



Metropolitan Development Commission Hearing Examiner (November 13, 2025) 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 13, 2025 **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. 2025-MOD-019 | 1318 South Lynhurst Drive

Wayne Township, Council District #17

D-P

Lynhurst Baptist Church, by Eric Carter

Modification of commitments and development plan, related to 2020-ZON-083, to modify Commitment #2, to provide for a proposed tiny home development and community center, subject to the site plan filed with this petition (current commitment required that the development be subject to the site plan, file-dated, November 10, 2020).

****Petitioner has withdrawn the Petition.**

2. 2025-ZON-062 / 2025-VAR-007 (Amended) | 5709 Five Points Road and 7340 East Edgewood Avenue

Franklin Township, Council District #25

Grand Communities, LLC, by Brian J. Tuohy

Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development. Variance of Development Standards of the of the Consolidated Zoning and Subdivision Ordinance to provide for reduced lot width of 68 feet and lot area of 8,500 square feet for duplexes (90-foot lot width and 10,000-square foot lot area required), 56% reduced open space (65% required), and to provide for three monument signs (maximum of two monument signs for each residential community permitted).

****Automatic continuance to December 11, 2025, filed by a Registered Neighborhood Organization**

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

Pike Township, Council District #6

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

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

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

4. 2025-ZON-110 | 10302 East 38th Street

Lawrence Township, Council District #15

Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-7 (FF) classification to provide for a multi-family residential development.

****Staff request for continuance for cause to December 11, 2025**

- 5. 2025-ZON-112 | 641 Langsdale Avenue and 2110, 2058 Dr. Martin Luther King Jr. Street**
Center Township, Council District #12
2058 Property Group LLC, by Joel Bruns

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

****Petitioner and Staff request for continuance for cause to December 11, 2025**

- 6. 2025-ZON-114 | 4005 East Southport Road**
Perry Township, Council District #24
Southport Road Development LLC, by David Gilman

Rezoning of 3.67 acres from the D-P (FW) (FF) district to the I-1 (FW) (FF) district to provide for industrial uses.

****Petitioner request for continuance for cause to December 18, 2025, with Notice**

- 7. 2025-ZON-116 | 7701 Walnut Drive**
Pike Township, Council District #1
ATC Watertown LLC, by Kate Duncan

Rezoning of 7.01 acres from the SU-35 district to the C-S district to provide for a data center.

****Staff request for continuance for a cause to November 20, 2025, with Notice**

- 8. 2025-ZON-120 | 2901 East 10th Street and 959 North Oxford Street**
Center Township, Council District #13
Evan Marshall, by Lucas Brown

Rezoning of 0.16-acre from the C-3 district to the MU-2 district.

****Petitioner request for continuance for cause to December 11, 2025, with Notice**

- 9. 2025-CZN-844 / 2025-CVR-844 | 127 East 34th Street**
Center Township, Council District #8
Hoosier Outreach, Inc., by Craig McCormick

Rezoning of 0.11-acre from the C-1 (TOD) district to the D-5 (TOD) district to provide for a multi-unit house consisting of four units.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit house with a zero-foot east side yard setback for a surface parking area (minimum three-foot side yard setback required).

****Petitioner for continuance for cause to December 11, 2025, with Notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 10. 2025-APP-014 | 2010 West 86th Street**
Washington Township, Council District #1
HD-2
2020 West 86th Street, LLC, by Katie Rarick

Hospital District Two Approval to provide for one freestanding sign and three building signs on existing buildings.

11. 2025-MOD-021 | 1010 East 86th Street, and 8685 and 8699 North Guilford Avenue

Washington Township, Council District #2

D-P

TM Crowley and Associates, LLC, by Joseph D. Calderon

Modification of Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, commercial space, a reduction of residential units and elimination of a parking garage (previous development statement limited surface parking to 20 spaces, commercial space was limited to the proposed mixed-use building, proposed up to 473 dwelling units, and provided for a 686-space parking garage).

12. 2025-ZON-097 | 2705 and 2715 North Post Road

Warren Township, Council District #15

Marco A. Garcia

Rezoning of 0.99-acre from the D-4 and C-3 districts to the SU-1 district for religious uses.

13. 2025-ZON-115 | 700 West 16th Street and 1302 Fall Creek Parkway East Drive

Center Township, Council District #12

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Rezoning of 62.05 acres from the D-8, PK-1, CBD-S, and C-4 (FW) (FF) (W-1) (W-5) (RC) districts, to the PK-1 (FW) (FF) and (W-1) (W-5) (RC) classifications to provide for public park uses.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

14. 2025-APP-010 | 7331 West 34th Street

Wayne Township, Council District #11

PK-2

Antonio Palmero, by Brianna Cushman

Park District Two Approval to provide for a detached single-family dwelling.

15. 2025-APP-013 | 5425 Reed Road

Pike Township, Council District #5

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a concessions and comfort building.

16. 2025-ZON-098 | 6157 East 38th Street

Warren Township, Council District #9

Thomas L. Pottschmidt

Rezoning of 1.8 acres from the C-5 (TOD) district to the I-3 (TOD) district for medium industrial uses.

17. 2025-ZON-100 | 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.

18. 2025-ZON-102 (Amended) | 2802 Merchants Drive and 2802 Lafayette Road

Wayne Township, Council District #11

Timberland Home Center, by David Gilman

Rezoning of 13.05 acres from the C-4 (FF) (FW) district to the C-7 (FF) (FW) district to provide for heavy commercial uses.

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	01/01/2025-12/31/2025
David DiMarzio (Alternate)	MDC	01/01/2025-12/31/2025

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-live-web-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watch-previously-recorded-programs>.



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

November 13, 2025

Case Number: 2025-MOD-019
Property Address: 1318 South Lynhurst Drive
Location: Wayne Township, Council District # 17
Petitioner: Lynhurst Baptist Church, by Eric Carter
Request: Modification of commitments and development plan, related to 2020-ZON-083, to modify Commitment #2, to provide for a proposed tiny home development and community center, subject to the site plan filed with this petition (current commitment required that the development be subject to the site plan, file-dated, November 10, 2020).
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the September 25, 2025 hearing, to the October 9, 2025 hearing, and to the November 13, 2025 hearing, at the request of staff, to provide additional time for further discussions related to the modification request.

Staff received an e-mail from the petitioner's representative stating that this **petition has been withdrawn**. This will require acknowledgement from the Hearing Examiner.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-062 (Amended) / 2025-VAR-007

Property Address: 5709 Five Points Road and 7340 East Edgewood Avenue

Location: Franklin Township, Council District #25

Petitioner: Grand Communities, LLC, by Brian J. Tuohy

Request: Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development.

Variance of Development Standards of the of the Consolidated Zoning and Subdivision Ordinance to provide for reduced lot width of 68 feet and lot area of 8,500 square feet for duplexes (90-foot lot width and 10,000-square foot lot area required), 56% reduced open space (65% required), and to provide for three monument signs (maximum of two monument signs for each residential community permitted).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the from the July 10, 2025 hearing, to the August 14, 2025 hearing, to provide additional time for further discussions and submittal of the Traffic Impact Study (TIS).

The Hearing Examiner continued this petition from the August 14, 2025 hearing, to the September 11, 2025 hearing, to provide additional time for continued discussions with the petitioner and their representative, along with submittable and review of the TIS.

The Hearing Examiner continued this petition from the September 11, 2025 hearing, to the October 9, 2025 hearing, to provide additional time to amend the request and provide new notice.

The Hearing Examiner continued this petition from the October 9, 2025 hearing to the November 13, 2025 hearing, at the request of staff to provide additional time for the TIS to be submitted and reviewed.

A timely **automatic continuance** has been filed by a registered neighborhood organization continuing this petition **from the November 13, 2025 hearing, to the December 11, 2025 hearing**. This will require acknowledgement by the Hearing Examiner.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

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

PETITION HISTORY

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

The petitioner indicated they will be requesting an additional continuance at the November 13, 2025 hearing, but the 2026 hearing dates have not been published. Staff confirmed that it should be **continuance for cause to the January 29, 2026 hearing.**

Staff would not object to the additional continuance request since it would provide sufficient time to file the necessary companion documents and meet the notice requirement.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

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



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-110
Property Address: 1360 East 30th Street
Location: Lawrence Township, Council District #15
Petitioner: Desmonde Monroe, by Lindsey Wikstrom
Request: Rezoning of 7.726 acres from the SU-1 (FF) district to the D-7 (FF) district to provide for a multi-family residential development.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the October 23, 2025 hearing, to the November 13, 2025 hearing, at the request of petitioner's representative, to provide additional time for discussions with staff.

Staff is requesting a **continuance from the November 13, 2025 hearing, to December 11, 2025 hearing**, to provide additional time for clarification and confirmation of the request.



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METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

November 13, 2025

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

PETITION HISTORY

Staff and the petitioner's representative is requesting a **continuance from the November 13, 2025 hearing, to December 11, 2025 hearing**, to provide additional time to conduct a Traffic Impact Study (TIS) and for further discussions regarding the request.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

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

PETITION HISTORY

The petitioner will be requesting a **continuance for cause from the November 13, 2025 hearing to the December 18, 2025 hearing** to allow them additional time to amend the request. This amendment will require new notices to be mailed.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the December 18, 2025 hearing.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-116 (Amended) / 2025-VAR-009

Property Address: 7701 Walnut Drive

Location: Pike Township, Council District # 1

Petitioner: ATC Watertown LLC, by Kate Duncan

Request: Rezoning of 7.01 acres from the SU-35 district to the C-S district to provide for a data center.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a front setback of 140 feet (maximum 85 feet required).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

Staff is requesting a **continuance from the November 13, 2025 hearing, to the November 20, 2025 hearing, with notice**, to provide additional time to provide required notice of this amended petition. Notice was sent out on October 28, 2025.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-120
Property Address: 2901 East 10th Street and 959 North Oxford Street (Approximate Address)
Location: Center Township, Council District #13
Petitioner: Evan Marshall, by Lucas Brown
Current Zoning: C-3
Request: Rezoning of 0.16-acre from the C-3 district to the MU-2 district.
Current Land Use: Vacant Commercial Building and Undeveloped Lot
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

The petitioner will be requesting a **continuance for cause from the November 13, 2025 hearing to the December 11, 2025 hearing** to allow them additional time to amend the request and include a variance request. This amendment will require new notices to be mailed.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the December 11, 2025 hearing.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-CZN-844 / 2025-CVR-844

Property Address: 127 East 34th Street (approximate address)

Location: Center Township, Council District #8

Petitioner: Hoosier Outreach, Inc., by Craig McCormick

Current Zoning: C-1 (TOD)
Rezoning of 0.11-acre from the C-1 (TOD) district to the D-5 (TOD) district to provide for a multi-unit house consisting of four units.

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit house with a zero-foot east side yard setback for a surface parking area (minimum three-foot side yard setback required).

Current Land Use: Undeveloped

Staff Recommendations: Denial

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR NOVEMBER 13 2025 HEARING EXAMINER

Due to the petitioner's absence at the October 23, 2025 hearing, this petition was continued to the November 13, 2025 hearing by the Hearing Examiner. If the petitioner fails to attend this hearing, the Hearing Examiner will dismiss the case.

The petitioner notified staff that they intend to amend the request and will be requesting a continuance for cause at the November 13, 2025 hearing. In order for notice requirements to be met, the petition will need to be **continue to the December 11, 2025 hearing.**

October 23, 2025

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.



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PETITION OVERVIEW

LAND USE

The 0.11-acre subject site is an undeveloped commercial lot. It is surrounded by an art gallery to the west, zoned C-1, a four-unit residential building to the east, zoned D-5, a church to the north, zoned D-9 and D-3, and an electrical substation to the south, zoned C-1.

REZONING

The request would rezone the property from the C-1 district to the D-5 district to allow the construction of a multi-unit house consisting of four (4) units.

The C-1 District is designed to perform two (2) 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 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.

VARIANCE

The grant of the Variance of Development Standards would permit a zero-foot east side yard setback for a surface parking area where a minimum three-foot side yard setback is required.

STAFF ANALYSIS

The Mapleton-Fall Creek Neighborhood Land Use Plan (2013) recommends five to eight residential unit per acre development at this location.

If the submitted plans represented a multi-unit house, which is defined by Current Planning staff as a residential building with a common entrance and exit with interior access to the units, then staff would support the rezoning and variance request associated with said multi-unit house.



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However, the floor plans and elevation that were submitted at staff's request resulted in the discovery that the proposed building type would not be a multi-unit building as defined by staff. Instead, each individual unit would have its own exterior entrance and would therefore be classified as a small apartment.

Staff informed the petitioner of this discrepancy and recommended they amend the request to rezone the site to the D-8 district for a small apartment, which staff would support.

The Administrator's Interpretation of the multi-unit house classification should not be discussed during the hearing since there is a separate procedure to appeal the Administrator's Interpretation.

Approval of the request as currently noticed would not allow for the issuance of an Improvement Location Permit of the filed plan set. Therefore, staff is recommending denial of the requests since the final product would not be a multi-unit house as requested.

Lastly, the petitioner was made aware that per TABLE 744-701-2: PRIVATE FRONTAGE DESIGN STANDARDS, any front entry feature cannot extend further than five feet into the 10-foot required front yard setback. The final site plan will need to be adjusted to meet this standard unless a variance is sought at a later time.

GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Undeveloped	
Comprehensive Plan	5 to 8 Residential Units Per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-9 / D-3	Church
	South: C-1	Electrical Substation
	East: D-5	Residential
	West: C-1	Commercial Art Gallery
Thoroughfare Plan		
34 th Street	Primary Collector Street	78-foot proposed right-of-way and 60-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	September 5, 2025	
Site Plan (Amended)	N/A	
Elevations	October 3, 2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	September 23, 2025	



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**Findings of Fact
(Amended)**

Enter Date. N/A if not applicable

C-S/D-P Statement

Enter Date. N/A if not applicable

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Mapleton-Fall Creek Neighborhood Land Use Plan (2013)
- Red Line Transit-Oriented Development Strategic Plan (2021)
- Infill Housing Guidelines (2021)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Mapleton-Fall Creek Neighborhood Land Use Plan (2013) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site falls within the Red Line Transit-Oriented Development Strategic Plan (2021).
- The subject site is within a ¼ mile from the nearest transit station located west at the 34th Street and Meridian Street intersection, which is classified as a community center typology.
- Characteristics of this typology include a dense mixed-use neighborhood center, minimum of two stories at core, no front or side setback at core, with zero to ten-foot front setbacks and zero to ten-foot side setback at periphery. Multi-family housing with a minimum of three units should be proposed with structured parking at the core and attractive surface parking at the periphery.

Neighborhood / Area Specific Plan

- The subject site falls within the Mapleton-Fall Creek Neighborhood Land Use Plan (2013) and recommends residential development greater than five (5) and equal to or less than eight (8) units per acre.
- In suburban and rural areas this is a common multi-family density and typically the highest density single-family category in suburban areas.



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- In urban areas, it is common for both single-family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.
- Rezoning to a dwelling district would align with the Neighborhood Plan.

Infill Housing Guidelines

- The Infill Housing Guidelines (2021) should be considered when developing the site.
- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
 - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed or flush, narrow or wide.
 - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.
 - **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.
 - **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
 - **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
 - **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those



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materials are not the dominant material and make up less than 30% of the overall façade design.

- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

Indy Moves

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

- The Indy Moves Transportation Integration Plan (2018) proposes a protected bike lane along 34th Street from 38th Street to Boulevard Avenue.



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ZONING HISTORY

Zoning History - Vicinity

2005-ZON-087; 3401 N Meridian Street (northwest of site), Rezoning of 14.71 acres from the D-9 Dwelling Districts to the SU-2 classification to legally establish a middle school and to provide for future improvements that are outside the scope of the dwelling districts zoning ordinance, **approved**.

85-Z-219; 3600 Washington Boulevard (northeast of site), Rezoning of 46 acres to the D-3 classification to correct a mapping error, **approved**.

66-Z-39; Rear part of 3355 North Pennsylvania and 3350-3351 North Pennsylvania (south of site), Rezoning of 0.50 acre being in U1-H1-A1 district to U3-H1-A1 classification to provide for the expansion of the existing substation, **approved**.



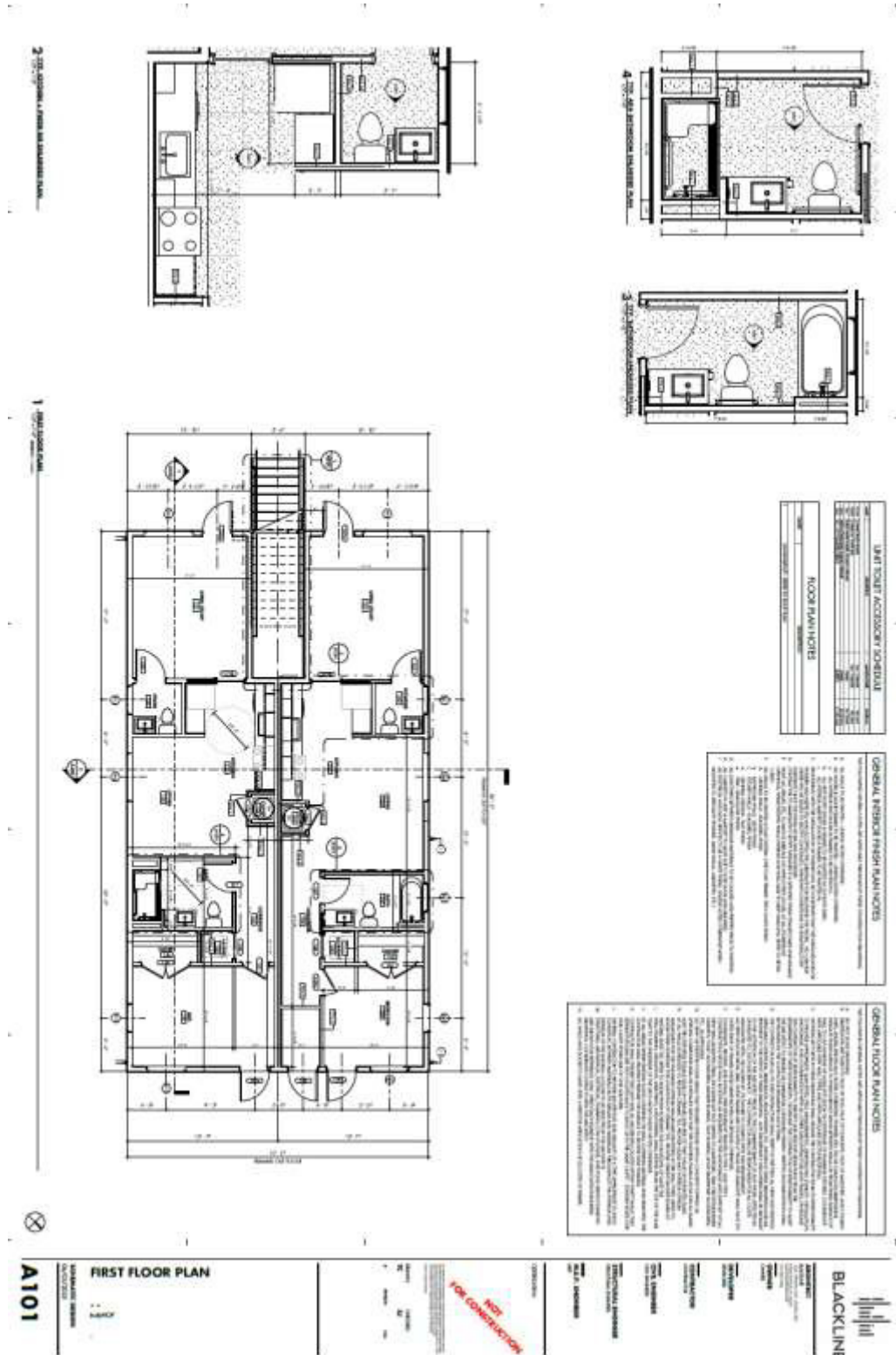
SITE PLAN



CLEAR SIGHT TRIANGLE.



