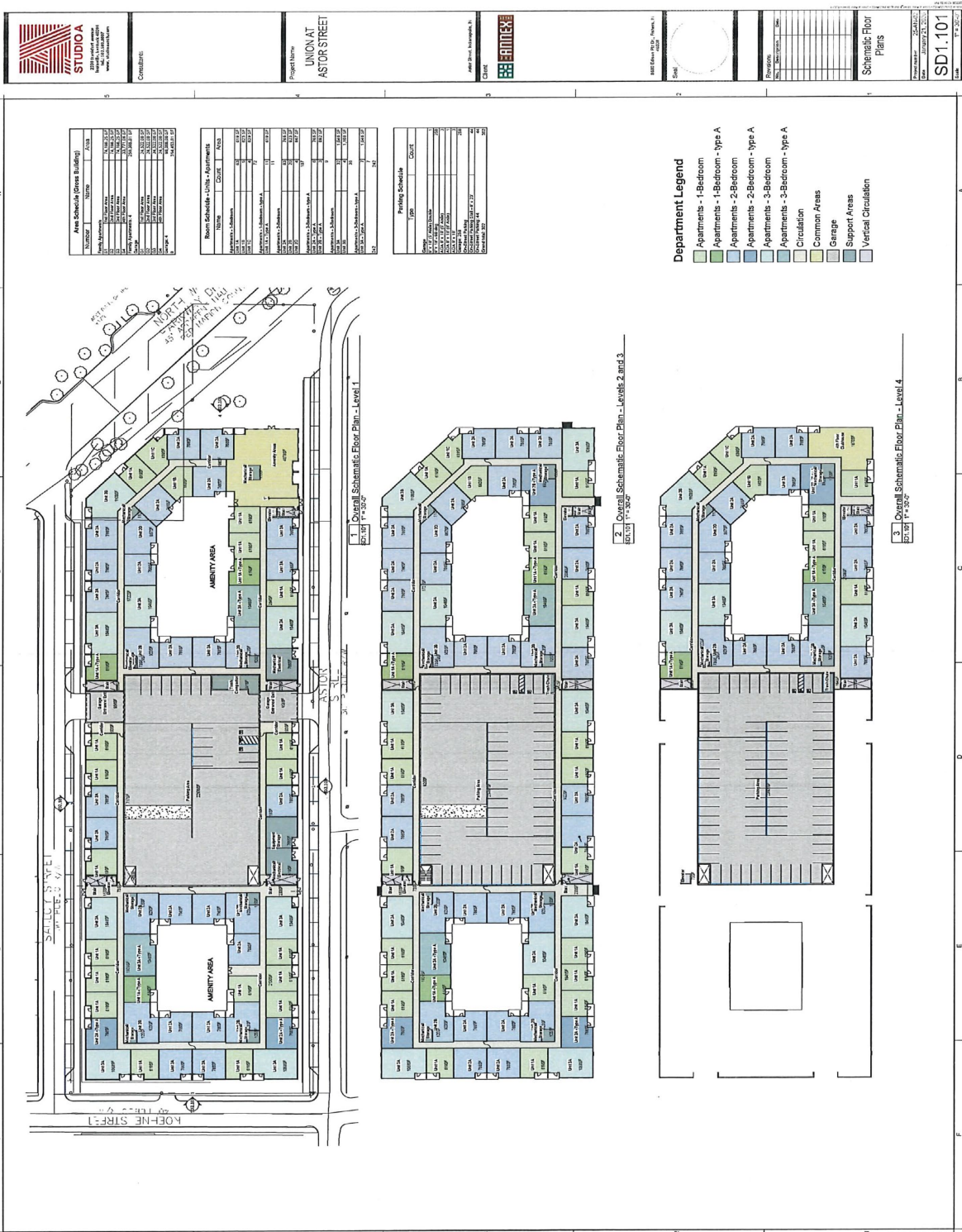
The Regional Center guidelines were utilized in development of the architectural elevations and have incorporated the recommendations with regard to height at 3 stories to the west to better align with the existing single-family homes, use of materials and undulation required at the roof line and with materials to break up long portions of the building. All parking will be within a garage screened with residential units.