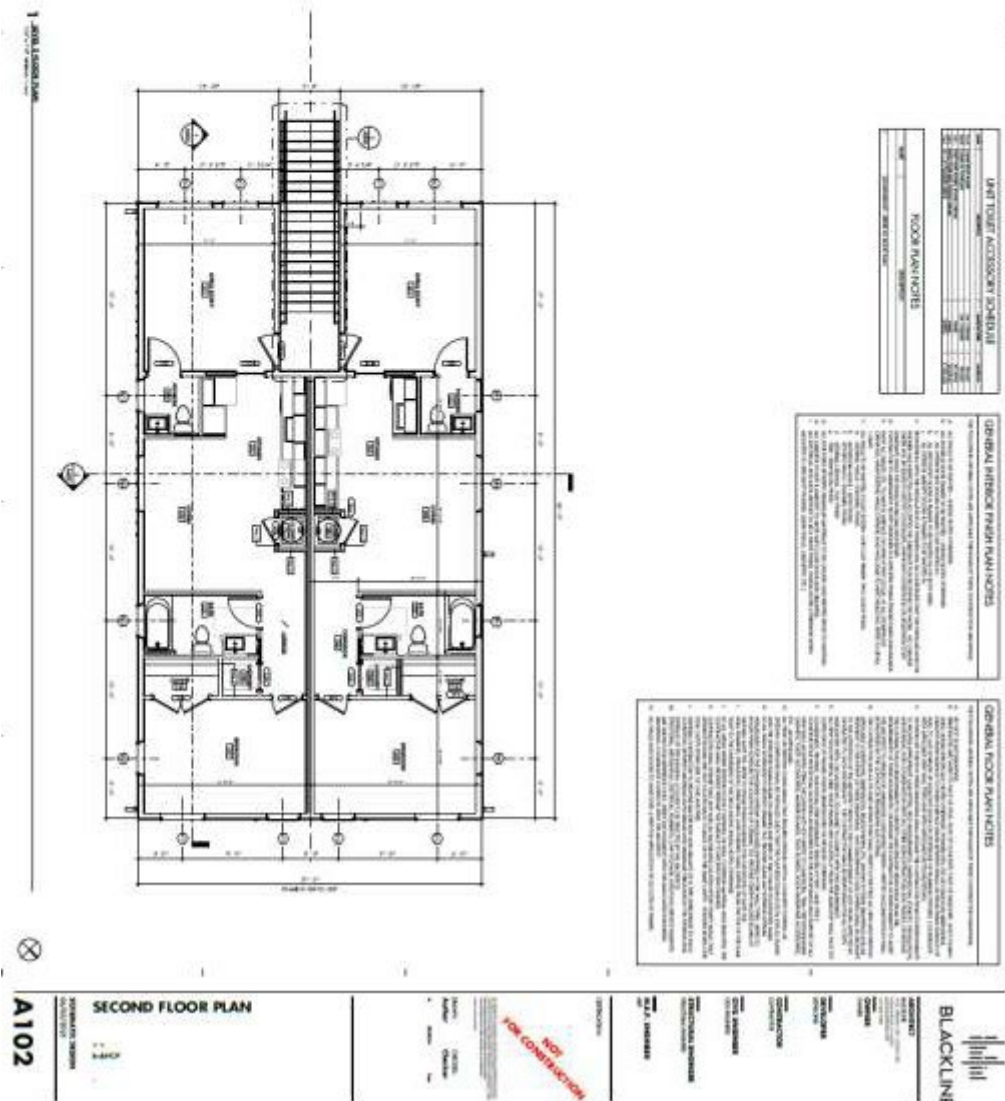
FIRST FLOOR PLAN



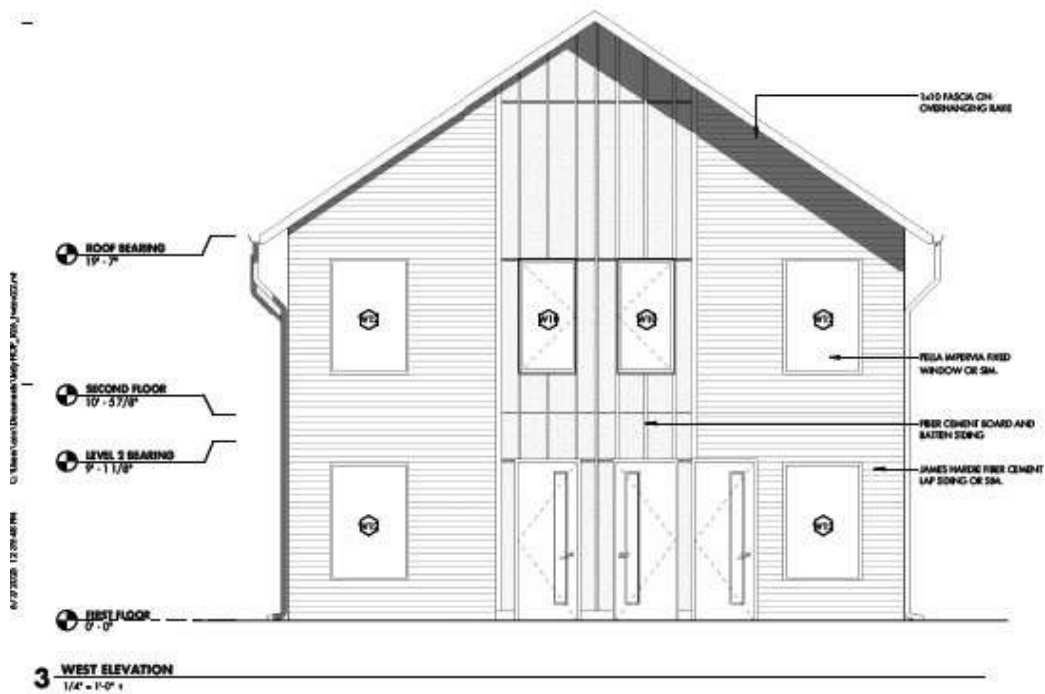
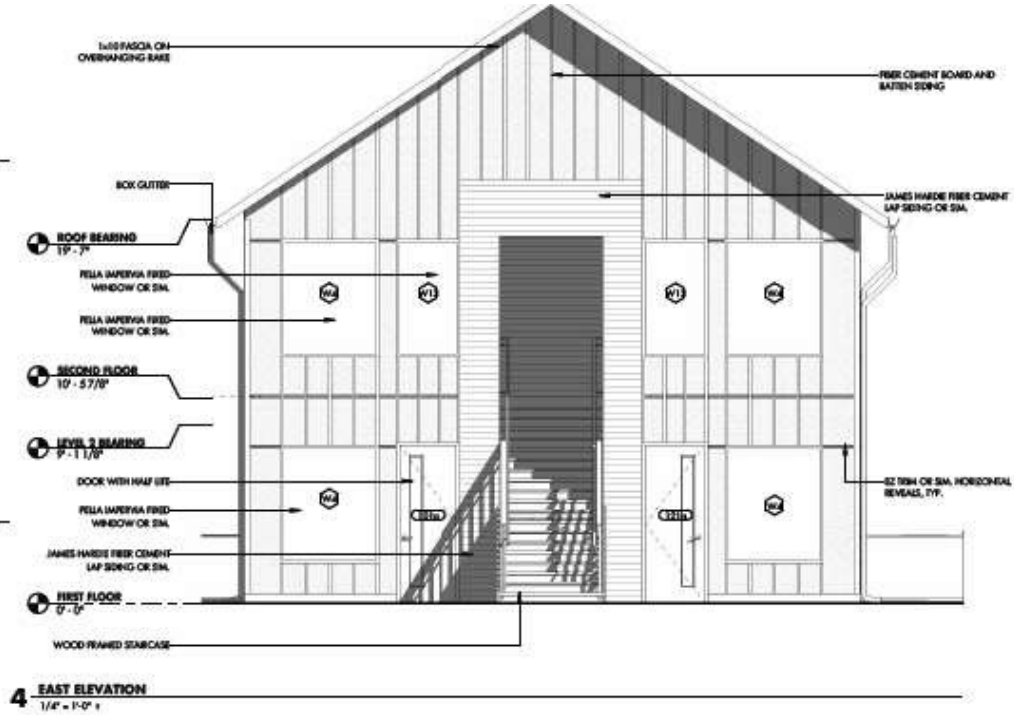


Department of Metropolitan Development
Division of Planning
Current Planning

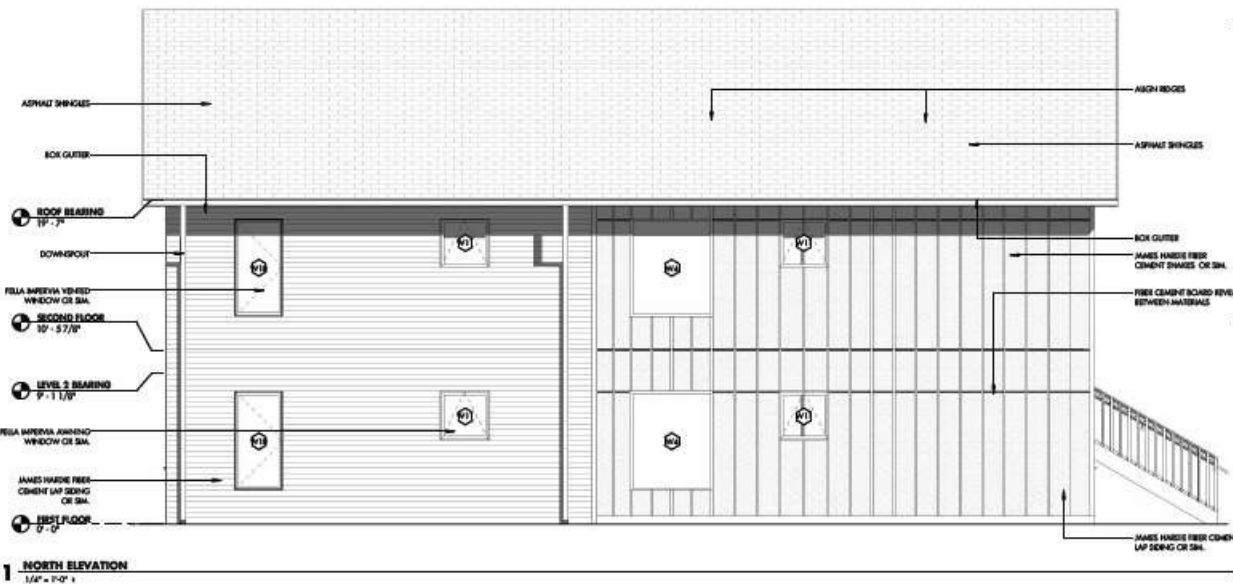
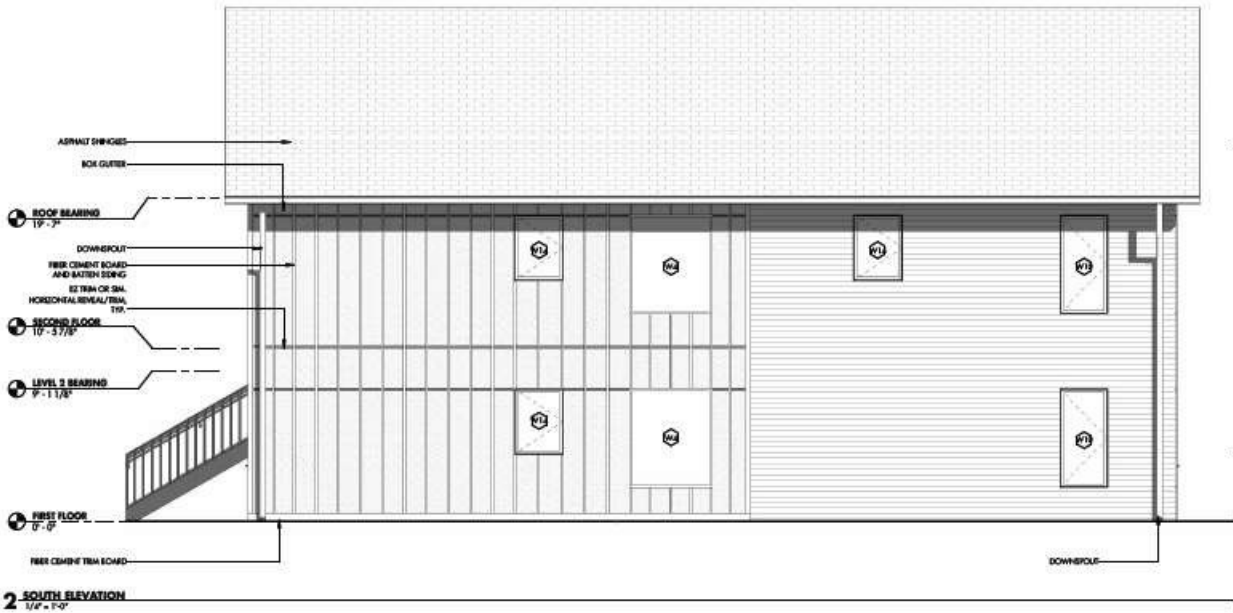
SECOND FLOOR PLAN



ELEVATIONS



ELEVATIONS (Continued)





Department of Metropolitan Development
Division of Planning
Current Planning

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A VARIANCE PETITION OR SPECIAL EXCEPTION PETITION

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

Legal Description:

47 ½ feet by parallel lines off the East end of Lot No. 36, in Atkins and Perkins University Place Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 9, page 193, in the Office of the Recorder of Marion County, Indiana. Parcel # 1067996/49-06-24-128-059.000-101, 127 East 34th Street

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. The Owner agrees that parked cars on the property shall not encroach upon or impede the east alley with a variance of development standards reduction of parking buffer from 5' to zero feet.

3. _____
4. _____
5. _____

MDC's Exhibit D - - page 1 of 3



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 site is a residential lot, formerly had a residence, and is immediately adjacent to a D-5 zoning district.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
The site is a residential lot, formerly had a residence, is immediately adjacent to a D-5 zoning district and similar sized multifamily buildings.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
Four-unit residential use is not allowed in the current C-1 designation.

DECISION

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

Adopted this _____ day of _____, 20 ____



Photo of the subject site.



Photo of the subject site looking northwest from the alley.



Photo of the property east of the site.



Photo of the property west of the site.



Photo of the parking lot and associated church to the north.



Photo of an electrical substation south of the site.



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-APP-014
Property Address: 2010 West 86th Street (approximate address)
Location: Washington Township, Council District #1
Petitioner: 2020 West 86th Street, LLC, by Katie Rarick
Current Zoning: HD-2
Request: Hospital District Two Approval to provide for one freestanding sign and three building signs on existing buildings.
Current Land Use: Vacant Buildings
Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the October 23, 2025 hearing to the November 13, 2025 hearing at the request of the petitioner to allow them additional time to provide revised plans for review.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The subject site is developed with two (2) commercial buildings and associated parking lot. It is surrounded by a nursing home to the west and east, zoned HD-2, single-family dwellings to the north, zoned D-P, and a hospital to the south, zoned HD-1.

HOSPITAL DISTRICT APPROVAL

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

The HD-2 district requires an approval petition be filed for signs other than incidental signs. An incidental sign is defined as “a permanent sign which has a purpose that is secondary and incidental to the use of

the lot on which it is located, such as “hours of operation”, “loading zone only,” “air,” “building directory” and “visitor parking,” and which carries no commercial message that is legible beyond the lot on which the sign is located, except for a registered logo on a premises with two or more separately-operating businesses.

The proposed signs would be classified as wall signs and a monument sign.

STAFF ANALYSIS

The initially each proposed wall sign exceeded the 3% wall sign limitation. However, the petitioner provided revised wall sign renderings on October 16th to meet the wall sign standards.

The proposed monument sign as submitted was compliant and did not require any changes.

The monument sign and three (3) proposed wall signs are permitted in the HD-2 district and would meet the sign regulations of the Ordinance.

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

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Vacant Buildings	
Comprehensive Plan	Institution-Oriented Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-P	Residential (Single-family dwellings)
	South: HD-1	Hospital
	East: HD-2	Nursing Home
	West: HD-2	Nursing Home
Thoroughfare Plan		
86 th Street	Primary Arterial Street	112-foot proposed right-of-way and 133-foot existing right-of-way.
Sorrel Drive	Local Street	50-foot proposed right-of-way and 51-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	Yes	
Site Plan	September 2, 2025	
Site Plan (Amended)	October 20, 2025	
Elevations	September 2, 2025	
Elevations (Amended)	October 16, 2025	

Landscape Plan	N/A
Findings of Fact	September 2, 2025
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Institution-Oriented Mixed-Use development of the site.
- The Institution-Oriented Mixed-Use (Campus) typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.
- **Conditions for All Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.
- **Offices**
 - Should be located along an arterial or collector street.
- **Small-Scale Retailing and Personal or Professional Services**
 - Should be located along an arterial or collector street.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
 - Automotive uses (such as gas stations and auto repair) and uses requiring a distance of separation of greater than 20 feet under the zoning ordinance (such as liquor stores, adult uses, and drive-through lanes) are excluded when adjacent to residential areas or the dense cores of institution campuses.
 - Should not include outdoor display of merchandise.
- **Large-Scale Retailing and Personal or Professional Services**
 - Should be located along an arterial or collector street.

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Indy Greenways Full Circle Master Plan, Part One (2014) proposes a multi-use greenway from Northwest Boulevard to Hague Road along 86th Street and 82nd Street called the 82nd/86th Street Commercial Connector.

ZONING HISTORY

Zoning History – Site

2009-APP-009; 2010 West 86th Street (subject site), Hospital District Two Approval to provide for a 35.625-square foot wall sign, **approved**.

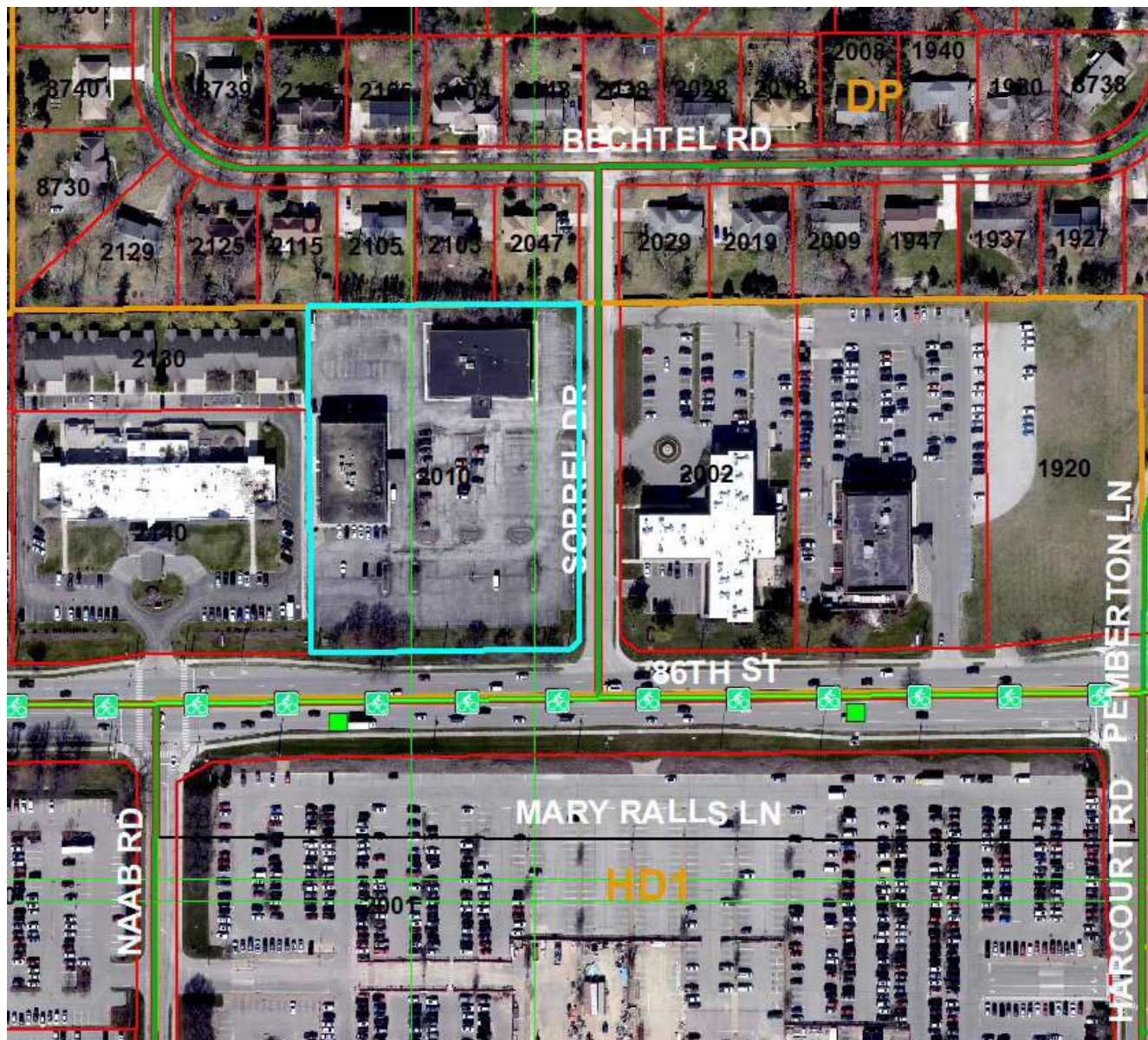
2006-APP-190; 2010 West 86th Street (subject site), Hospital District Two Approval to provide for a 51.54-square foot wall sign on an existing medical office building, **approved**.

89-AP-181; 2010 West 86th Street (subject site), Hospital District Two Approval to provide for a wall sign with 30-inch address numbers, **approved**.