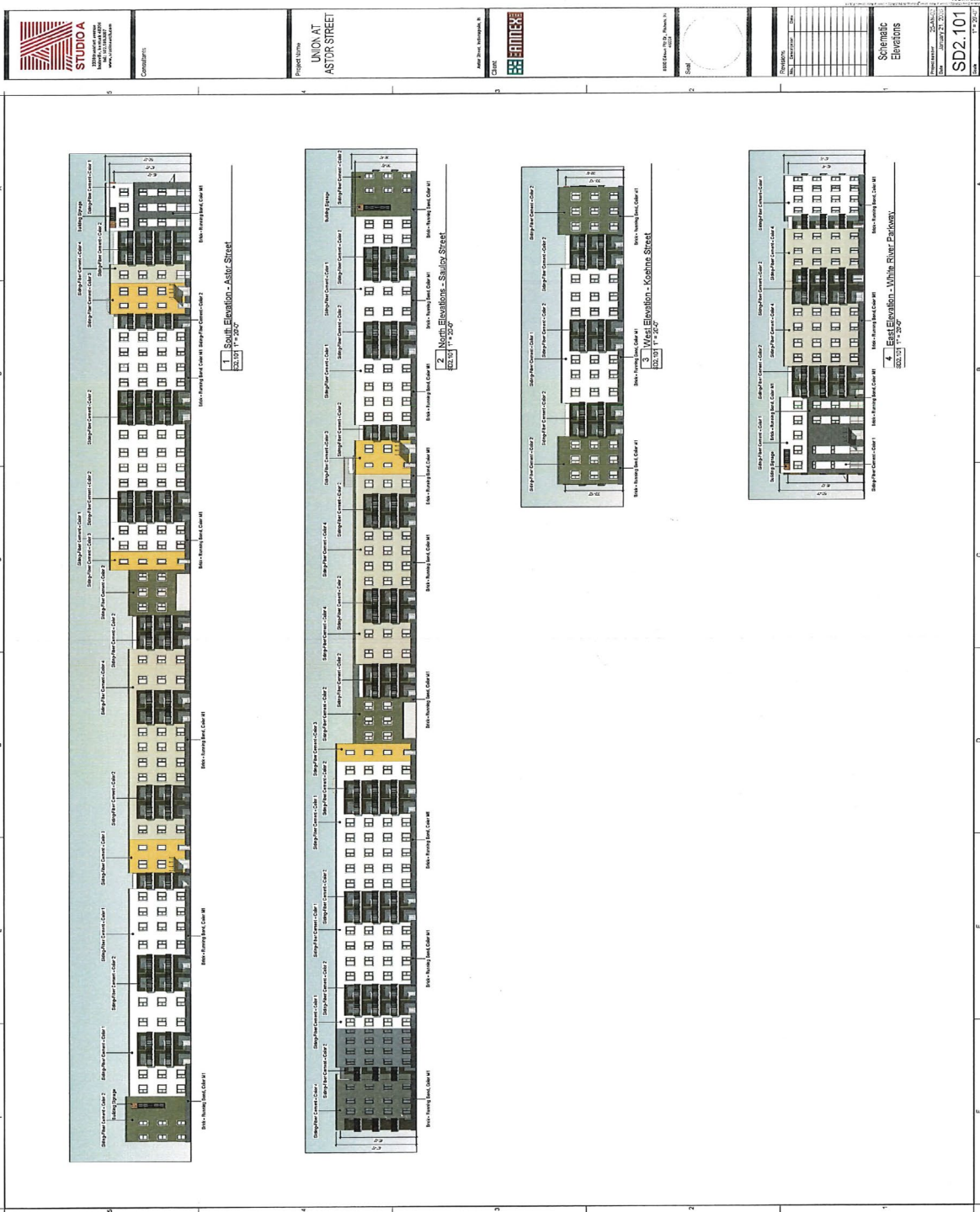
Amenities for residents will include a community room with community TV, fitness room, computer center and on-site management and leasing. A secondary clubhouse is plan on the 4th floor of the building overlooking the White River. Outdoor amenities include a playground, dog park area, outdoor grilling/dining area, and potentially an outdoor fire pit.




The Annex Group® (TAG) is a premier impact housing developer dedicated to creating affordable, workforce, and student communities. We deliver innovative, amenity-rich housing solutions through a diverse portfolio of properties that drive both economic and residential growth in the communities we serve. TAG currently has projects in operation, construction, and development in over 20 states, reaching 13,601 Lives, 7,713 Households, 47 Communities, and Counting. Our firm’s mission is to create an impact on the people who live, work and are involved in our communities.

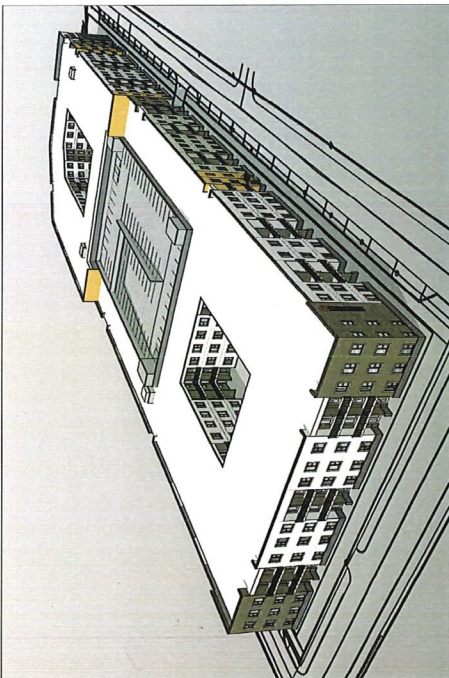
The Annex Group® communities are thoughtfully designed and meticulously executed to provide exceptional living environments. We achieve this through our team of industry-leading experts across development, preconstruction, design, and finance — ensuring each project delivers meaningful value to residents and communities alike. Our specialized development team identifies emerging markets nationwide where housing needs are most critical, then develops targeted strategies to address these gaps effectively.