74-AP-2; 2020 West 86th Street (subject site), Hospital District Two Approval of a medical office building and out-patient ambulatory surgical facility on a 3.55-acre tract as per plans filed, **approved**.

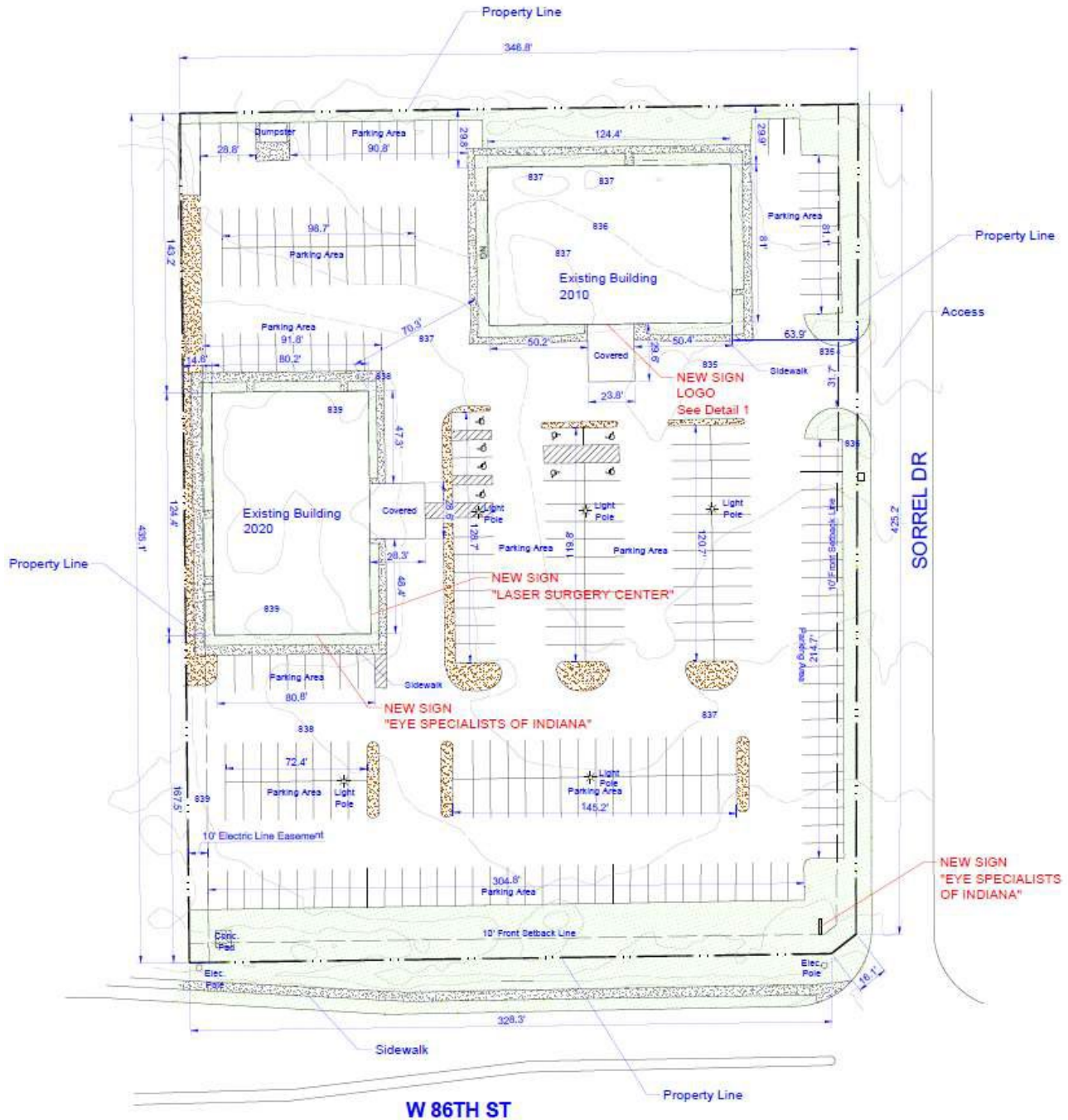
69-AO-3; (subject site), Rezoning to the HD-2 classification, **approved**.

EXHIBITS



AERIAL MAP

SITE PLAN

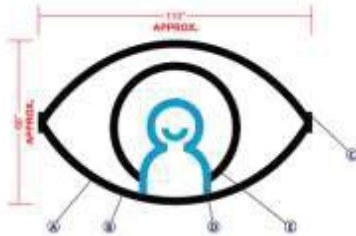


BUILDING ELEVATION

EYE SPECIALISTS OF INDIANA • 2010 & 2020 WEST 86TH STREET, INDIANAPOLIS, INDIANA 46260

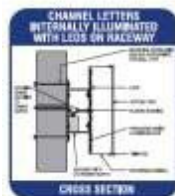
RENDERING #: 0225-0035B

2010 BUILDING



RIGHT VIEW

*NOTE: A SURVEY MAY BE NEEDED TO DETERMINE SIZING OF NEW CHANNEL LETTERS



50.42 SQ FT
 FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED
 FACE-LIT CHANNEL LOGO ON RACEWAY

FACES - 3/16" WHITE POLYCARBONATE
 VINYL - TO MATCH SPEC
 RETURNS - 4" TO MATCH SPEC
 TRIM CAPS - 2" TO MATCH SPEC
 BACKS - 1/8" ALUMINUM
 LEADS - HANLEY TAP OUTS
 RACEWAY - 8" X 8" FOLDED AND FINISHED TO MATCH SPEC

INSTALLATION - CHANNEL LETTERS MOUNTED FLUSH TO RACEWAYS,
 RACEWAYS MOUNTED FLUSH TO FACED



SOUTH ELEVATION

PHOTO SCALE: 1/16" = 1'-0"

		COLOR SPECIFICATIONS: - BLACK LETTERS - BLACK TRIM CAPS - FINISHED TO MATCH FACED - CORRAL 800-800-1000 - CORRAL 800-800-1000	NOTE: THIS WILL BE THE ONLY ONE OF ITS KIND IN THE AREA. THE ONLY OTHER ONE IS THE ONE IN THE AREA. THE ONLY OTHER ONE IS THE ONE IN THE AREA.	DATE: 10/14/2021	DESIGNER: JL	PERMIT INFORMATION: N/A	REVISION DATE: 10/14/2021	FINAL DATE & BY:	SHEET # 1/3
--	--	---	--	------------------------------------	--------------------------------	---	---	------------------------------------	-------------------------------

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

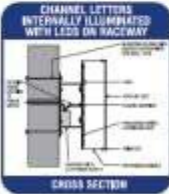
RENDERING #: 0225-00368



EYE SPECIALISTS OF INDIANA

NIGHT VIEW

80.34 SQ FT
FABRICATE AND INSTALL QTY 1 SET OF INTERNALLY ILLUMINATED
FACE-LIT CHANNEL LETTERS ON RACEWAYS



FACES - 3/16" 73/32 WHITE ACRYLIC
VENTIL - TO MATCH SPEED
RETURNS - 1" TO MATCH SPEED
TROUGH CAPS - 1" TO MATCH SPEED
BACKS - OIL ALUMINUM
LEDS - STREETLIGHTER CHOICE - NO
BACKWARDS - 4"x4" FOLDED AND PAINTED TO MATCH SPEED

INSTALLATION—CHANNEL LETTERS MOUNTED FLUSH TO RACEWAYS,
RACEWAYS MOUNTED FLUSH TO ENCON.



SOUTH ELEVATION

PHOTO SCALE: 1/32" = 1'-0"



☐ BLACK BITUMENS
☐ BLACK THERM COAT
☒ INVITATO TO MARCA FASOM
☐

#BILBORETTED: WILL BE WHEN TO USE AND HOW LONG IT'S OFFERED. THE PLAN IS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 60 OF THE NATIONAL ELECTRICITY REGULATORY AUTHORITY (ENEL) ORDER, WHICH PROVIDES FOR THE PROTECTION OF THE CONSUMER.

DATE:	03/14/2011
TIME:	10:00
BY:	03/14/2011
TO:	03/14/2011
FROM:	03/14/2011
SUBJECT:	03/14/2011

DESIGNER:
JIM
REVISED BY
NICKY/JOHN

PROJECT INFORMATION	N/A	
ISSUE DATE & BY:	3/1/2017	SA

2/3

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ART SCALE: $\frac{3}{8}" = 1' - 0"$

BUILDING ELEVATION (Continued)

EYE SPECIALISTS OF INDIANA • 2010 & 2020 WEST 86TH STREET, INDIANAPOLIS, INDIANA 46260

RENDERING #: 0225-0037A

2020 BLUE.DWG



NIGHT VIEW

*NOTE: A SURVEY MAY BE NEEDED TO DETERMINE SIZES OF NEW CHANNEL LETTERS

74.17 SQ FT
 FABRICATE AND INSTALL CITY 1 SET OF INTERNALLY ILLUMINATED
 FACE-LET CHANNEL LETTERS ON RACEWAYS



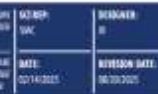
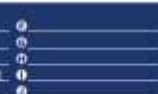
FACES - 5/16" 2328 WHITE ACRYLIC
 VOYLS - TO MATCH SPEEDS
 RETURNS - 1" TO MATCH SPEEDS
 TRIM CAPS - 1" TO MATCH SPEEDS
 BACKS - .063 ALUMINUM
 LEADS - STREETLIGHTER CHECKS - NO
 RACEWAYS - 4" 3/4" TUBING AND PAINTED TO MATCH SPEEDS

INSTALLATION - CHANNEL LETTERS MOUNTED FLUSH TO RACEWAYS,
 RACEWAYS MOUNTED FLUSH TO FACED



EAST ELEVATION

PHOTO SCALE: 5/12" = 1' - 0"



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ART SCALE: 3/8" = 1' - 0"

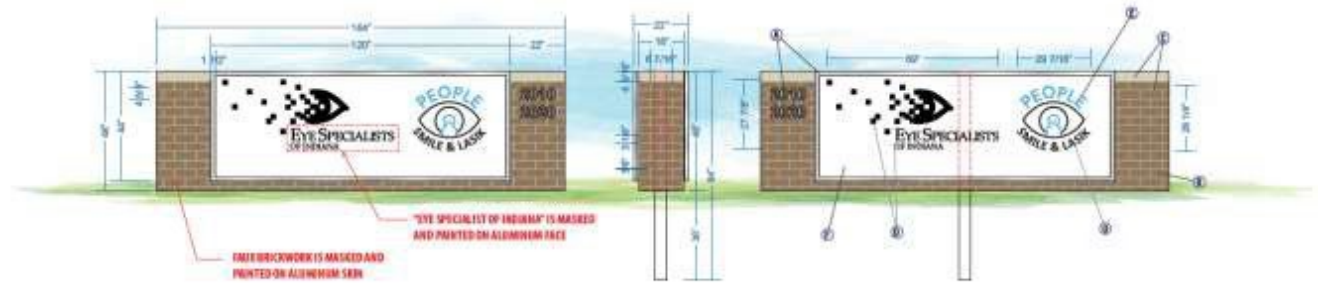


PHOTO SCALE: 1/4" = 1'-0"

	  	ON OF SPECIFICATIONS ① MECHANICAL ALUMINUM ② FINISHING WORK ③ FINISHING WORK ④ PAINTS ⑤ PAINTS	⑥ SEE MEET ⑦ ⑧ ⑨ ⑩	NOTE: THIS WILL BE IN HANDING. WORKING WITH THE PROJECT OWNER TO PROVIDE THE BEST QUALITY MATERIALS AND FINISHES. A REPAIR TO THE PROJECTOR, A REPAIR TO THE PROJECTOR, A REPAIR TO THE PROJECTOR	NO REQ. NO REQ.	PROJECTED PM	PROJECT INFORMATION: NA
		① MECHANICAL ALUMINUM ② FINISHING WORK ③ FINISHING WORK ④ PAINTS ⑤ PAINTS	⑥ SEE MEET ⑦ ⑧ ⑨ ⑩	NOTE: THIS WILL BE IN HANDING. WORKING WITH THE PROJECT OWNER TO PROVIDE THE BEST QUALITY MATERIALS AND FINISHES. A REPAIR TO THE PROJECTOR, A REPAIR TO THE PROJECTOR, A REPAIR TO THE PROJECTOR	NO REQ. NO REQ.	PROJECTED PM	PROJECT INFORMATION: NA

ART SCALE: 3/16" = 1'-0"

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

Petition Number _____

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

FINDINGS OF FACT

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

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

the plan does not involve redevelopment, or a change in the current use, of the subject property. The related Petition is for signage for a cataract eye surgery and ophthalmology and optometry practice, including LASIK and SMILE, conducted in the existing office buildings.

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

similar signage already exists on nearby properties within the Hospital District. Specifically, the intended signs will mirror this owner's existing signage at their other facility down the street (1950 W. 86th Street). If the requested signage is approved, it will help make the aesthetic of the area more homogeneous.

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

this Petition is for signage. The variance requested will not impact the adequacy of multi-modal access.

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

the building that will benefit from the proposed signage is a cataract eye surgery and ophthalmology and optometry practice, including LASIK and SMILE. Many patients of the practice, who need to move between the subject property and 1950 W. 86th Street, cannot see very well. The proposed sign, which will have reasonably large, clear lettering, will help these patients locate the building. It has been designed to resemble the signage at 1950 W. 86th Street, so that patients will be able to identify the two buildings of the practice as related locations.

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

this Petition is for signage for an existing building with established utilities. The variance requested will not impact the adequacy of sanitation, drainage, and public utilities.

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

the plan does not involve redevelopment, or a change in the current use, of the subject property. The related Petition is for signage for a cataract eye surgery and ophthalmology and optometry practice, including LASIK and SMILE, conducted in the existing office buildings.

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

the plan does not involve redevelopment, or a change in the current use, of the subject property. The related Petition is for signage for a cataract eye surgery and ophthalmology and optometry practice, including LASIK and SMILE, conducted in the existing office buildings.

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary

Department of Metropolitan Development
Division of Planning
Current Planning



Photo of the subject site looking northeast from



Existing freestanding sign to be replaced.



Southern and eastern building façades where new wall sign are proposed.



Southern building façade where new wall sign is proposed.

Department of Metropolitan Development
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Current Planning



Single-family dwellings north of the site.



Photo of the property east of the site.

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



Photo of the hospital south of the subject site.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-MOD-021

Property Address: 1010 East 86th Street, and 8685 and 8699 North Guilford Avenue

Location: Washington Township, council District #2

Petitioner: TM Crowley and Associates, LLC, by Joseph D. Calderon

Current Zoning: D-P

Request: Modification of Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, commercial space, a reduction of residential units and elimination of a parking garage (previous development statement limited surface parking to 20 spaces, commercial space was limited to the proposed mixed-use building, proposed up to 473 dwelling units, and provided for a 686-space parking garage)

Current Land Use: Single-family dwellings / commercial uses

Staff Recommendations: Approval.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the October 9, 2025 hearing, to the October 23, 2025 hearing, and to the November 13, 2025 hearing, at the request of staff, to provide additional time for further discussions with the petitioner and their representative related to the modification request.

STAFF RECOMMENDATION

Approval, subject the modification of the D-P Statement, file dated September 8, 2025, substantial compliance with the site plan file dated November 3, 2025, and 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:

Petitioner / developer shall have an appropriately licensed professional engineer to conduct a traffic impact study (TIS), the scope of which shall be determined between the Engineer and the City of Indianapolis, Department Public Works (DPW), Engineering Division. After the TIS is completed, reviewed and approved by DPW, the petitioner / developer shall construct and complete the recommended infrastructure improvements within six months after the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

This 7.18-acre site, zoned D-P, is comprised of two parcels developed with single-family dwellings and third larger parcel developed with commercial uses. It is surrounded by single-family dwellings and a U.S. Postal Service facility to the north, zoned D-2 and C-4, respectively; a library and commercial uses to the south across East 86th Street, zoned SU-37, C-1 and C-3, respectively; commercial uses to the east, zoned C-4; and a library and single-family dwellings to the west, zoned SU-37 and D-2, respectively.

Petition 2024-ZON-055 rezoned the site from the D-2 and C-1 Districts to the D-P District, to provide for single-family attached dwellings, multi-family dwellings, commercial office, and retail uses, including restaurants, day care center or nursery school, community center, financial services, and other light general retail uses.

MODIFICATION

The request would modify the Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, increased commercial space, a reduction of residential units and elimination of a parking garage.

Petition 2025-ZON-055 provided for 20 surface parking spaces and 686 spaces within a parking garage. This modification would provide for 410 surface parking spaces primarily around the perimeter of the site.

The number of multi-family dwelling units would be reduced from 473 units to 256 dwelling units and the commercial square footage increase from 15,000 square feet to 31,000 square feet. The request represents a substantial modification from the proposed 2024 site development. See Exhibit A.

Additionally, plans for this major project considered the entrance / access drives to this development as proposed in the 2024 rezoning.

This modification would shift the East 86th Street access drive to the west, with a right-in and right-out. Consequently, the Department of Public Works staff requested an updated TIS to reflect the resulting change in the traffic patterns and possible improvements.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Single-family dwellings / commercial uses	
Comprehensive Plan	Suburban Neighborhood / Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-2 / C-4	Single-family dwelling / commercial use

South:	SU-37 / C-1 / C-3	Public library / commercial uses
East:	C-4	Commercial uses
West:	SU-37 / D-2	Public Library / single-family dwellings
Thoroughfare Plan		
East 86 th Street	Primary arterial	Existing 97-foot right-of-way and proposed 112-foot right-of-way.
Local Street	Local Street	Existing 50-foot right-of-way and proposed 50-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 8, 2025	
Site Plan (Amended)	November 3, 2025	
Elevations	September 8, 2025	
Elevations (Amended)	September 8, 2025	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	September 8, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood typology for the parcels located on Guilford Avenue. “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.”

The Plan recommends Village Mixed-Use for the larger parcel fronting on East 86th Street. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses,

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

Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Suburban Neighborhood*
 - 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.
- *Conditions for All Housing*
 - A mix of housing types is encouraged.
 - Developments of more than 30 housing units must have access to at least one arterial street of three or more continuous travel lanes between the intersections of two intersecting arterial streets.
 - 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.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than five dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

- *Multi-family Housing*
 - Should be located along arterial or collector streets, parks, or greenways.
 - Parking should be either behind or interior to the development.
 - Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.
- *Conditions for All Land Use Types - Village Mixed-Use Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
 - Where possible, contributing historic buildings should be preserved or incorporated into new development.
- *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.
- *Large-Scale Multi-Family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of more than two acres and at a height greater than 40 feet.)*
 - Should be located along an arterial or collector street.
 - Mixed-Use structures are preferred.
 - Parking should be either behind or interior to the development.
- *Small-scale Office, Retailing, and Personal or Professional Services (defined as Commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet).*
 - Mixed-Use structures are preferred.
 - Automotive uses (such as gas stations and auto repair) and uses with drive-through lanes are excluded.
 - Should not include outdoor display of merchandise.

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-MOD-021; 1010 East 86th Street and 8685-8699 Guilford Avenue, requested rezoning of 7.18 acres from the D-2 and C-1 Districts to the D-P District, to provide for single-family attached dwellings, multi-family dwellings, commercial office, and retail uses, including restaurants, day care center or nursery school, community center, financial services, and other light general retail uses, **approved**.

2016-DV1-057; 1010 East 86th Street, requested a Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish two, 32-square foot free-standing signs, with zero-foot front setbacks from 86th Street, located within approximately 60 feet of each other, on a 340-foot frontage, and within 50 feet of a protected district, **granted**.

2014-UV1-019; 1010 East 86th Street, requested variance of use of the Commercial Zoning Ordinance to provide for cosmetology services, body health services, day spa, massage therapy, nail salon, Pilates studio, personal fitness training, life coaching, medical lab and dance studio, **granted**.

2006-UV2-022; 1010 East 86th Street, requested variance of use of the Commercial Zoning Ordinance to provide for a salon and day spa use, **granted**.

VICINITY

2016-ZON-064; 1005 East 86th Street, requested rezoning of 0.443 acres from the D-3 District to the C-1 classification, **approved**.

2014-DV2-042; 1001 East 86th Street, requested variance of development standards of the Sign Regulations to provide for six, four-foot-wide awnings, being twelve feet in height, and a 15.75-foot-wide awning, being 6.33 feet in height, with a 5.5-foot horizontal projection, and with all awning projecting within approximately zero feet of the pavement edge, **granted**.

2007-UV1-026; 8582 Compton Avenue, requested variance of use of the Dwelling Districts Zoning Ordinance to provide for an office use, **granted**.

2005-HOV-005; 1103 and 1221 East 86th Street, requested a variance of development standards of the Commercial Zoning Ordinance to provide for a package liquor store located forty-eight feet from a protected district, in C-4; **granted**.