Union at Astor will be the third low-income housing tax credit project for Annex in the Indianapolis area.

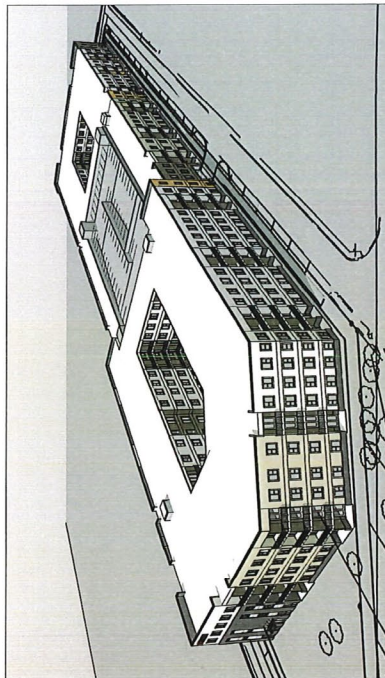




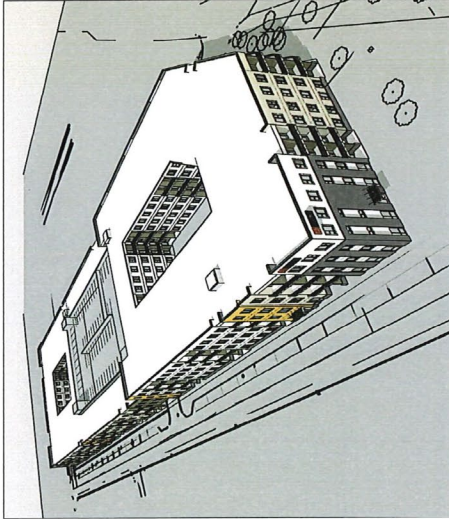
 STUDIO A <small>ARCHITECTURAL STUDIO</small> <small>1000 WEST WASHINGTON AVENUE, SUITE 1000</small> <small>CHICAGO, IL 60606</small>	Project Name: UNION AT ASTOR STREET	Client:  BENTLEY	Scale: 	Date: 02/22/2011	Sheet Number: SD2.102
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1 | Birds Eye 3D View 1
02/22/11