2004-DV2-009; 1300 East 86th Street, requested variance of development standards of the Sign Regulations to provide for a 27-foot-tall pole sign located 185-feet from an existing on-premise advertising sign to the west and 200 feet from an existing on premise advertising sign to the east along East 86th Street, **granted**.

2001-DV2-060; 1225 East 86th Street, requested a variance of development standards of the Sign Regulations to legally establish a 287.66-square foot pole sign located 274 feet from an existing integrated center sign, in C-S, **denied**.

2000-DV1-006; 1225 East 86th Street, requested a variance of development standards of the Commercial Zoning Ordinance to provide for a concrete pad for a “lathe house” with a one-foot west side setback, in C-S, **granted**.

99-UV1-12; 8581 Compton Street, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a commercial office within a residential structure and the storage of landscaping material for an adjacent garden center, in D-3, **granted**.

97-Z-45; 1302 East 86th Street, requested rezoning of 0.938 acre from the C-1 District to the C-4 classification to provide for a map correction error; **approved**.

97-HOV-83; 8625 Guilford Avenue, requested variance of development standards of the Sign Regulations to provide for the placement of an incidental sign with a surface area of nine square feet and being four feet in height, **granted**.

95-Z-216; 8541 Evergreen Avenue, requested rezoning of 1.27 acres from the C-1 District to the C-3 classification to provide for commercial retail development, **approved**.

95-V3-12; 1225 East 86th Street, requested a variance of development standards of the Sign Regulations to provide for a five-foot tall ground sign, in C-S, **granted**.

91-HOV-26; 1300 East 86th Street, requested variance to provide for a free-standing identification sign located within an integrated center, **granted**.

89-HOV-85; 1221 East 86th Street, requested a variance of development standards of the Sign Regulations to provide for a pole sign with four feet of ground clearance, in C-4; **granted**.

88-UV3-97; 911 East 86th Street, requested variance of use of the Commercial Zoning Ordinance to provide for the continued operation of a nail and hair salon for a temporary period, expiring June 30, 1990, **denied**.

88-V3-27; 1221 East 86th Street, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for commercial offices within a residential structure and the storage of landscaping material for an adjacent garden center, in D-3, **granted**.

86-V1-75; 1224 East 86th Street, requested to provide for a free-standing identification sign located within an integrated center, **granted**.

86-V3-29; 1300 East 86th Street, requested to provide for a 28-foot-tall pylon sign with reduced grade clearance, **granted**.

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85-UV1-36; 1007 East 86th Street, requested variance of use of the Dwelling Districts Zoning Ordinance to provide for an addition to an existing restaurant, in D-3, **granted**.

84-UV3-73; 1007 East 86th Street, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for an addition of an 8 by 10-foot storage building to an existing restaurant, in D-3, **granted**.

82-V3-103; 1302 East 86th Street, requested a variance of development standards to provide for an additional sign panel on a pole sign, **granted for one year**.

70-V-112; 1300 East 86th Street, requested a variance of use to provide for a retail drive-through store, **granted**.

69-V4-104; 1300 East 86th Street, requested a variance of use to provide for a car wash, **granted**.

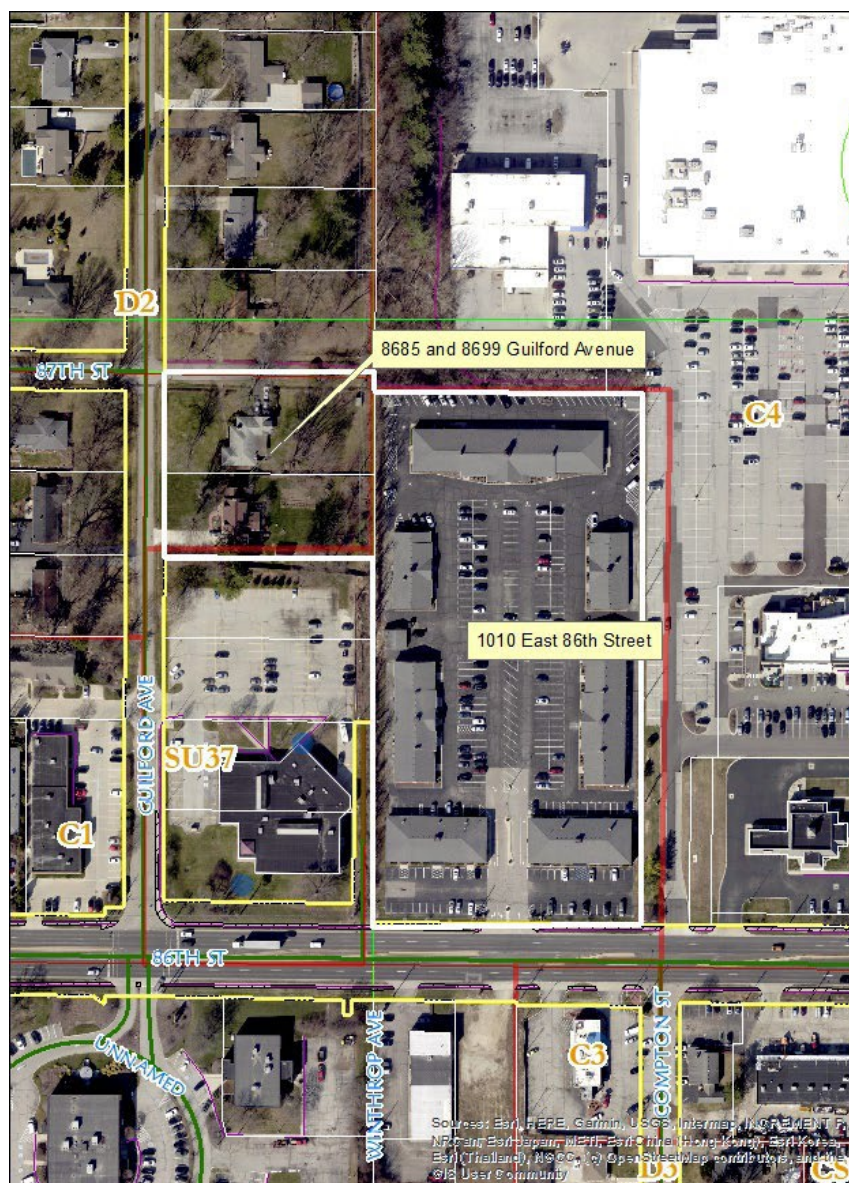
69-V4-103; 1300 East 86th Street, requested a variance of use and development standards to provide for a veterinary clinic; **granted**.

68-Z-73; 1300 East 86th Street, requested the rezoning of 4.59 acres, from A-2 to B-2, to provide for additional off-street parking for a shopping center, **approved**.

65-V-120; 1300 East 86th Street, requested a variance of use and development standards to provide for an indoor movie theater; **granted**.

65-V-119; 1300 east 86th Street, requested a variance of use and development standards to provide for a tire sales and service store, **granted**.

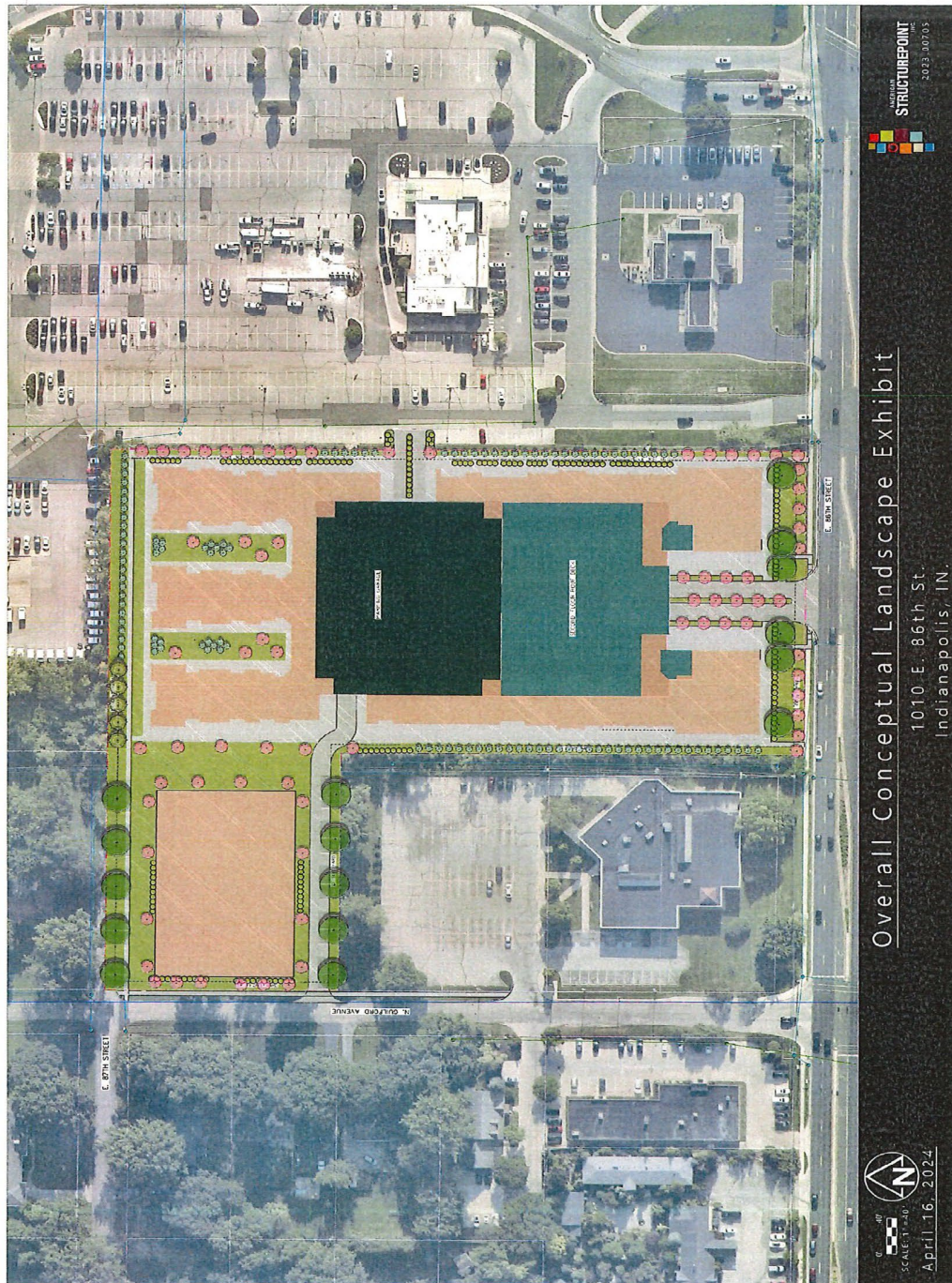
58-Z-173; North of 86th Street, approximately 500 feet west of the Monon Railroad, requested the rezoning of 15 acres, from A-2 to B-2, to provide for a shopping center and parking, **approved**.



1010 East 86th Street / 8685 and 8699 Guilford Avenue



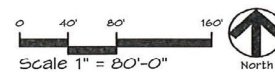
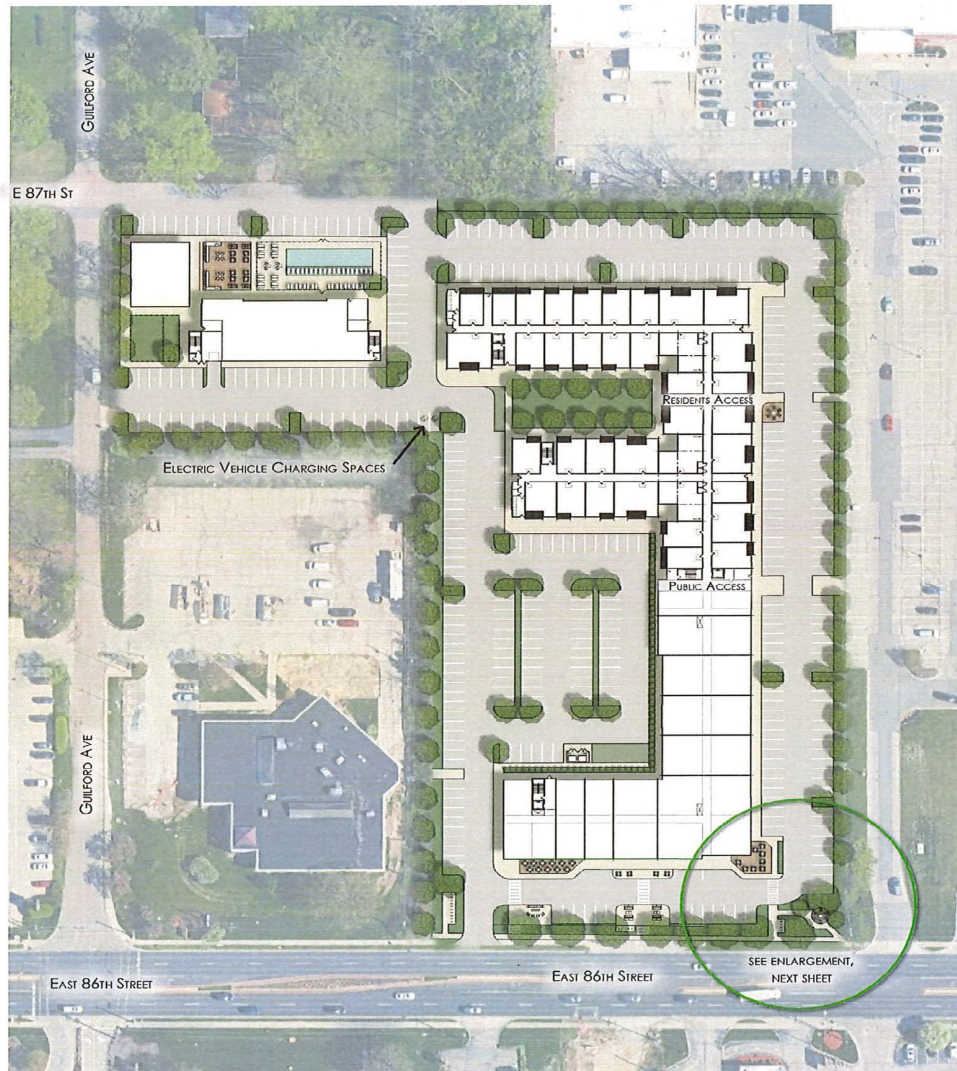
EXHIBIT A



SITE PLAN – NOVEMBER 3, 2025

CONCEPTUAL SITE PLAN

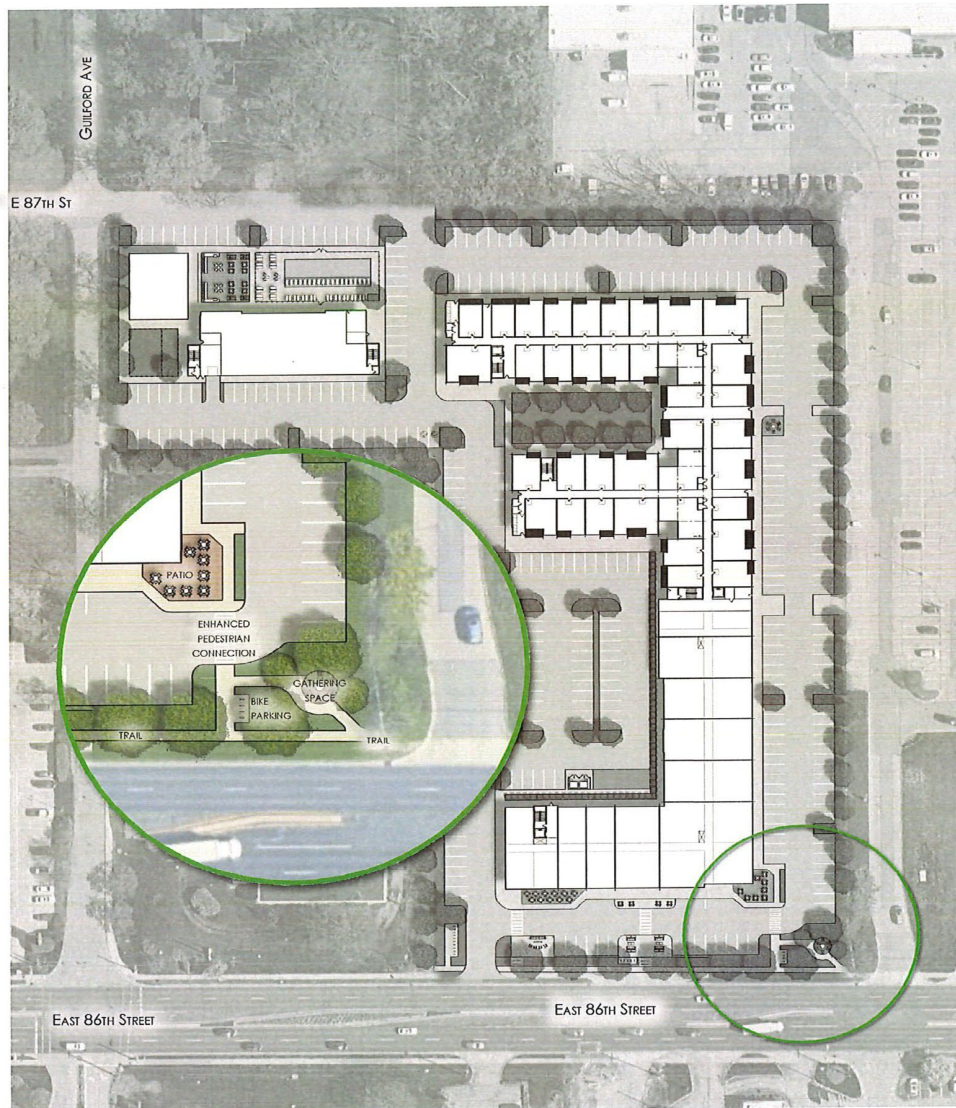
NOVEMBER 3, 2025



STUDIO M
 ARCHITECTURE & PLANNING

TRAIL NODE enlargement

NOVEMBER 3, 2025



0 20' 40' 80'
 Scale 1" = 40'-0"
 North

Amended and Restated Preliminary DP Plan

1010 East 86th Street
8685 Guilford Avenue
8699 Guilford Avenue

Introduction

TM Crowley & Associates, LLC ("Petitioner") is seeking to purchase property containing approximately 5.73 acres and commonly addressed as 1010 – 1070 East 86th Street (the "Winterton Property"). Petitioner has either acquired, through an affiliate, or is under contract to purchase two additional properties located adjacent to and west of the Winterton Property, 8685 Guilford Avenue and 8699 Guilford Avenue (the "Guilford Parcels"). The Winterton Property is currently improved with several single-story commercial office buildings. In 2024, the Petitioner received a rezoning to allow for a mixed-use development for both the Winterton Property and the Guilford Parcels (collectively, the "Subject Property") under case number 2024-ZON-055 (the "2024 DP"). The 2024 DP allowed for both certain commercial uses (approximately 15,000 square feet), as well as 473 attached multi-family units, with both use types in one building which wrapped around a large parking structure. Following more detailed analysis of the project, Petitioner proposes a different building arrangement on the Subject Property, with two primary buildings, and, because of the changes, Petitioner is now proposing to amend and restate the Preliminary DP Plan approved with the 2024 DP.

The Proposed Development/Permitted Uses and Development Standards

Introduction: Petitioner proposes to demolish the existing office buildings on the Winterton Property and replace them with two mixed-use buildings as generally shown on the site plan attached to this Amended and Restated Preliminary DP Plan as Exhibit "A" ("Site Plan").

Permitted Uses: The mixed use building on the Winterton Parcel (the "Winterton Mixed Use Building") is planned to contain both attached multi-family residential units and commercial space. The mixed use building on the Guilford Parcels (the "Guilford Mixed Use Building") will contain attached multi-family residential units, a leasing office, and residential amenities for use by residents of the Subject Property. The Guilford Parcels also propose a small commercial space, shown as a 3,000 square foot dental office on the Site Plan. The Winterton Mixed Use Building will also provide/facilitate amenity space/common space. All uses are those which are described in Chapter 743, Article II, Table 743-1 "Use Table" of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County (the "Zoning Ordinance").

Permitted Commercial uses in the Winterton Mixed Use Building shall include:

1. Offices (Any type, including general, medical, government)
2. Eating Establishment or Food Preparation
3. Day Care Center or Nursery School
4. Community Center
5. Museum, Library, or Art Gallery
6. Consumer Services or Repair of Consumer Goods

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7. Financial and Insurance Services
8. Hair/Body Care Salon
9. Light General Retail

Permitted Residential uses for the Winterton Mixed Use Building shall include:

1. Multifamily Dwellings
2. Single-Family Attached Dwellings
3. Live/work units

Permitted Accessory uses for the Winterton Mixed Use Building may include:

1. Outdoor Seating/ Sidewalk Café
2. Outdoor Recreation, which may include a swimming pool, game courts, etc.
3. Community Garden
4. Passive or active green space, including walking paths, trails, pocket parks, dog park, outdoor seating
5. Outdoor Seasonal Produce Sales, including Farmers Market
6. Outdoor Display and Sales, temporary
7. Temporary Outdoor Event
8. Sidewalk Cafe

Development Standards/Setbacks for the Winterton Property:

The Mixed Use Building and other permanent structures constructed on the Winterton Property shall meet the following minimum setbacks:

1. Front Yard (86th Street): 10 feet from the existing right of way line.
2. Side Yards: 10 feet from east property line, 10 feet from west property line.
3. Rear Yard (north): Building: 10 feet from the north property line.
Accessory Uses: 5 feet from the north property line.
4. Setback at 1040 South Parcel Line: 0 feet for the Winterton Mixed Use Building and any Accessory Use.

Development Standards | Height for the Winterton Mixed Use Building: The Winterton Mixed Use Building shall have a maximum building height of 6 stories or 70 feet, measured to the top of the parapet wall; provided, however, the portion of the Winterton Mixed Use Building which is outlined as residential use only on the Site Plan shall be limited to a maximum height of 4 stories or 50 feet, measured to the top of the parapet wall.

Note: The Maximum Height requirements shall not include architectural elements, such as elevator/stairwell shafts or decorative features.

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Permitted Commercial Uses for the Guilford Parcels shall be limited to Office use (general or medical/dental only, and not to exceed 4,000 square feet).

Permitted Residential Uses for the Guilford Parcels shall include:

1. Multifamily Dwellings (integrated with the Winterton Property, but does not require physical connection of buildings).
2. Single-Family Attached Dwellings (Townhomes or Rowhouse style).
3. Duplex, Triplex or Quadplex Units.

Permitted Accessory Uses for the Guilford Parcels may include:

1. Passive or active green space, including walking paths, trails, pocket parks, dog park, outdoor seating.
2. Community Garden.
3. Residential Amenities, including leasing office, community room, fitness center, and swimming pool.

Development Standards/Setbacks for Guilford Parcels:

Buildings and other permanent structures constructed on the Guilford Parcels shall meet the following minimum setbacks:

1. Front Yard (Guilford Avenue): 10 feet from the existing right-of-way line.
2. Side Yards (Former 87th Street and south line of 8685): 10 feet.
3. Rear Yard (east): 0 feet if attached multi-family, 5 feet for any other type of product.

Development Standards | Height: Building heights for the Guilford Parcel shall be limited to a maximum of 3 stories or 42 feet, measured to the top of the parapet wall, but not including elevator/stairwell shafts, or decorative features.

Utilities/Drainage: All utilities are available to the site. There will be no utility poles located on the Subject Property, unless already existing and financially impractical to bury. Storm drainage will be professionally engineered to meet all City of Indianapolis requirements with respect to runoff rate and quantity, as well as water quality.

Signs: Petitioner proposes the following signs:

1. Development Identification Signs for the Winterton Property: Petitioner proposes one freestanding development identification sign, to be located on the 86th Street frontage, which may include panels for individual commercial tenants. The overall dimensions of the sign(s) shall not exceed 15 feet in height and 150 total sign square footage. Digital Display shall not be permitted, although a backlit sign shall be permitted.
2. Wall Signs: Commercial tenants may have individual wall signs meeting the standards for signs in commercial zoning districts as set forth in the Zoning Ordinance.

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3. Development Identification Signs for the Guilford Parcels: One entry sign on either side of the access drive, not to exceed four (4) feet in height and thirty-two (32) total square feet shall be permitted. These signs shall be externally lit.
4. Incidental Signs and Vehicle Entry Point Signs: Shall be permitted as provided by the Sign Regulations (Ch. 744, Art. IX) of the Zoning Ordinance.

Landscaping: Petitioner has conceptually identified certain areas on the Subject Property as potential areas for landscaping, as shown on the preliminary landscaping plan attached to this Preliminary DP Plan as Exhibit "C". For both the Winterton Property and the Guilford Parcels, Petitioner proposes tendering a landscaping plan for Administrator's Approval prior to obtaining an Improvement Location Permit for the respective Property/Parcels.

Miscellaneous

Amenities: The residential component of the development, at a minimum, shall provide the following amenities:

1. Fitness Center
2. Active and passive recreation space, including a swimming pool.

Parking: The Project will yield no less than the minimum number of required parking spaces, as set forth in the Zoning Ordinance. Petitioner will also provide both indoor secure bicycle parking spaces, and exterior dedicated bicycle parking spaces as required by the Zoning Ordinance.

Guilford Avenue Access: The Petitioner proposes an access drive connecting the project to Guilford Avenue, as shown on the Site Plan.

86th Street Access: There is an entry/exist access drive proposed for the Winterton Property generally as shown on the Site Plan.

87th Street Access: The Petitioner will provide for directional signage and a right turn impediment at Guilford, to restrict/discourage vehicular traffic from using 87th Street.

Connectivity to Nora Plaza and Monon Trail: The Petitioner is working with both Target Corp and KRG Nora Plaza to provide access between the Subject Property and Nora Plaza, including the north/south access drive immediately adjacent to the Winterton Property as shown on the Site Plan. The Petitioner has also made initial contact with the Indianapolis Public Library about coordinating direct pedestrian access to the Nora branch library, located adjacent to the Subject Property.

Lighting: All freestanding and wall mounted light fixtures shall feature full cut-off shields, and shall meet all minimum/maximum foot candle requirements as set forth in the Zoning Ordinance.

Architecture: The Mixed Use Building and any buildings constructed on the Guilford Parcels shall feature a variety of materials from the following list: brick, stone, EIFS, Hardiplank or similar fiber cement siding, wood, glass and aluminum. The predominant exterior for the first two floors of the Mixed Use Building shall be a mix of brick, EIFS or similar masonry material. The elevations on Exhibit "B" are to convey a sense of architectural character and not final design.

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The Petitioner shall consult with the City Architect on final architectural plans, which shall be subject to Administrator's Approval.

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View looking west along East 86th Street



View looking east along East 86th Street



View looking south along access drive along eastern boundary



View looking southwest along access drive along eastern boundary

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View of site looking west from adjacent parking lot to the east



View of site looking west from adjacent parking lot to the east

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View from site looking west at adjacent land use to the north (USPS facility)



View of site looking west across entrance drive



View of site looking northwest



View of site looking north along eastern boundary

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View of site looking west



View of site looking south

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View of site looking northwest



View looking south along Guildford Avenue

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View looking north along Guildford Avenue



View of site addressed as Guilford Avenue looking east across Guilford Avenue

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View of site addressed as Guilford Avenue looking south across East 87th Street



View of site addressed as Guilford Avenue looking southeast across East 87th Street termination



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-097
Property Address: 2705 and 2715 North Post Road (Approximate Addresses)
Location: Warren Township, Council District #15
Petitioner: Marco A. Garcia
Current Zoning: D-4 and C-3
Request: Rezoning of 0.99-acre from the D-4 and C-3 districts to the SU-1 district for religious uses.
Current Land Use: Church
Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the October 9, 2025 hearing to the November 13, 2025 hearing at the request of a Registered Neighborhood Organization.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.99-acre subject site is comprised of two (2) parcels (7027816 and 7035580) and is developed with two (2) buildings, and accessory structure, and associated parking areas.

The site is bordered to the north by a gas station, zoned D-4, single-family dwellings to the east and south, zoned D-4, and single-family dwellings to the west, zoned D-5.

REZONING

The grant of the request would rezone the property from the D-4 and C-3 districts to the SU-1 district for religious uses.

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The D-4 district is intended for low-or medium-intensity, single-family and two-family residential development. Land in this district needs good thoroughfare access, relatively flat topography, and nearby community and neighborhood services and facilities with pedestrian linkages. Provisions for recreational facilities serving the neighborhood within walking distance are vitally important. Trees fulfill an important cooling and drainage role for the individual lots in this district. The D-4 district has a typical density of 4.2 units per gross acre. This district fulfills the low-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 conditions, including vegetation, topography, drainage and wildlife.

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

The SU-1 classification would permit religious uses by right.

STAFF ANALYSIS

The rezoning would allow for religious use of the two (2) parcels within a cohesive zoning district. The building at 2715 North Post Road would be used for Sunday school and classrooms associated with the main church building at 2715 North Post Road.

Much of the northern parcel consists of a gravel parking lot, which is not permitted. The petitioner was informed that all development standards such as paving the parking lot, meeting parking requirements including total count and minimum sizes, meeting landscape requirements, and providing lighting on site would need to be addressed through the permit process.

Additionally, the unenclosed dumpster on site would need to be fully enclosed per the requirements of the Ordinance.

Development within the SU-1 District would require Administrator's Approval, prior to obtaining an Improvement Location Permit or Sign Permits if proposed. In accordance with the Special Use Districts section the Ordinance, the Administrator would use the development standards of the C-1 district as a guideline for development review and the SU sign regulations.

The proposed rezoning to allow for religious uses would align with the Community Commercial recommendation of the Comprehensive Plan which contemplates small and large-scale places of worship with connectivity to surrounding residential development. The existing sidewalks would connect the property to nearby single-family dwellings and neighboring businesses as recommended and the use would be compatible with the residential development in the immediate area.

For these reasons, Staff is recommending approval of the rezoning to the SU-1 district for religious uses.

GENERAL INFORMATION

Existing Zoning	D-4 and C-3	
Existing Land Use	Church	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	D-4	Gas Station
South:	D-4	Residential (Single-family dwelling)
East:	D-4	Residential (Single-family dwellings)
West:	D-5	Residential (Single-family dwelling)
Thoroughfare Plan		
Post Road	Primary Arterial Street	134-foot proposed right-of-way and 109-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 5, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Community Commercial development of the site.

- The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.
- **Conditions for All Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
- **Small-Scale Schools, Places of Worship, Neighborhood Serving Institutions/Infrastructure, and Other Places of Assembly**
 - 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.
- **Large-Scale Schools, Places of Worship, Community Serving Institutions/Infrastructure, and Other Places of Assembly**
 - Only recommended as adaptive reuse.
 - Only recommended if the use contributes to the economic viability of the district/if the use generates a customer base for commercial uses.
 - 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.
- The proposed rezoning to allow for religious uses would align with the Comprehensive Plan.

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)

- Indy Moves Transportation Integration Plan (2018) proposes an off-street multi-use path is proposed along Post Road.

ZONING HISTORY

Zoning History – Site

2008-SE1-001; 2705 North Post Road (subject site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for a religious use in an existing structure, with seventeen off-street parking spaces partially within the 40-foot required front yard, **withdrawn**

2008-ZON-073; 2705 North Post Road (subject site), Rezoning of 0.495 acre, being in the D-4 District, to the C-3 classification to provide for neighborhood commercial uses. **approved.**

2006-SE1-001; 2705 North Post Road (subject site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for a religious use, **denied**

2002-UV3-021; 2705 North Post Road (subject site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for a law office (not permitted) in an existing single-family dwelling and a variance of development standards of the Sign Regulations to provide for a four-foot tall, 20-square foot ground sign (not permitted) and a 2.5-foot-tall directional sign (not permitted), **granted.**

87-UV2-27; 2715 North Post Road (subject site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for a building addition to a bicycle sales and service business established by previous variance (79-UV2-78), **granted.**

79-UV2-78; 2715 North Post Road (subject site), Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a building for bicycle sales and service, **granted.**

59-Z-94; East of Post Road and south of 30th Street (subject site), Rezoning of 19.5 acres, being in A-2 district, to R-4 classification to provide minimum residents for residential use by platting, **approved.**

59-Z-21; East of Post Road and South of 30th Street (subject site), Rezoning of 69 acres, being in A-2 district to R-4 classification to provide minimum requirements for residential use by platting, **approved.**

Zoning History – Vicinity

99-UV2-26; 2801 North Post Road (north of site), Variance of Use and Development Standards of the Dwelling District Zoning Ordinance to provide for a gasoline service station (not permitted) with a front setback of 4.36 feet from the proposed right-of-way of Post Road (minimum 40-feet required), and a variance of development standards of the Sign Regulations to provide for two, one by twelve-foot canopy signs (canopy signs not permitted in a dwelling district), **granted.**

96-V2-48; 8938 Carla Drive (northwest of subject site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to legally establish a six-foot tall privacy fence within the required front yard along North Post Road and Carla Drive (maximum 42 inches in height permitted), **granted.**



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

95-UV2-93; 2775 North Post Road (north of site), Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for the sale of stereo and electronics equipment, with a zero-foot side yard setback (minimum five feet required), **granted**.

87-AP-12; 2775 North Post Road (north of site), Approval to modify conditions of a previous grant (86-UV2-130) requiring the installation of landscaping, **granted**.

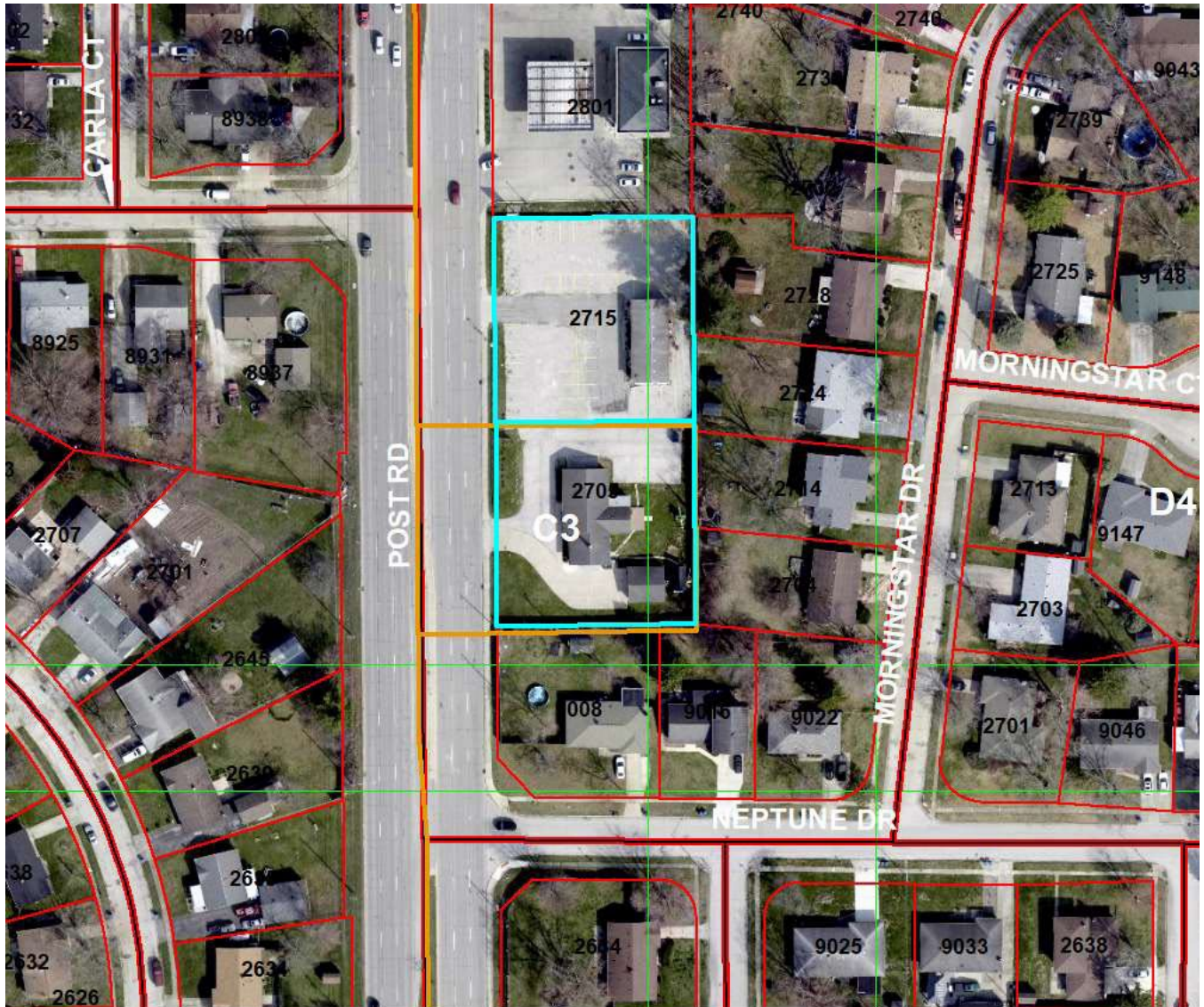
82-UV3-37; 2775 North Post Road (north of subject site), Variance of Use and Development Standards to provide for the operation of an arcade within 500 feet of a residential district, **withdrawn**.

82-Z-64; 2901 North Post Road (north of subject site), Rezoning of six acres from the C-2 District to the SU-1 classification to provide for a church, **approved**.

72-UV3-145, 2775 North Post Road (north of site), Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a retail convenience store, **granted**.

72-V3-15; 2791 North Post Road (north of site), Variance of use and Development Standards of the Dwelling District Zoning Ordinance to permit the erection of a neighborhood convenience market, with pole sign, with off-street parking provided, **granted**.

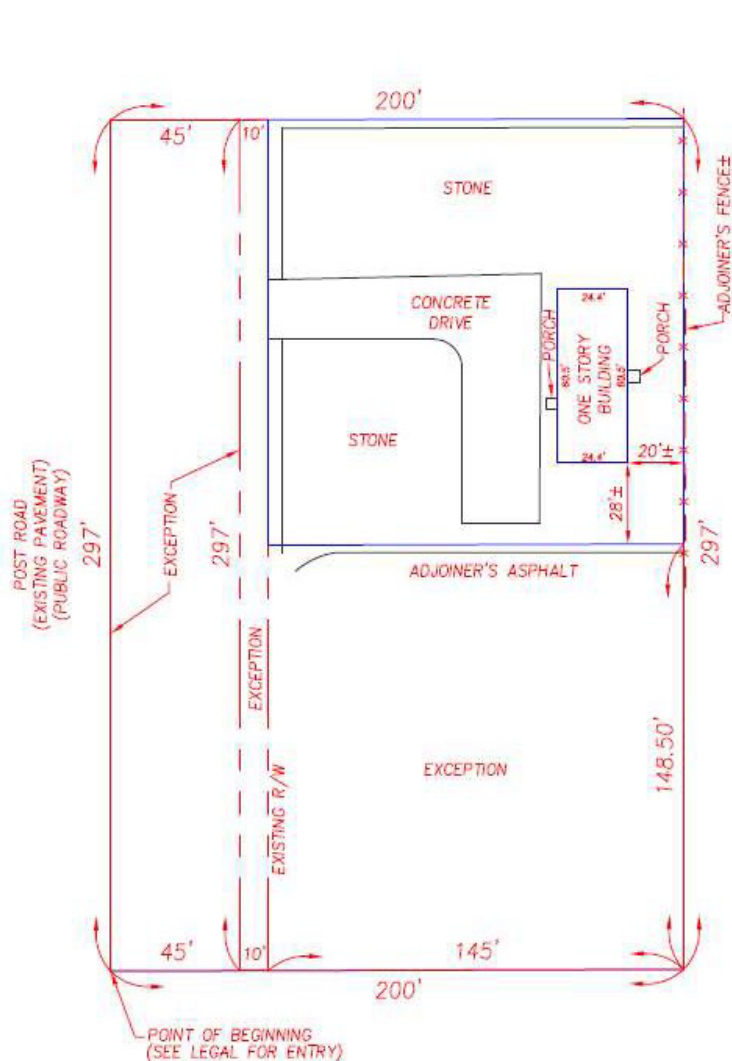
EXHIBITS



AERIAL MAP

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.



SCALE: 1"=60'

LEGEND

R/W RIGHT-OF-WAY
- x - x - FENCE±

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.



HAHN SURVEYING GROUP, INC.
Land Surveyors
8925 N. Meridian Street, Suite 120
Indianapolis, IN 46260
PHONE: (317) 846-0840 / (317) 846-4119
FAX: (317) 846-4298 / (317) 582-0662
EMAIL: orders@hahnsurveying.com
www.hahnsurveying.com



CERTIFIED: 01/18/2023

Chad L. Brown

Chad L. Brown
Registered Land Surveyor,
Indiana #21100002
Drawn By: JEC
Job No.: S23-15020
Sheet 2 of 3

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



Photo the primary building at 2705 North Post Road used as a church.



Photo of an accessory building at 2705 North Post Road.



Photo of the existing gravel lot at 2715 North Post Road looking south.



Photo of the existing building on site at 2715 North Post Road.



Photo of the existing gravel lot at 2715 North Post Road looking east.



Photo of a gas station north of the site.



Photo of single-family dwellings west of the subject site.