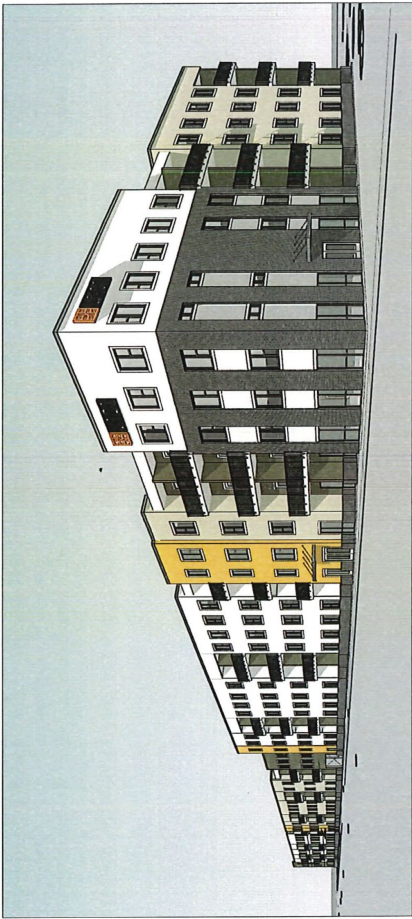


3 | Birds Eye 3D View 3
02/22/11

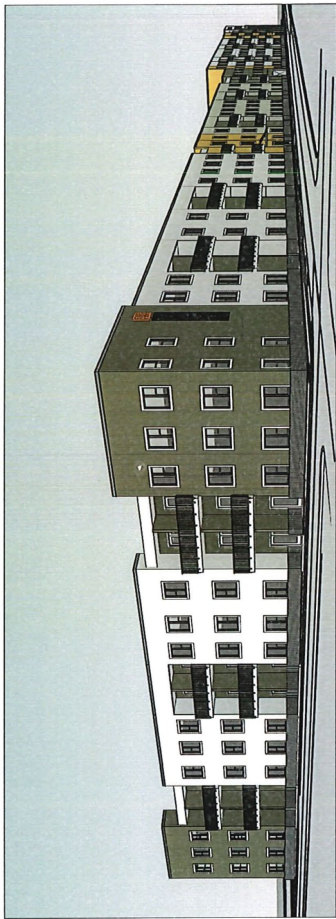


2 | Birds Eye 3D View 2
02/22/11

 STUDIO A <small>1220 N. WASHINGTON STREET SUITE 200 ASTOR, WI 54731 TEL: 715.833.1111 WWW.STUDIOAARCHITECTS.COM</small>	Consultants	Project Name UNION AT ASTOR STREET	<small>ARCHITECT: STUDIO A</small> Architect	 BRIDGEMAX <small>1000 N. WASHINGTON STREET SUITE 200 ASTOR, WI 54731 TEL: 715.833.1111 WWW.BRIDGEMAX.COM</small>	<small>ARCHITECT: STUDIO A</small> Architect	 Scale	Date: 12/15/2017 Time: 10:00 AM	Sheet No.: 103 Sheet Title: Schematic Elevations - 3d Views Project No.: 17-001
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1 3D View 1
SD2.103



2 3D View 2
SD2.103



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE
the site, located within the Regional Center, is conducive to a development that is more dense and exceeds the development standards for small apartments under the D-8 zoning ordinance.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE
the site, located within the Regional Center, is conducive to a development that is more dense and exceeds the development standards for small apartments under the D-8 zoning ordinance.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE
the site, although conducive to multifamily development, is narrowly configured with small contiguous residential lots.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE
although the site is conducive to multifamily development in accordance with the D-8 zoning classification, the ordinance, as written, does not permit the large apartment standards to be applied to D-8.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE
the Village Mixed Use typology, applicable to most of the site, contemplates multifamily housing like the proposed development which is compatible with the area.

DECISION

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

Adopted this _____ day of _____, 20 ____



Department of Metropolitan Development
Division of Planning
Current Planning

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

(Building Height)

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

the building is designed in a manner that respects adjacent properties by stepping down building height to the west and at the same time provides much needed affordable housing to the community.

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

the building is designed in a manner that respects adjacent properties by stepping down building height to the west and at the same time provides much needed affordable housing to the community.

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

Limiting height to 35' does not permit appropriate development of the site, given the location of the site within the Regional Center and the need to increase density to provide affordable housing options in Indianapolis.

DECISION

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

Adopted this _____ day of _____, 20 ____



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
the requested deviation from the livability space ratio and the floor area ratio is appropriate in this urban context and where the site is located adjacent to the greenspace corridor along the White River.

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 requested deviation from the livability space ratio and the floor area ratio is appropriate in this urban context and where the site is located adjacent to the greenspace corridor along the White River..

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
the D-8 ordinance requirements for LSR and FAR do not appropriately consider an urban context like the subject site and that the site is adjacent to substantial green space along the White River corridor.

DECISION

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

Adopted this _____ day of _____, 20 ____



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

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

FINDINGS OF FACT

1. THE PROPOSED VACATION IS IN THE PUBLIC INTEREST because:
comprehensive development of an underutilized and decaying site will be facilitated by the proposed development.

DECISION

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

Adopted this _____ day of _____, 20 ____



View of site looking southeast across intersection of Koehne Street and Saulcy Street



View looking east long Saulcy Street



View looking north along Koehne Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of proposed north / south alley vacation looking south



View of site looking southeast at last dwelling on Saulcy Street



View of site looking east from alley towards White River Parkway West Drive and unimproved east / west alley proposed for vacation



View looking west at proposed east / west alley vacation



View looking north at proposed north / south alley vacation



View of site looking northwest across Astor Street



View looking west along Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View looking north along Koehne Street from Astor Street



METROPOLITAN DEVELOPMENT COMMISSION **May 20, 2026**
HEARING EXAMINER

Case Number: 2026-CZN-814 / 2025-CVR-814
Property Address: 1428 East Washington Street
Location: Center Township, Council District #13
Petitioner: Damien Center, Inc., by Joseph D. Calderon

Current Zoning: MU-1 (TOD) / MU-2 (TOD)

Rezoning of 0.389-acre from the MU-1 (TOD) and MU-2 (TOD) districts to the D-9 (TOD) district for a Medium Apartment Development.

Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 10 parking spaces (minimum 21 parking spaces required).

Current Land Use: Parking lots

Staff Recommendations: Approval of the rezoning and the variance.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on these petitions.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning, 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. Final site plan and building elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The property owner, developer and contractor shall coordinate with the Department of Public Works from the beginning of construction until completion of the project to provide safe pedestrian access and movement, at all times, along East Washington Street.



Department of Metropolitan Development
Division of Planning
Current Planning

PETITION OVERVIEW

This 0.389-acre site, zoned C-S, is comprised of two lots developed with parking lots. It is surrounded by a community services facility and associated parking, to the north, zoned MU-2 (TOD), commercial uses and vacant land to the south, across East Washington Street, zoned MU-1 (TOD) / MU-2 (TOD); commercial uses to the east, across North Arsenal Avenue, zoned MU-1 (TOD) and MU-2 (TOD); and a parking lot to the west, zoned MU-2 (TOD).