Photo of single-family dwellings west of the subject site.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-115

Property Address: 700 West 16th Street and 1302 Fall Creek Parkway East Drive
(Approximate Addresses)

Location: Center Township, Council District #12

Petitioner: City of Indianapolis Department of Parks & Recreation, by Henry Woodburn

Current Zoning: D-8, PK-1, CBD-S and C-4 (FW) (FF) (W-1) (W-5) (RC)

Request: Rezoning of 62.05 acres from the D-8, PK-1, CBD-S and C-4 (FW) (FF) (W-1) (W-5) (RC) Districts, to the PK-1 (FW) (FF) and (W-1) (W-5) (RC) classifications to provide for public park uses.

Current Land Use: Park

Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 62.05-acre subject site is comprised of two separate parcels developed with a public park. It is surrounded by industrial uses, zoned I-4, and undeveloped land, zoned C-4 to the north, an industrial use, zoned I-2, and undeveloped land, zoned CBDS, to the west, Fall Creek and undeveloped land, zoned PK-1 and CBDS, to the south, and single-family dwellings, zoned D-8, to the east, and a mixed-use building, zoned CBDS, to the east.

REZONING

The request would rezone one parcel from the D-8, PK-1, CBD-S and C-4 (FW) (FF) (W-1) (W-5) (RC) districts to the PK-1 district for public park uses.

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

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

CBD-S district is limited to the use or uses specified in the applicable rezoning petition or ordinance redistricting and zoning the particular land to the CBD-S District. The following regulations shall apply to all land within the CBD-S District: All district uses shall:

- a. Be so planned, designed, constructed and maintained as to create a superior land development, in conformity with the Comprehensive Plan;
- b. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the district and with adjacent uses;
- c. .Provide sufficient and well-designed access, parking and loading areas;
- d. Provide traffic control and street plan integration with existing and planned public streets and interior access roads;
- e. Provide adequately for sanitation, drainage and public utilities; and
- f. .Allocate adequate area for all uses proposed, the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan for Marion County, Indiana.

The PK-1 district allows for parks, playgrounds, greenways and wireless communication facilities.

STAFF ANALYSIS

The rezoning of the subject sites to the PK-1 (FW) (FF) (W-1) (W-5) (RC) would allow for the entire park to be developed under one concise zoning district.

The proposed rezoning for public park uses such as updating playground equipment, proposing new and resurfaced parking lots, adding sport courts, an athletic field, shelter, comfort station, walking paths and benches would align with the Comprehensive Plan recommendations for Large-Scale Park and Linear Park.

For these reasons, Staff is recommending approval of the requests.

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

GENERAL INFORMATION

Existing Zoning	D-8, PK-1, CBD-S and C-4 (FW) (FF) (W-1) (W-5) (RC)	
Existing Land Use	Park	
Comprehensive Plan	Large-Scale Park, Linear Park, Floodway and Institution Oriented	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4 / C-4	Industrial / Undeveloped
South:	CBDS and PK-1	Fall Creek /Undeveloped
East:	D-8 / CBDS	Residential / Mixed-Use
West:	I-2 / CBDS	Industrial / Undeveloped
Thoroughfare Plan		
Fall Creek Pkwy EDR	Local Street	48-foot proposed right-of-way and 100-foot existing.
16 th Street	Primary Arterial Street	78-foot proposed right-of-way and 87-foot existing right-of-way.
Indiana Avenue	Primary Arterial Street	88-foot proposed right-of-way and 68-foot to 77-foot existing right-of-way range.
Context Area	Compact	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	Yes	
Site Plan	October 3, 2025	
Site Plan (Amended)	N/A	
Elevations	October 3, 2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Large-Scale Park, Linear Park, and Floodway non-typologies for majority of the site. Institution Oriented development is recommended on a small sliver of the southwest corner of the site.
- Non-typology land uses stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.
- Large-Scale Parks are generally over 10 acres in size.
- Linear Parks are intended for public or private property designated for active or passive recreation and is primarily used for the passage of people or wildlife. Examples are greenways, parkways, trails, off-street paths, and conservation areas.
- The Floodway category delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.
- The Institution-Oriented Mixed-Use (Campus) typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.
- **Conditions for All Land Use**
 - Types All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - 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 Fall Creek Trail runs north to south in the middle of the property.



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

- The Fall Creek Greenway runs north to south in the middle of the property from Indiana Avenue to Capital Avenue per the Indy Greenways Full Circle Master Plan, Part One (2014).

ZONING HISTORY

Zoning History – Site

2019-REG-062; 1500 Fall Creek Parkway East Drive (subject site), Regional Center Approval to provide for renovation of a basketball court, **approved**.

2013-REG-106; 1302 Fall Creek Parkway East Drive (subject site), Regional Center Approval to provide for a 13-foot wide by 17-foot long by 11-foot height utility building for proposed access to a deep drop shaft for the White River Consolidation Sewer Phase 1 Project, **approved**.

2011-ZON-045; 1000-1560 Indiana Avenue, 1311 Milburn Street, 1501 West 16th Street, 1000-1220 Waterway Boulevard, and 1220-1450 West 10th Street (subject site), Rezoning of 177 acres, from the D-S (RC) (W-1), D-S (RC) (W-1), D-8 (RC) (W-1), I-2U (RC) (W-1), SU-9 (RC) (W-1), PK-1 (RC) (W-1) Districts, to the CBD-S (RC) (W-1) classification to provide for a mixed-use life-sciences technology development focusing on information technology, biotech, motor sports, and clean energy companies, high-density housing and parks, **approved**.

2008-ZON-051; (subject site) Rezoning of the area generally bounded by Belmont Street to the Monon, up to 16th Street, to the Regional Center secondary district classification, **approved**.

90-Z-50; 1401 Midburn Street (subject site), Rezoning of 18.9 acres, being in the I-2-U and D-8 districts, to the I-2-U classification to conform the zoning to legally establish a non-conforming warehouse facility, **approved**.

79-AP-103; 1600 West Fall Creek (subject site), Approval of the master plan of existing and proposed facilities for Fall Creek at 15th Street Park, **approved**.

72-Z-275; (subject site), Rezoning from the D-8 district to the PK-1 classification, **approved**.

Zoning History - (Vicinity)

2011-ZON-007; 1100 West Michigan Street (south of site), Rezoning of 35 acres, from the D-8 (RC) (FF) (FW) (W-1) and UQ-1 (RC) (FF) (FW) (W-1) Districts, to the PK-1 (RC) (FF) (FW) (W-1) classification to provide for a cross-country track, **approved**.

2010-CZN-814; 860 West 10th Street and 1101 Fall Creek Parkway (east of site), Rezoning of 0.339 acre, from the D-8 (W-1) (RC) and PK-1 (RC) (W-1) Districts to the CBD-S (RC) classification to provide for residential, office, and retail use development, with off-street parking, **approved**.

2010-ZON-004; 860 West 10th Street (east of site), Rezoning of 3.22 acres, from the D-8 (RC) (W-1) District to the CBD-S (RC) (W-1) classification to provide for residential, office, restaurant and retail uses, with off-street parking, including parking garages, **approved**.



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

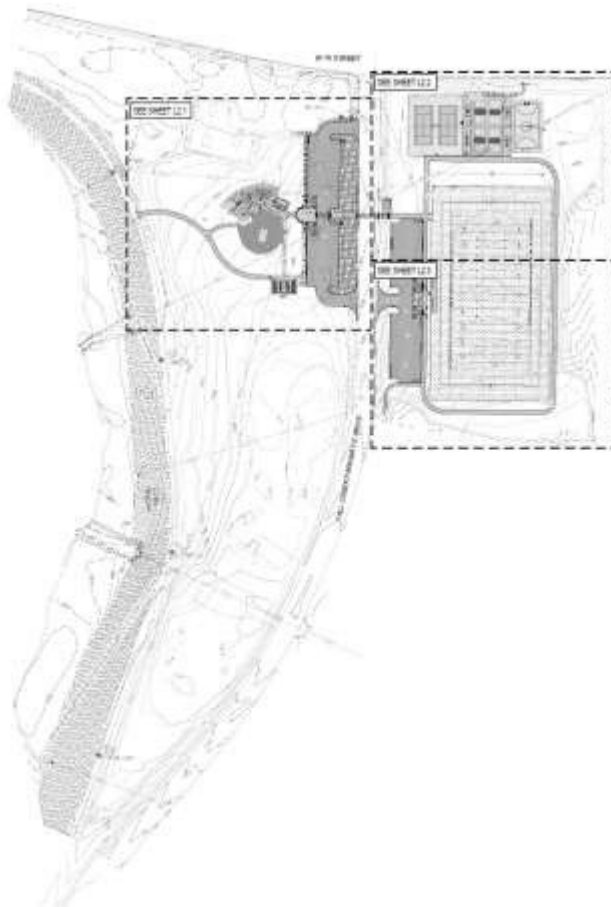
2004-ZON-839; 929 West 16th Street (west of site), Rezoning of 0.23 acre, being in the D-8 District, to the I-2-U classification to provide for a 15,250 square foot expansion to an existing job printing facility, approved.

EXHIBITS



AERIAL MAP

OVERALL SITE PLAN



LAYOUT NOTES

1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE GIVEN IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ROAD OR TO THE FACE OF THE CURB, UNLESS OTHERWISE SPECIFIED.
2. THE PROJECT AREA IS LOCATED WITHIN THE CITY OF INDIANAPOLIS, INDIANA. THE PROJECT AREA IS LOCATED WITHIN THE CITY OF INDIANAPOLIS, INDIANA. THE PROJECT AREA IS LOCATED WITHIN THE CITY OF INDIANAPOLIS, INDIANA.
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405 MASSACHUSETTS
 AVENUE SUITE 20
 INDIANAPOLIS, IN 46204
 317.636.8181
 HITCHCOCKDESIGNGROUP.COM

PREPARED FOR
 INDY PARKS AND
 RECREATION
 200 S. PROSPERITY ST.
 INDIANAPOLIS, INDIANA 46202

PROJECT
 LT JR ORD GRAHAM
 EDWARD MARTIN PARK
 1400 S. PROSPERITY AND 10TH ST
 INDIANAPOLIS, INDIANA 46202

NEW CONSTRUCTION DOCUMENTS
 AUGUST 16, 2023

NO DATE 2023

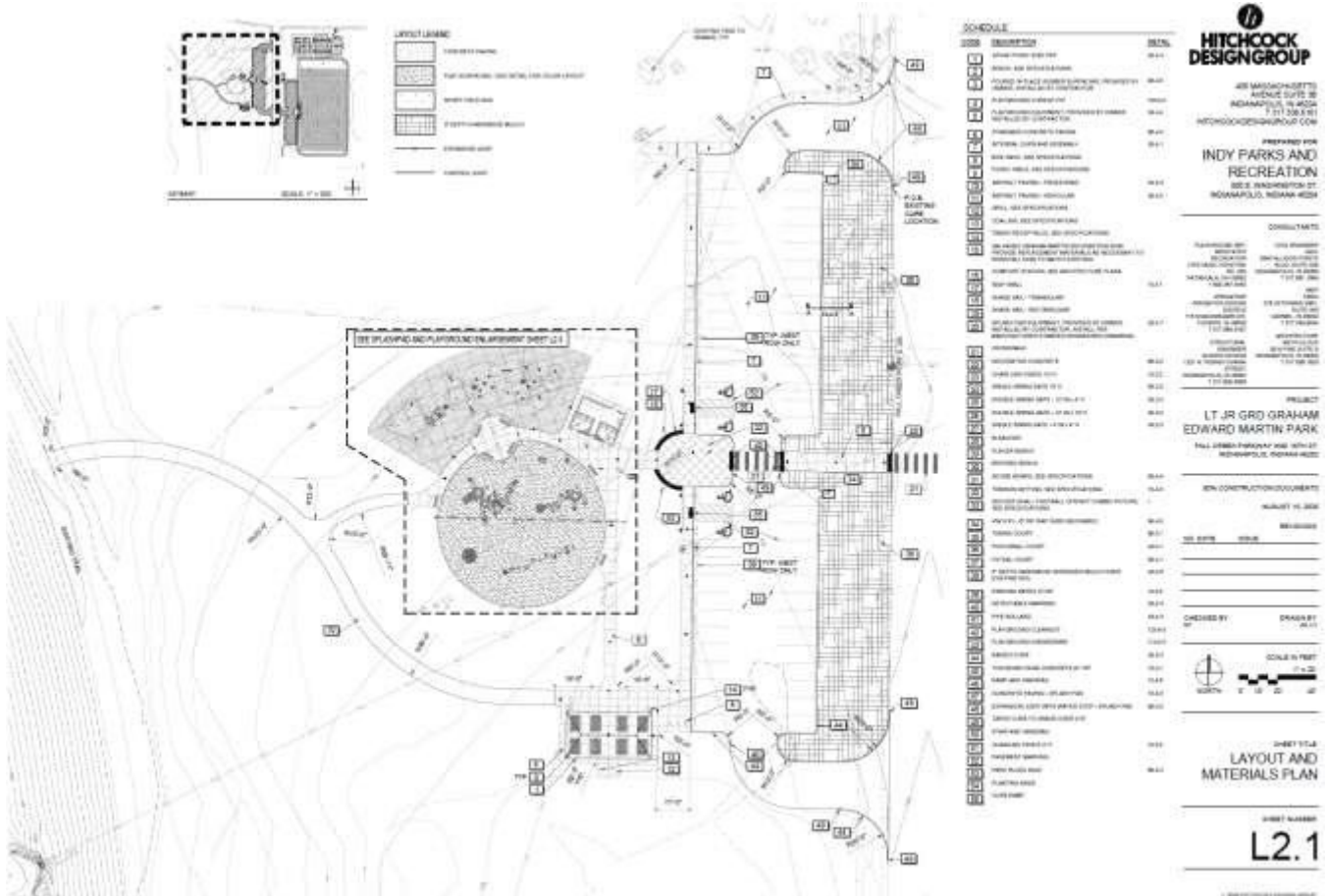
DATE 2023



PROJECT TITLE
 LAYOUT AND
 MATERIALS KEY
 PLAN AND NOTES

SHEET NUMBER
 L2.0

SITE PLAN - 1302 Fall Creek Parkway East Drive



SITE PLAN - 700 West 16th Street



SITE PLAN - 700 West 16th Street (Continued)



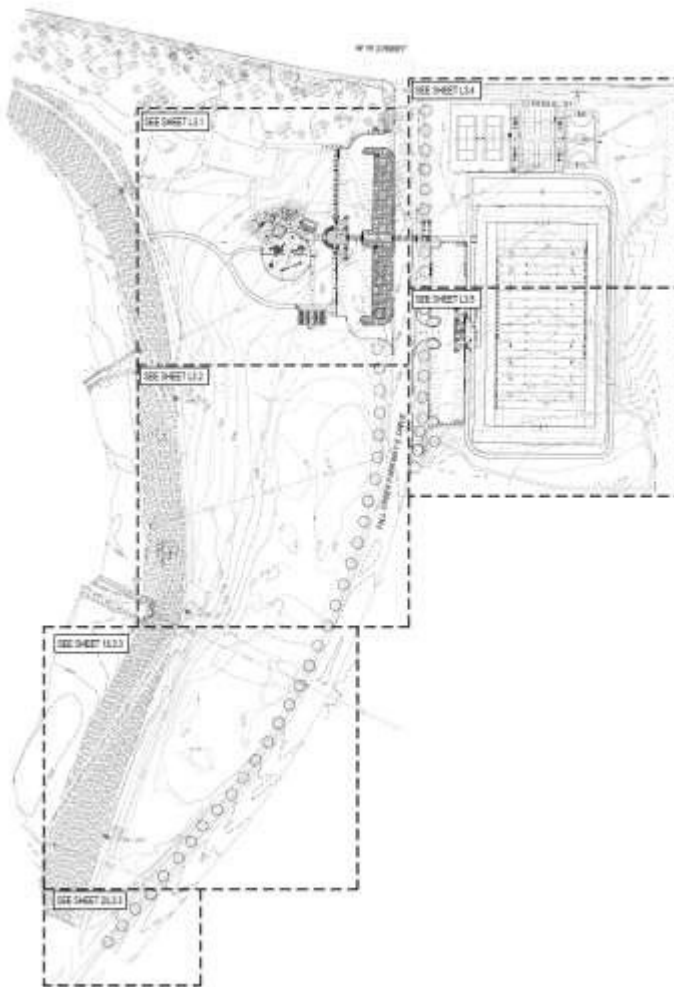
PROPOSED PLAYGROUND



PROPOSED SPORT COURTS



LANDSCAPE PLAN

[illegible]

808 MASSACHUSETTS
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DOCKDESIGNGROUP.COM

PREPARED FOR
INDY PARKS AND
RECREATION
300 E. WASHINGTON ST.
INDIANAPOLIS, INDIANA 46204

[illegible]

LT JR GRD GRAHAM
EDWARD MARTIN PARK
FALL CREEK PARKWAY AND 10TH ST.
INDIANAPOLIS, INDIANA 46202

[illegible]

	for working time lost	other cost category	total	
0000	\$179,648,000	(12,600,000)	\$167,048,000	27%

Year	Population	Area	Population	Area
1990	1,000,000	100,000	1,000,000	100,000
2000	1,200,000	120,000	1,200,000	120,000
2010	1,400,000	140,000	1,400,000	140,000
2020	1,600,000	160,000	1,600,000	160,000
2030	1,800,000	180,000	1,800,000	180,000
2040	2,000,000	200,000	2,000,000	200,000
2050	2,200,000	220,000	2,200,000	220,000
2060	2,400,000	240,000	2,400,000	240,000
2070	2,600,000	260,000	2,600,000	260,000
2080	2,800,000	280,000	2,800,000	280,000
2090	3,000,000	300,000	3,000,000	300,000
2100	3,200,000	320,000	3,200,000	320,000

Existing Storage Type	Inputs	Outputs/Storage
Unfilled	12	6
Unfilled	10	8
Unfilled	10	10
Unfilled	10	10
Unfilled	10	10
Unfilled	10	10
Total		60

▲ 2008 年 10 月 1 日起实施

Abstract

REPRODUCED

Ref. Party	Issue
------------	-------

15 JULY 2007

2008 2009

NORTH 0 45 90 135

SHEET TITLE:
CH. A-1000A-100 CH. A-1

PLANTING PLAN

KEY PLAN AND

NOTES

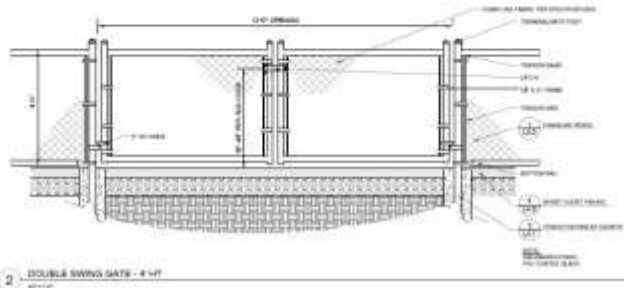
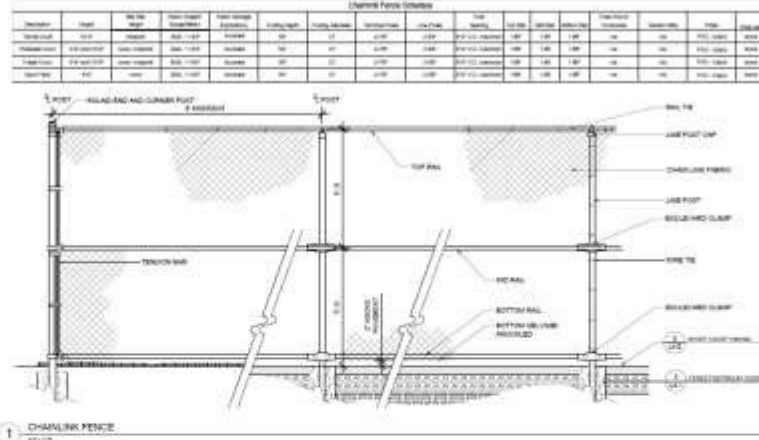
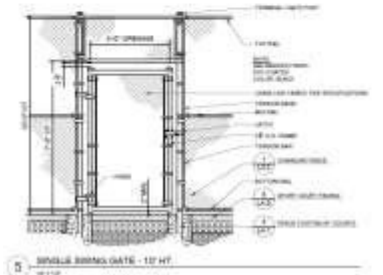
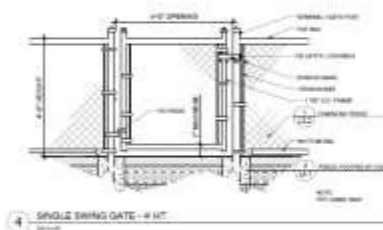
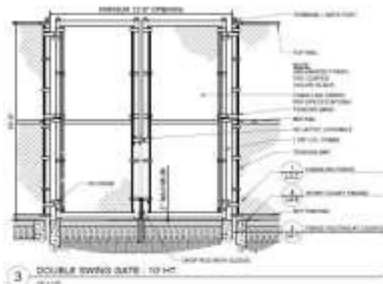
SECRET Approved

130

L3.0

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FENCE EXHIBIT



HITCHCOCK DESIGN GROUP

400 KNOXCASTLE
SUITE 200
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TEL: 317.554.4444
WWW.HITCHCOCKDESIGNGROUP.COM

PREPARED FOR
INDY PARKS AND
RECREATION
300 E. WASHINGTON ST.
INDIANAPOLIS, IN 46204

PROJECT
LT JR GRD GRAHAM
EDWARD MARTIN PARK
1400 GRAHAM PARKWAY AND 400 E
WASHINGTON ST., INDIANAPOLIS, IN 46204

REV. 10/15/2014
DATE: 10/15/2014

DESIGNED BY: [Signature]
CHECKED BY: [Signature]

DETAILS

L4.2



Photo of 700 West 16th Street looking southeast.



Photo of 1302 Fall Creek Parkway East Drive looking southwest.



Photo of the existing parking lot at 1302 Fall Creek Parkway East Drive looking south.



Photo of the existing basketball lot at 1302 Fall Creek Parkway East Drive looking west.



Photo of the proposed location of the new playground.



Location of the proposed cross walk between parcels.

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



Photo of the existing tennis courts at 700 West 16th Street.



Photo looking north where the proposed track, athletic field, and parking lot will be at 700 West 16th Street.

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



Photo of the southern property boundary at 700 West 16th Street.



Photo of single-family dwellings south of the subject site.



Photo of an existing playground further south of the proposed new playground.



Photo of single-family dwellings and mixed-use buildings east of the subject site looking south.

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



Photo of the subject site looking south towards Indiana Avenue.



Photo of the industrial property north of the subject site across 16th Street.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-APP-010
Property Address: 7331 West 34th Street (approximate address)
Location: Wayne Township, Council District #11
Petitioner: Antonio Palmero, by Brianna Cushman
Current Zoning: PK-2
Request: Park District Two Approval to provide for a detached single-family dwelling.
Current Land Use: Undeveloped
Staff Recommendations: Approval with commitment.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the October 9, 2025 hearing to the November 13, 2025 hearing at the request of a Registered Neighborhood Organization.

STAFF RECOMMENDATION

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

A 40-foot half right-of-way shall be dedicated along the frontage of 34th Street as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

LAND USE

The subject site is an undeveloped lot that is surrounded by single-family dwellings on all sides, zoned PK-2.

PARK DISTRICT -TWO APPROVAL

The purpose of the PK-2 district is to provide for flexible, but excellent and complementary development in proximity to a park. Dwellings, institutions, agriculture, and certain commercial and industrial uses are permitted in the PK-2 district.

This request would provide for PK-2 approval to provide for single-family dwelling. No use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.

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

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

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 40-foot half right-of-way along 34th Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

STAFF ANALYSIS

This request would provide for the construction of a single-family dwelling. As proposed, the filing noted the total living space would be 5,340 square feet with a main floor area of 3,100 square feet, a second-floor area of 2,240 square feet, and an attached garage measuring 4,300 square feet.

The site plan notes an approximate front setback of 183.25 feet and east side setback of 67.92 feet. Based on these measurements, the west side setback was determined to be approximately 71 feet from the covered porch with an approximate 510-foot rear yard. Considering the 6.14-acre lot size, these setbacks would be appropriate and reasonable for the lot size.

The single-family dwelling to the west has an approximate 124-foot front setback and two properties east of the subject site has a single-family dwelling with an approximate front setback of 156 feet. This is an indicator that the proposed front setback would not be uncommon or an outlier in the immediate area.

Furthermore, the proposed residential development of the site would be consistent with the Suburban Neighborhood recommendation of the Comprehensive Plan.

The Infill Housing Guidelines (2021 update) identify details related to site configuration and aesthetic considerations to guide growth and change to assure compatibility with the existing neighborhood.

Staff determined the construction of a single-family dwelling would be compatible with the neighborhood and would not cause an undue burden on the neighborhood.

For these reasons, staff is recommending approval of this request.

GENERAL INFORMATION

Existing Zoning	PK-2	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: PK-2	Residential (Single-family dwellings)
	South: PK-2	Residential (Single-family dwelling)
	East: PK-2	Residential (Single-family dwelling)
	West: PK-2	Residential (Single-family dwellings)
Thoroughfare Plan		
34 th Street	Primary Collector Street	80-foot proposed right-of-way and 40-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	

Site Plan	July 17, 2025
Site Plan (Amended)	N/A
Elevations	August 25, 2025
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	July 24, 2025
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Suburban Neighborhood development of the 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 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.
- **Conditions for All Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - 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.
- **Conditions for All Housing**
 - A mix of housing types is encouraged.

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- Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.
- 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.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.
- **Detached Housing**
 - The house should extend beyond the front of the garage.
 - Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.
- **The Environmentally Sensitive Areas Overlay modifies the detached housing uses as follows:**
 - Detached Housing - 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.

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

- **BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS**
 - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
 - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street

elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed or flush, narrow or wide.

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

Indy Moves

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

- Indy Moves Transportation Integration Plan (2018) proposes an on-street bike lane along 34th Street from Dandy Trail to Faculty Drive.

ZONING HISTORY

Zoning History – Site

2001-APP-142; 7311 West 34th Street (subject site), Park District-Two Approval to provide for a 60-unit multi-family residential condominium development, resulting in a density of 7.8 units per acre, **withdrawn**.

77-AP-173; (7311 West 34th Street subject site), Approval to construct addition to family room and utility area being in PK-2 district, **approved**. ‘

Zoning History – Vicinity

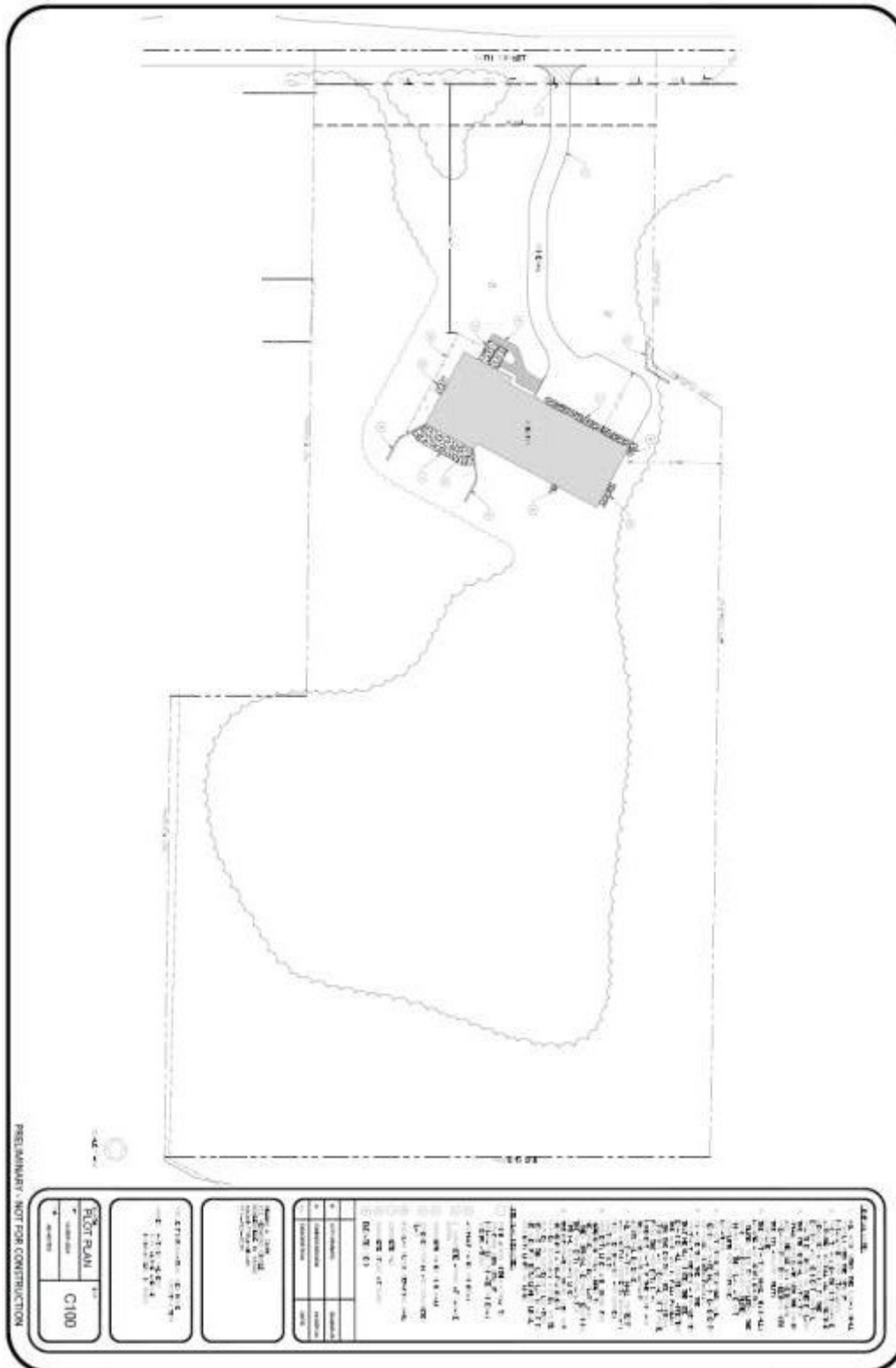
88-AP-89; 7239 West 34th Street (east of site), Approval to provide for construction of a detached garage, **approved**.

EXHIBITS

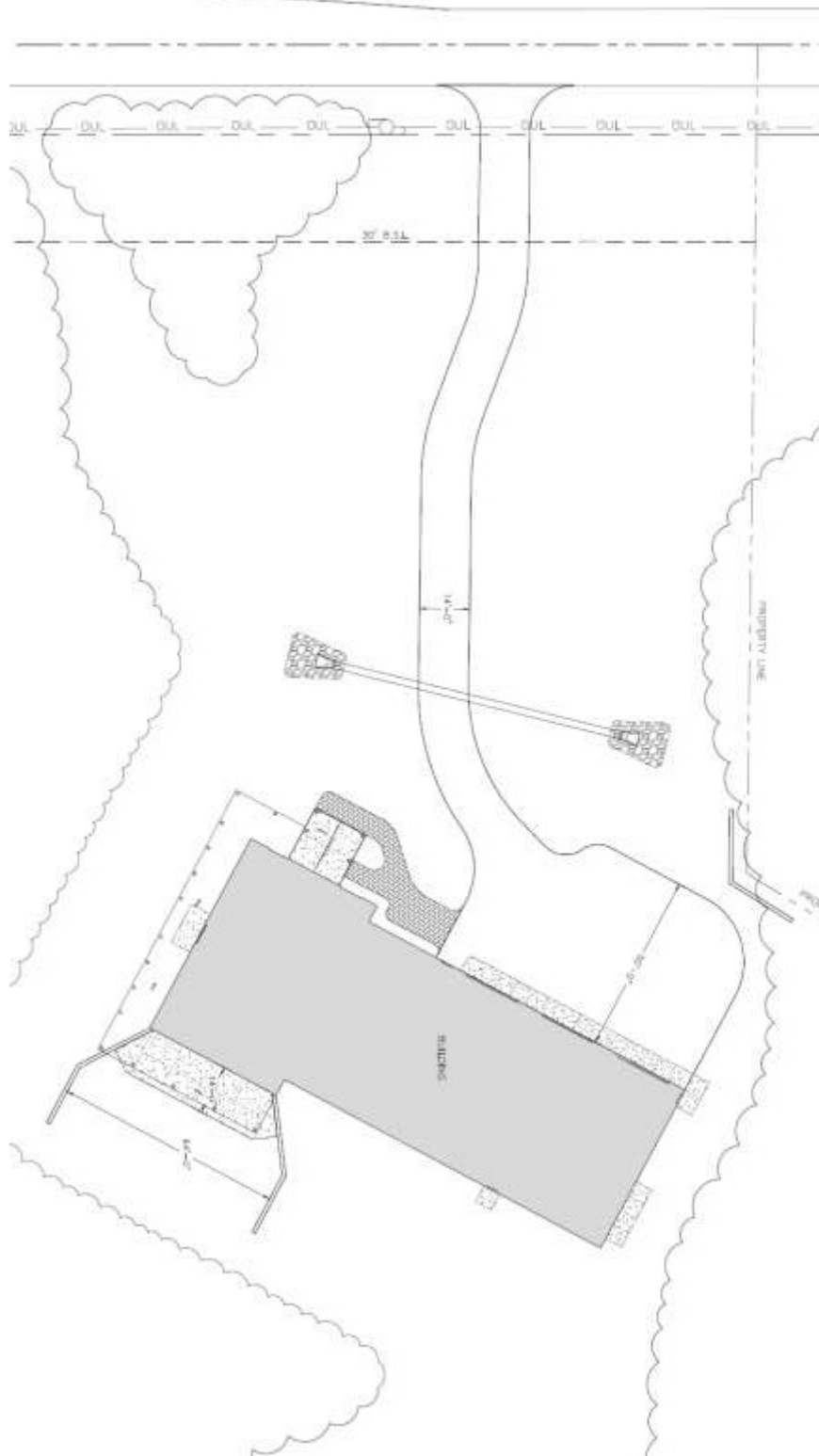


AERIAL MAP

SITE PLAN

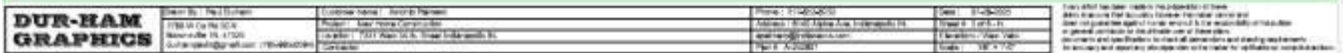


SITE PLAN CLOSE-UP



[illegible]

WEST ELEVATION



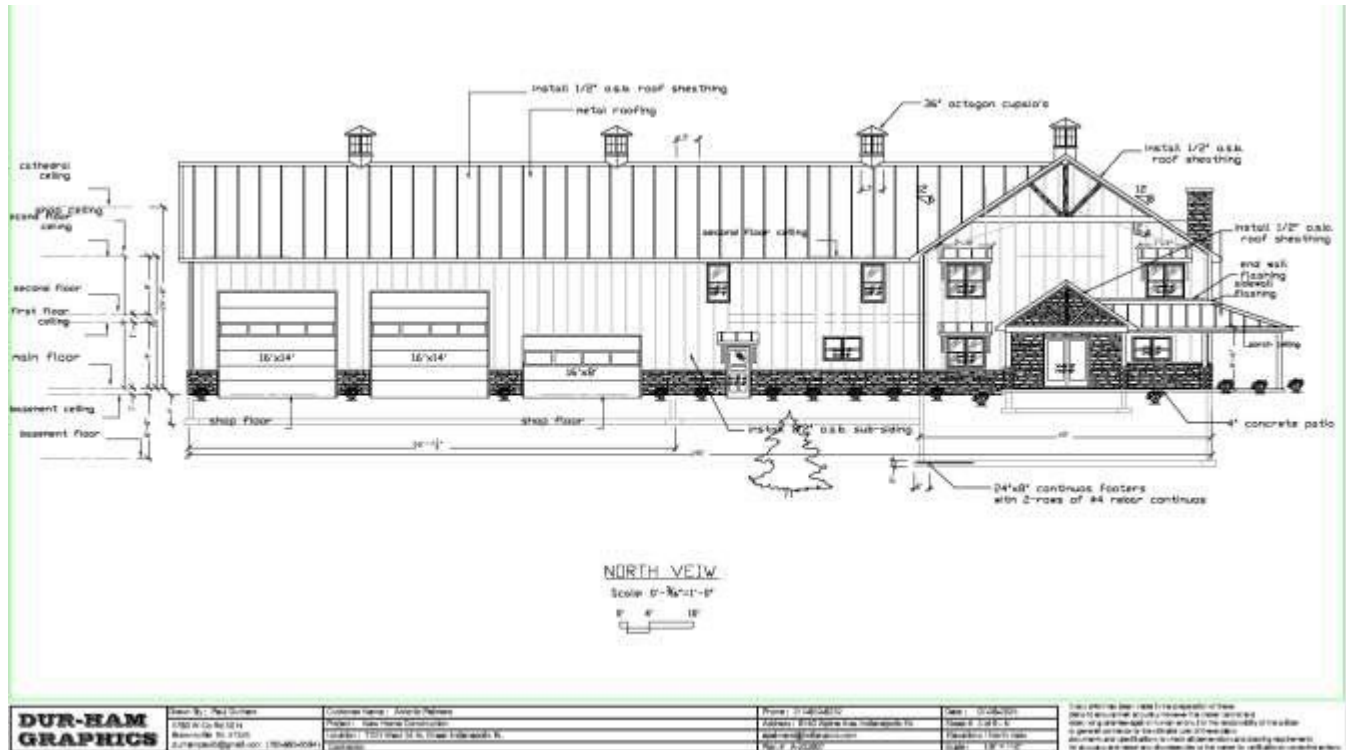
Architectural drawing of a three-story building elevation from the south. The drawing shows a complex structure with multiple gables, dormers, and a large central entrance. Key features include:

- Roof: Metal roof, roof sheathing installed, all framing wrapped with 1x cedar boards.
- Exterior: 3'6" x 2' entry door, 1/2" o.s.b. roof sheathing, 1/2" o.s.b. sub-siding.
- Floors: 4" concrete floor, 4" concrete patio, 2x12 deck joist & 2x6 decking.
- Windows: Various window sizes and placements, including a large central window.
- Other: Chimney, dormers, and a scale of 1/8" = 1'-0".

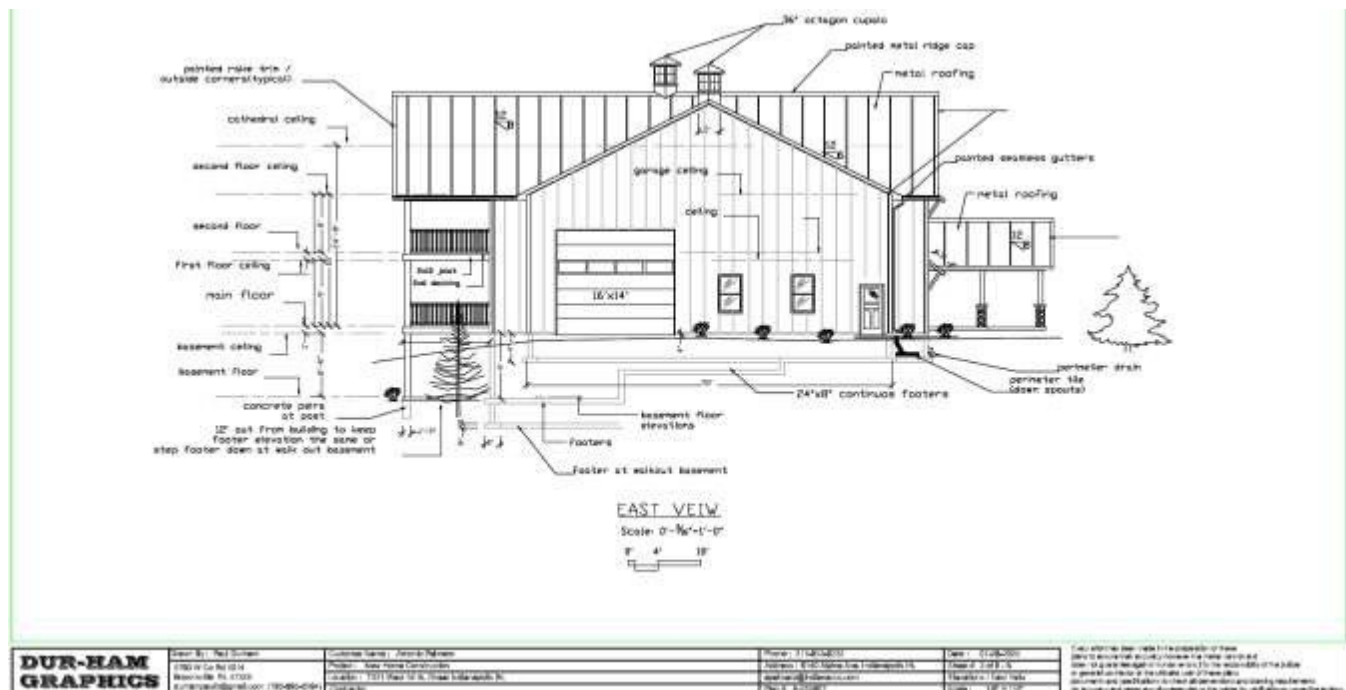
SOUTH VIEW
Scale 1/8" = 1'-0"

DUR-HAM GRAPHICS	Drawn By: Paul Sullivan 1795 S. 12th Ave. #10 Phoenix, AZ 85006 602-944-1111 paul@durhamgraphics.com (784)460-0101	Customer Name: Dur-Ham Graphics Project: New Home Construction Location: 1011 West 12th Street, Phoenix, AZ 85006 Date: 10/10/2010	Project: 1795 S. 12th Ave. #10 Address: 1795 S. 12th Ave. #10, Phoenix, AZ 85006 Web: www.durhamgraphics.com Phone: 602-944-1111 Email: paul@durhamgraphics.com	Date: 10/10/2010 Drawn By: Paul Sullivan Checked By: Paul Sullivan Project: 1795 S. 12th Ave. #10 Location: 1011 West 12th Street, Phoenix, AZ 85006	This drawing is the property of Dur-Ham Graphics. It is to be used for the project specified only. Any other use without the written consent of Dur-Ham Graphics is prohibited. The user of this drawing is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. Dur-Ham Graphics is not responsible for any errors or omissions in this drawing.
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NORTH ELEVATION



EAST ELEVATION



Petition Number _____

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

FINDINGS OF FACT

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

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

The proposed development is a two story single family residence "SFR" with an attached garage and is considered a permitted use as described in Table 742-108-2 (PK-2) and Table 743-1: USE TABLE - Residential/Household living. The proposed residential dwelling is consistent with other existing residential properties west of Fox Orchard and south of Interstate 74.