This site was included in petitions 2022-CZN-808 / 2022-CVR-808 / 2022-CVC-808; 1402, 1416, 1432 & 1438 East Washington Street and 15, 17, & 26 North Arsenal Avenue that rezoned the site to the MU-2 (TOD) district.

REZONING

The request would rezone the site to the D-9 (TOD) district to provide for multi-family uses. “The D-9 district is intended for higher density housing formats, with a mix of small- and moderate-scale multi-unit building types. This district can be used at transitions to walkable, commercial areas, transit stations and urban and suburban corridors, including the high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, or Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.”

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

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

The Comprehensive Plan recommends urban mixed-use typology for the site.

Recommended land uses in this typology include attached housing, small- and large- scale multi-family housing; group homes; bed and breakfast; boutique hotels; 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; artisan manufacturing and food production; small-scale parks; structure parking; and community farms / gardens.



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

As proposed, this request would be consistent with the Comprehensive Plan recommendation of urban mixed-use.

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.

Site Plan

The site plan, file-dated May 12, 2026, provides for a building that would have approximately 68 feet of frontage along East Washington Street, with podium parking of nine spaces and 10 parking spaces along North Arsenal Avenue.

The first floor would consist of offices, storage space and community space, with 13 living units on the second floor.

Because no elevations were submitted, staff would request that the final site plan and elevations be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP) to assure that the development would comply with the Walkable Neighborhood Design Standards and compatible with the surrounding development.

Planning Analysis

As proposed, the rezoning and use would align with the Comprehensive Plan recommendation of village mixed-use. This project would also support the Transit-Oriented Development Plan and the District Center Typology. Consequently, staff supports and recommends approval of the rezoning.

VARIANCE OF DEVELOPMENT STANDARDS

This request would provide 10 parking spaces when the Ordinance requires a minimum of 21 parking spaces.

Parking requirements are based on square footage of uses and the number of dwelling units (one per dwelling unit between one and three stories and 0.75 spaces if over three stories). Documents initially submitted with this variance request did not provide details to support the requested variance.



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Updated documents, file-dated May 12, 2026, depicted the first (ground) floor with offices, community spaces and podium parking, with 13 living units on the second floor. A total of 19 parking spaces would be provided.

It appears that a reduction in the required parking spaces would be necessary for this project to move forward but it is unclear to the extent to which a reduction would be necessary. Because of the proposed transit station at the intersection of East Washington Street and North Arsenal Avenue, staff believes a parking reduction would be supportable as initially submitted.

GENERAL INFORMATION

Existing Zoning	MU-1 (TOD) / MU-2 (TOD)	
Existing Land Use	Parking Lots	
Comprehensive Plan	Urban Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	MU-2 (TOD)	Community Services Facility Parking Lot
South:	MU-1 (TOD) / MU-2 (TOD)	Commercial uses
East:	MU-1 (TOD) / MU-2 (TOD)	Commercial uses
West:	MU-2 (TOD)	Parking Lot
Thoroughfare Plan		
East Washington Street	Primary Arterial	Existing 78-foot right-of-way and proposed 78-foot right-of-way.
Arsenal Avenue	Local Street	Existing 60-foot right-of-way and proposed 40-foot right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes – Transit-Oriented Development	
Wellfield Protection Area	No	
Site Plan	March 23, 2026	
Site Plan (Amended)	May 12, 2026	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	March 23, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Urban Mixed-Use typology. The Comprehensive Plan recommends Urban Mixed-Use typology. “The Urban Mixed-Use typology provides dense, pedestrian-oriented development with a wide range of businesses, services, and institutions that serve both adjacent neighborhoods and the broader Indianapolis community. Buildings are four to eight stories in height with entrances and large windows facing the street. Where possible, sidewalks and other pedestrian spaces should be activated as places to gather or otherwise spend time, such as sidewalk cafes and plazas. Public spaces may also be programmable for community events. Off-street parking should be behind buildings or in garages. Where block lengths are longer than 500 feet, public pedestrian paths should be provided as cut throughs. This typology has a residential density of at least 25 to 75 units per acre

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Urban Mixed-Use Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Mixed-Use structures are preferred for all land uses except Public Administration, Associations, and Region-Serving Institutions/Infrastructure, Entertainment, and Small-Scale Parks.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- Where possible, contributing historic buildings should be preserved or incorporated into new development.

Conditions for All Housing

- Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.



Attached Housing

- Should have a minimum of 10 units per acre.

Small-Scale Multi-Family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of less than two acres and at a height greater than 40 feet.)

- Should be located along an arterial or collector street.
- The primary entrance should be served by an arterial or collector street.
- Mixed-Use structures are preferred.
- Parking should be either behind or interior to the development.

Modified Uses (TOD Overlay)

- Community farms / gardens are removed as a recommend land use.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Blue Line Transit-Oriented Development Strategic Plan (2018).

This site is located at a proposed transit stop located at the intersection of East Washington Street and Arsenal Avenue, with a District Center typology.

District Center stations are located at the center of regionally significant districts with several blocks of retail or office at their core. Development opportunities include infill and redevelopment, dense residential, employment near transit stations, neighborhood retail and a focus on walkability and placemaking.

Characteristics of the District Center typology are:

- A dense mixed-use hub for multiple neighborhoods with tall buildings
- Minimum of 3 stories at core with no front or side setbacks
- Multi-family housing with a minimum of five units
- Structured parking only with active first floor

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.



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

Indy Moves

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

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

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

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



ZONING HISTORY

2013-UV3-031; 1438 and 1446 East Washington Street, requested the legal establishment of a tavern with live entertainment and variances of development standards to provide for outdoor seating, obstruction of the clear sight triangle, deficient setbacks and parking and a sign projecting into the right-of-way, **approved**.

2022-CZN-808 / 2022-CVR-808 / 2022-CVC-808; 1402, 1416, 1432 & 1438 East Washington Street and 15, 17, & 26 North Arsenal Avenue (west, north and northeast of site), requested rezoning of 2.33 acres from the MU-1, MU-2 and C-1 districts to the MU-2 district and variances of development standards to provide for obstruction of the clear sight triangle, deficient north transitional yard, deficient number of parking spaces, access drives with excessive width, surface parking within 50 feet of street frontages, a front building line of 60% along Oriental Street, with a deficient number of primary entry features, deficient transparency, and to legally establish a parking lot with a deficient transitional yard, and to legally establish a west transitional yard, **approved**.

VICINITY

2023-ZON-058; 1446 East Washington Street (east of site), requested rezoning of 0.66 acre from the MU-1 (TOD) district to the MU-2 (TOD) district, **approved**.

2005-ZON-813 / 2005-VAR-813; 15, 17 and 26 North Arsenal Avenue (west, north and northeast of site), requested the rezoning of 0.84 acre from the D-8 district to the C-1 district and a variance of development standards to provide for a deficient number of parking spaces and for off-site parking, **approved**.

97-UV3-71; 1446 East Washington Street, requested variances of use and development standards to provide for a tavern with live entertainment and deficient parking, **withdrawn**.

95-V3-67; 1502 East Washington Street (east of site), requested a variance of development standards to provide for a drive-through unit with deficient separation from a dwelling district and a deficient number of parking spaces, **approved**.

90-Z-79; 26 North Arsenal Avenue (north of site), requested rezoning of 0.7 acre from the D-8 district to the C-2 district, **withdrawn**.

91-V1-72; 1435 East Washington Street (south of site), requested a variance of development standards to provide for a sign with pricing panels and a deficient setback, an excess number of canopy signs, deficient setbacks, dumpster in the front yard and outdoor storage, **approved**.

89-UV2-61; 1502 East Washington Street (east of site), requested a variance of use to provide for a cosmetology school and a variance of development standards to provide for a deficient number of parking spaces, **approved**.

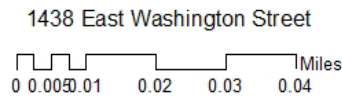
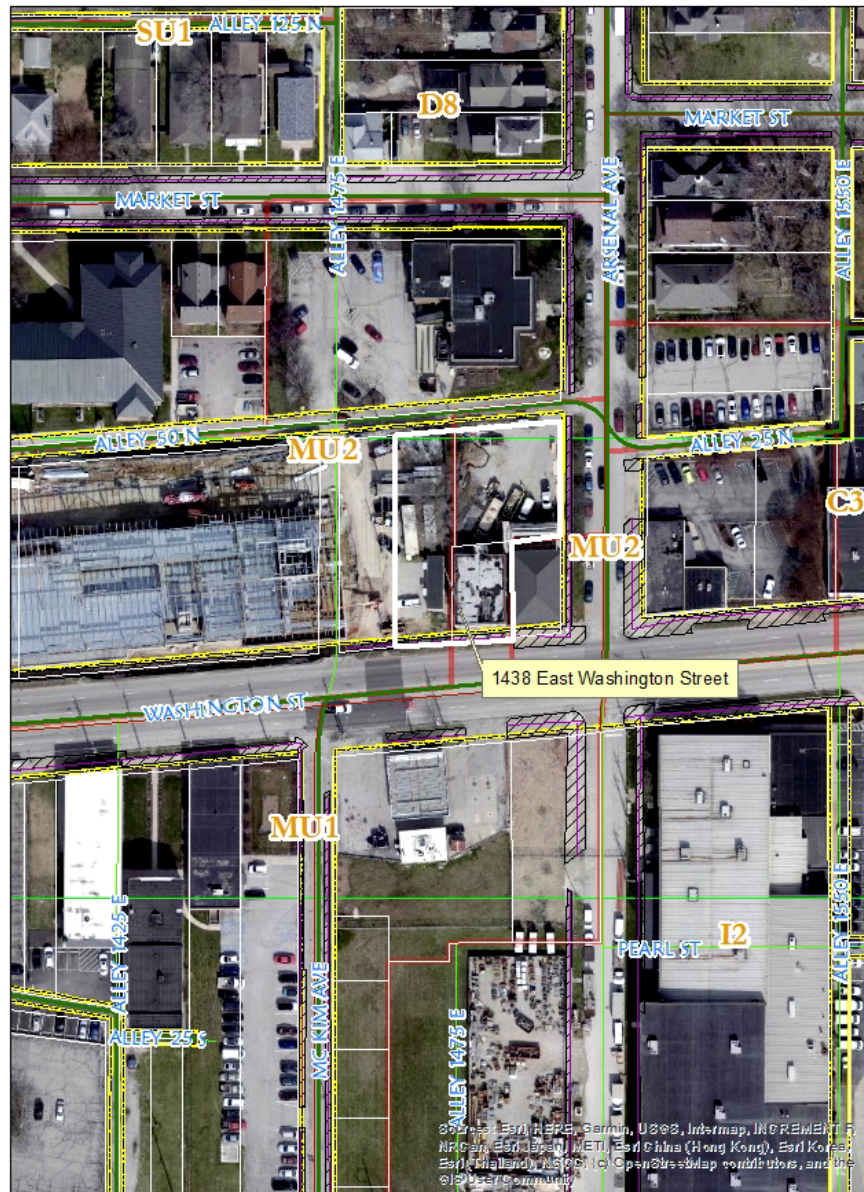


**Department of Metropolitan Development
Division of Planning
Current Planning**

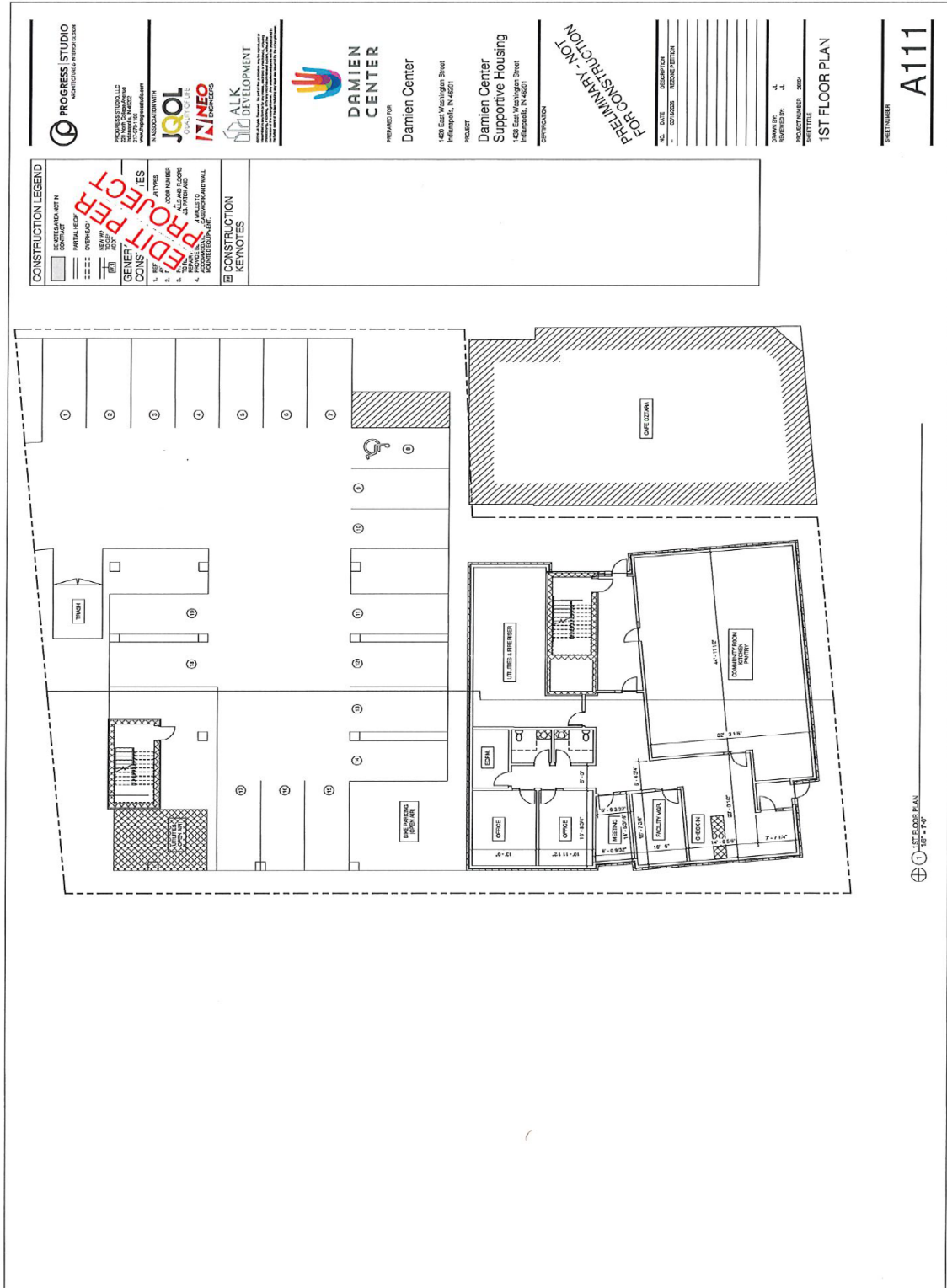
88-UV2-115; 1439 East Washington Street (south of site), requested a variance of use to provide for electronic wholesaling and variances of development standards to provide for deficient setbacks, landscaping, loading facilities and maneuvering, **approved**.

87-Z-4; 1523 East Washington Street (southeast of site), requested rezoning of 2.1 acres from the C-2 district to the I-2-U district, **approved**.

EXHIBITS



First (Ground Level) Floor





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the proposed use will generate very little parking demand, ample bicycle spaces are being provided, and there is a robust sidewalk system and bus service, all of which mitigate the traditional need for vehicles/vehicle parking.

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 development is on a street block largely developed/owned by Petitioner, plus the development will remain self contained, and will not interfere with access to any adjoining property.

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

the Ordinance, while providing some parking discounts does not distinguish between urban and suburban parking standards, plus, there is no reason to have a minimum lot size for a medium apartment if all other development standards can be met.

DECISION

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

Adopted this _____ day of _____, 20 ____

51308613.1

01/12/08 TZ

FOF-Variance DevStd



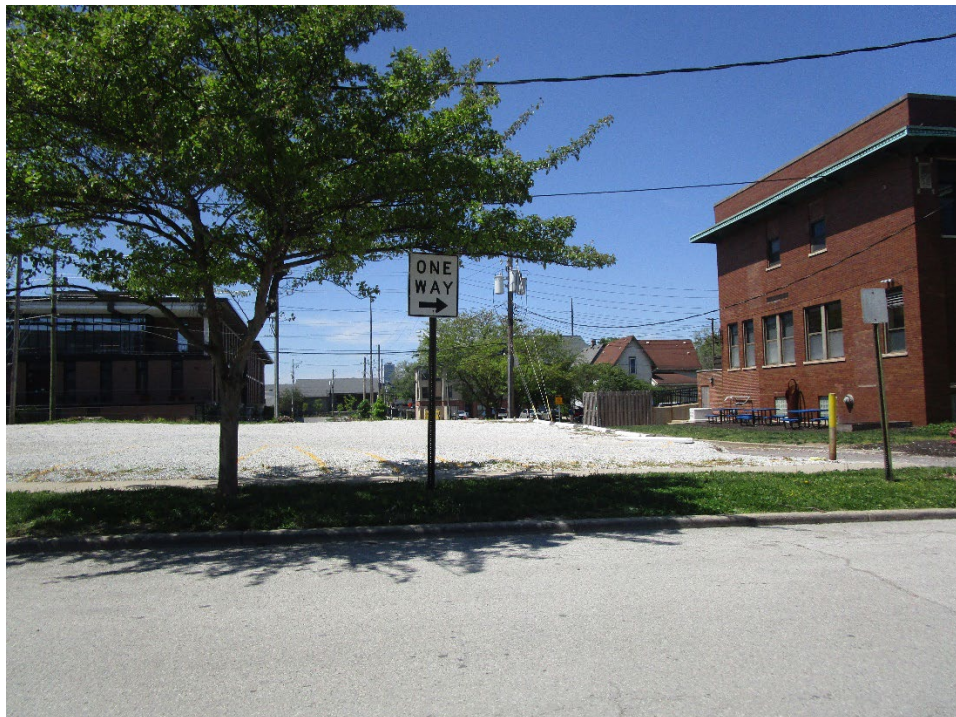
View looking south along North Arsenal Avenue



View looking north along North Arsenal Avenue



View of site looking west across North Arsenal Avenue



View of site looking west across North Arsenal Avenue



View of site looking southwest across North Arsenal Avenue



View of site looking south from east /west alley



View of site looking south from east /west alley



View of site looking south from east /west alley



View looking southwest at adjacent building to the west



View of east / west alley looking west



View of east / west alley looking east