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

The proposed dwelling and garage share many characteristics of the surrounding adjacent neighbors with a compatible and conforming value, design, and overall scale. The proposed residential project will disturb less than one acre of the overall 6 acre tract leaving the majority of the property in open space. A Section 401 WQC Wetlands, Lakes and Streams Pre-Filing Meeting Request was submitted to IDEM and it was determined that the project would not impact any regulated water resources.

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

The proposed residential development provides sufficient multi-modal access consistent with a large scale estate type property.

The proposed structure is situated 183 ft from the W 34th Street Right-of-Way and all access to the structure shall be along the planned 14 ft width paved driveway.

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

The proposed single family residential development shall include a single access on W 34th Street. Traffic volume shall conform to the typical traffic counts anticipated with single family homes.

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

The low impact nature of the SFR provides open lawn area for proper drainage. Drainage from the roof area and driveway shall sheet flow to a well defined drainage way bisecting the property. Final utility design may include an on-site sewage disposal system and well or connections to public water and sewer if available.

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Current Planning**

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

The proposed SFR development complies with the Comprehensive Plan of Marion County for a traditional neighborhood with a SFR dwelling, within the PK-2 District zoning. The design, character, grade, location, and orientation take into consideration the existing topographic relief of the property. The properties south of W 34th Street act as an Interstate 74 buffer for the more dense residential neighborhood to the north.

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

There currently are no public sidewalks along the north or south side of W 34th Street west of Bayhead Drive. Specifically in the area of the proposed development the existing grades fall off abruptly along the south side of W 34 th Street and prevent the efficiently and economical construction of public sidewalks.

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



Photo of the subject site's entrance drive and adjacent single-family dwelling to the east.



Photo of the subject site looking south.

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Photo of the subject site looking east.



Photo of the subject site looking south towards the rear of the property.



Photo of the subject site looking north from the approximate location of the single-family dwelling.



Photo of the single-family dwelling west of the site.

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Current Planning**



Photo of the single-family dwellings north of the site.



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-APP-013
Property Address: 5425 Reed Road (approximate address)
Location: Pike Township, Council District #5
Petitioner: City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn
Current Zoning: PK-1
Request: Park District One Approval to provide for a concessions and comfort building.
Current Land Use: Soccer Complex / Park
Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the October 9, 2025 hearing to the November 13, 2025 hearing at the request of a Registered Neighborhood Organization.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The subject site is developed with soccer complex and park that is surrounded by single-family dwellings to the west, zoned PK-2, single-family dwellings and undeveloped land to the south, zoned PK-2, multi-family dwellings to the east, zoned PK-2, a park to the north, zoned PK-1, with a football training facility located northeast of the site, zoned PK-2.

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for updates to the site with a concessions and comfort building to include restroom facilities and concession stand. No use, building or structure is permitted for any purpose until a site and development plan for such land is approved, including the proposed use, proposed development and site plans exhibited below.

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

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

STAFF ANALYSIS

The proposed updates to the site with a concessions and comfort building would align with the Large-Scale Park and Linear Park recommendations of the Comprehensive Plan. Furthermore, the services to be provided would be beneficial to the public and participants of the soccer leagues held on site.

Staff will note that the Heritage Tree conservation section of the Ordinance would need to be adhered to during the preparation of land and construction.

For these reasons, Staff is recommending approval of the request.

GENERAL INFORMATION

Existing Zoning	PK-1	
Existing Land Use	Soccer Complex / Park	
Comprehensive Plan	Large-Scale Park / Linear Park	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	PK-1 / PK-2	Park / Football Training Center
South:	PK-2	Residential (Single-family dwellings)

East:	PK-2	Football Training Center / Residential (Multi-family dwellings)
West:	PK-2	Residential (Single-family dwellings) / Undeveloped
Thoroughfare Plan		
Reed Road	Secondary Arterial Street	80-foot proposed right-of-way and 77-foot existing right-of-way.
56 th Street	Primary Arterial Street	80-foot proposed right-of-way and 140-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	August 26, 2025	
Site Plan (Amended)	N/A	
Elevations	August 26, 2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 26, 2025	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

- The site is recommended as a Large-Scale Park and Linear Park that are non-typology land uses.
- These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.
- Large-Scale Parks are generally over 10 acres in size.
- The Linear Park land use category is intended for public or private property designated for active or passive recreation and is primarily used for the passage of people or wildlife. Examples are greenways, parkways, trails, off-street paths, and conservation areas.
- The existing and proposed uses of the site would align with these recommendations.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The Indy Greenways Full Circle Master Plan, Part One (2014) notes the Eagle Creek Greenway that runs along the western property boundary and wraps around the southern property boundary.
- “The 21-mile Eagle Creek corridor is located in the northwest portion of Marion County. The creek enters Marion County from Boone County and flows into the White River just south of downtown Indianapolis. Included in the Eagle Creek Greenway are the portions of the creek above and below Eagle Creek Park, as well as a designated route through the park.”
- “A comprehensive project development report for the entire Eagle Creek Greenway was completed in early 2000. The Eagle Creek Alignment report outlines the proposed trail routes and phases of construction as well as recommended design standards for the entire Eagle Creek Greenway. The goal established by this planning document is to connect the large recreational resource of Eagle Creek Park to neighborhoods and other parks and destinations along the way. About 70,000 people reside within one mile of the Eagle Creek Greenway. By creating proximity to and connectivity with open space resources, this large population base on the west side will realize relief from urbanization, gain nearby access to recreation, achieve a connection to natural areas, and be provided with safe alternative transportation routes.”
- The 56th Connector is an existing off-street multi-use trail along the north site of 56th from Dandy Trail to I-65.
- There is also an existing off-street multi-use trail, Eagle Creek Trail, along the north site of 56th Street from Reed Road towards Lafayette Road.

ZONING HISTORY

Zoning History – Site

96-AP-7; 5301 Reed Road (subject site), PK-2 Approval request to provide for a single-family development with a maximum of 57 lots meeting or exceeding D-3 development standards, **denied**.

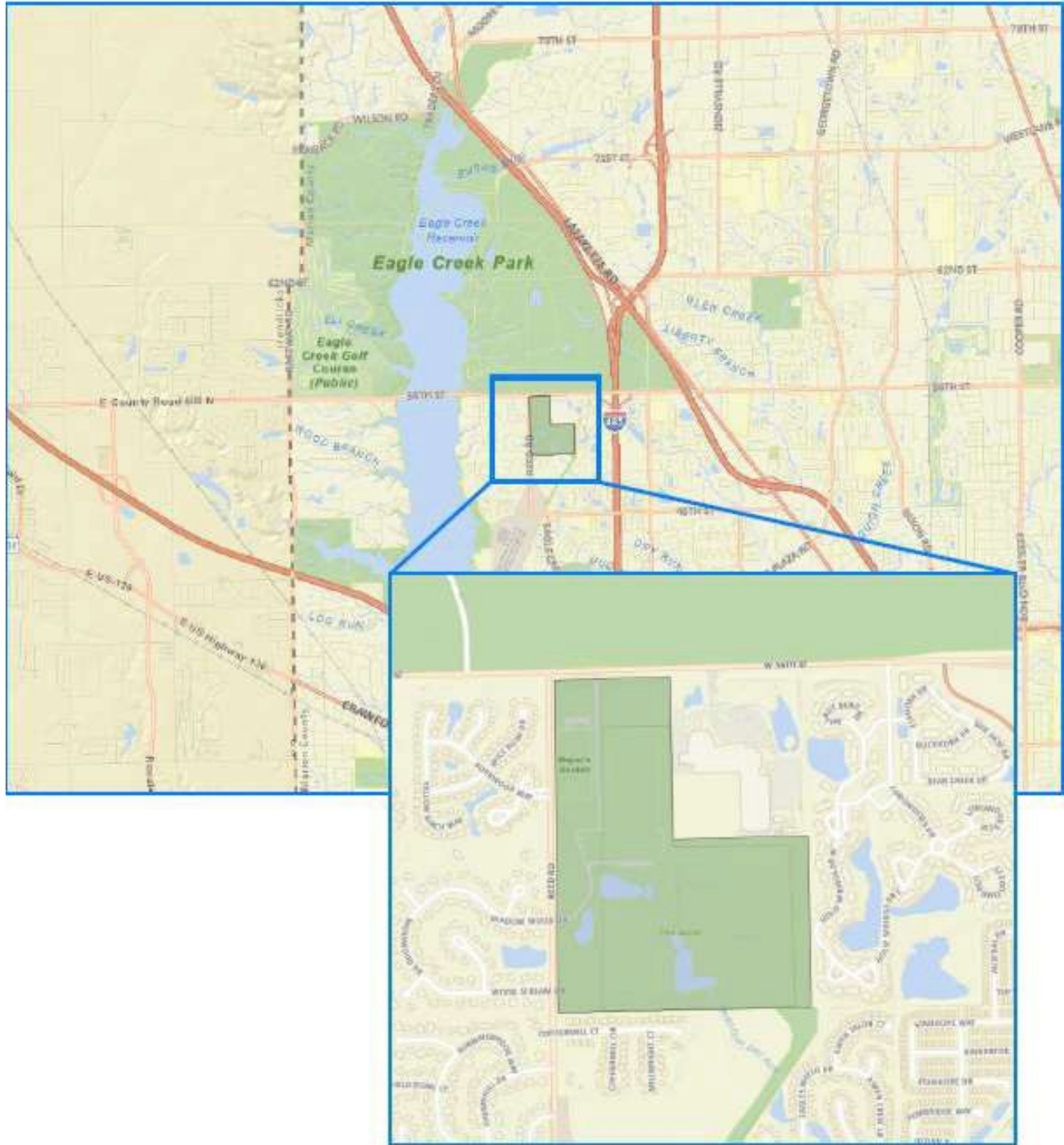
96-Z-14; 5301 Reed Road (subject site), Rezoning of 19.6 acres, being in the PK-1 District, to the PK-2 classification to provide for residential development, **denied**.

EXHIBITS

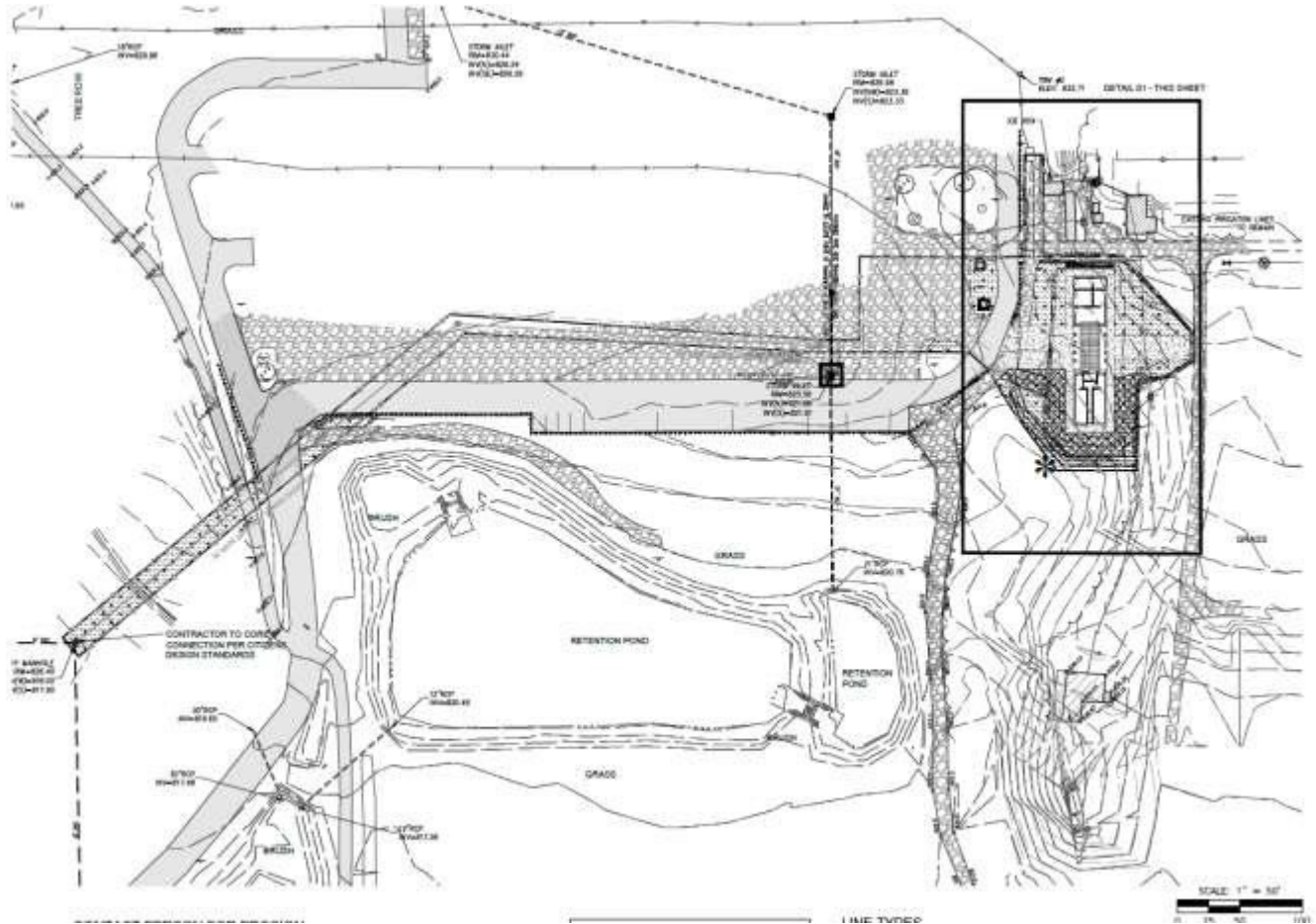


AERIAL MAP

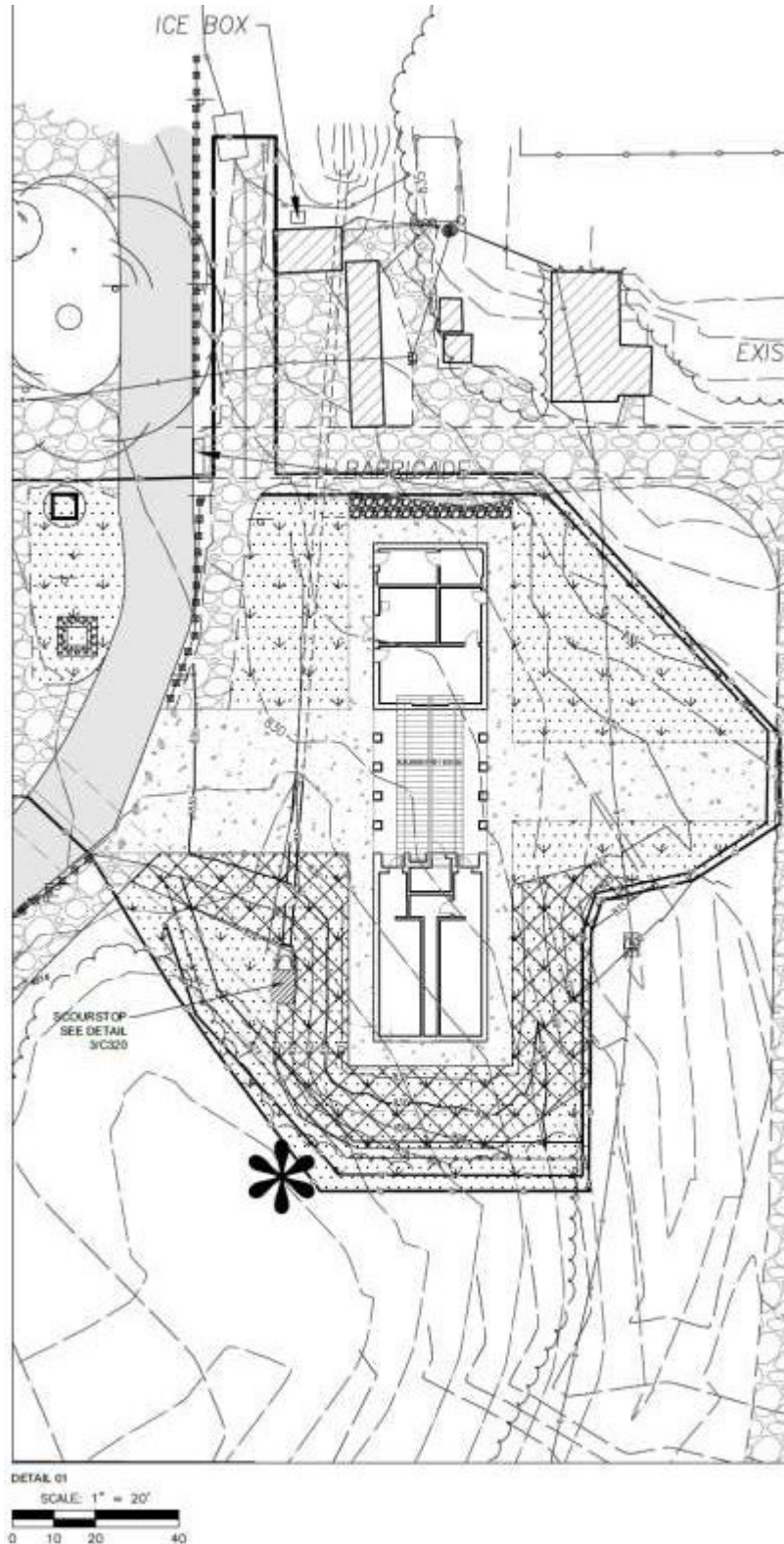
Indy Parks Area Map | Geisse Soccer Complex

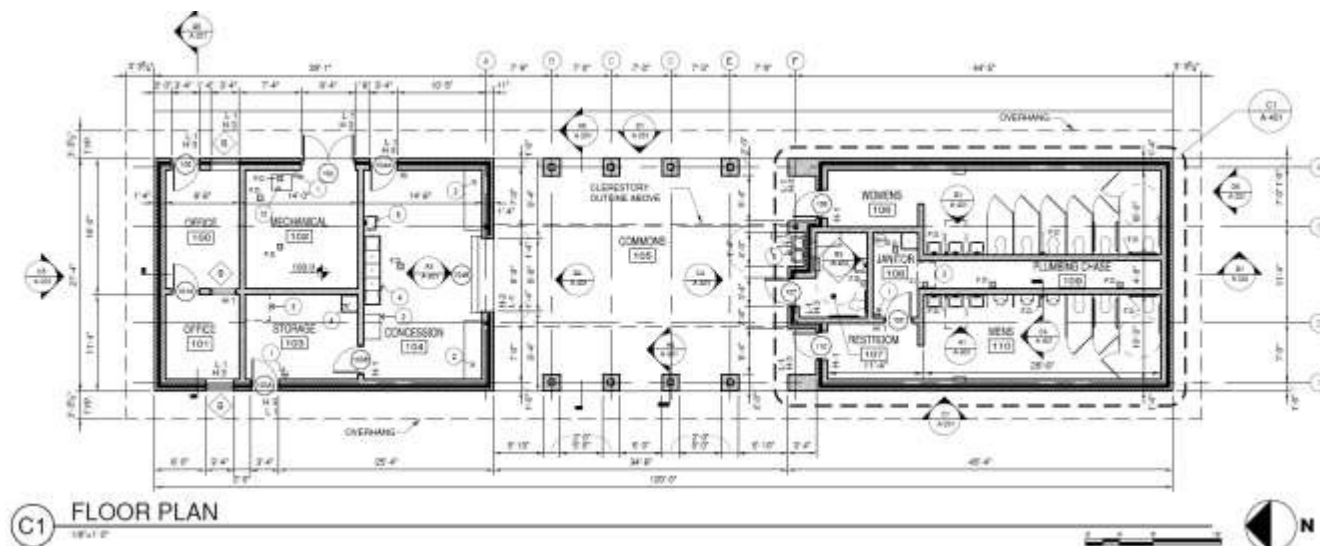
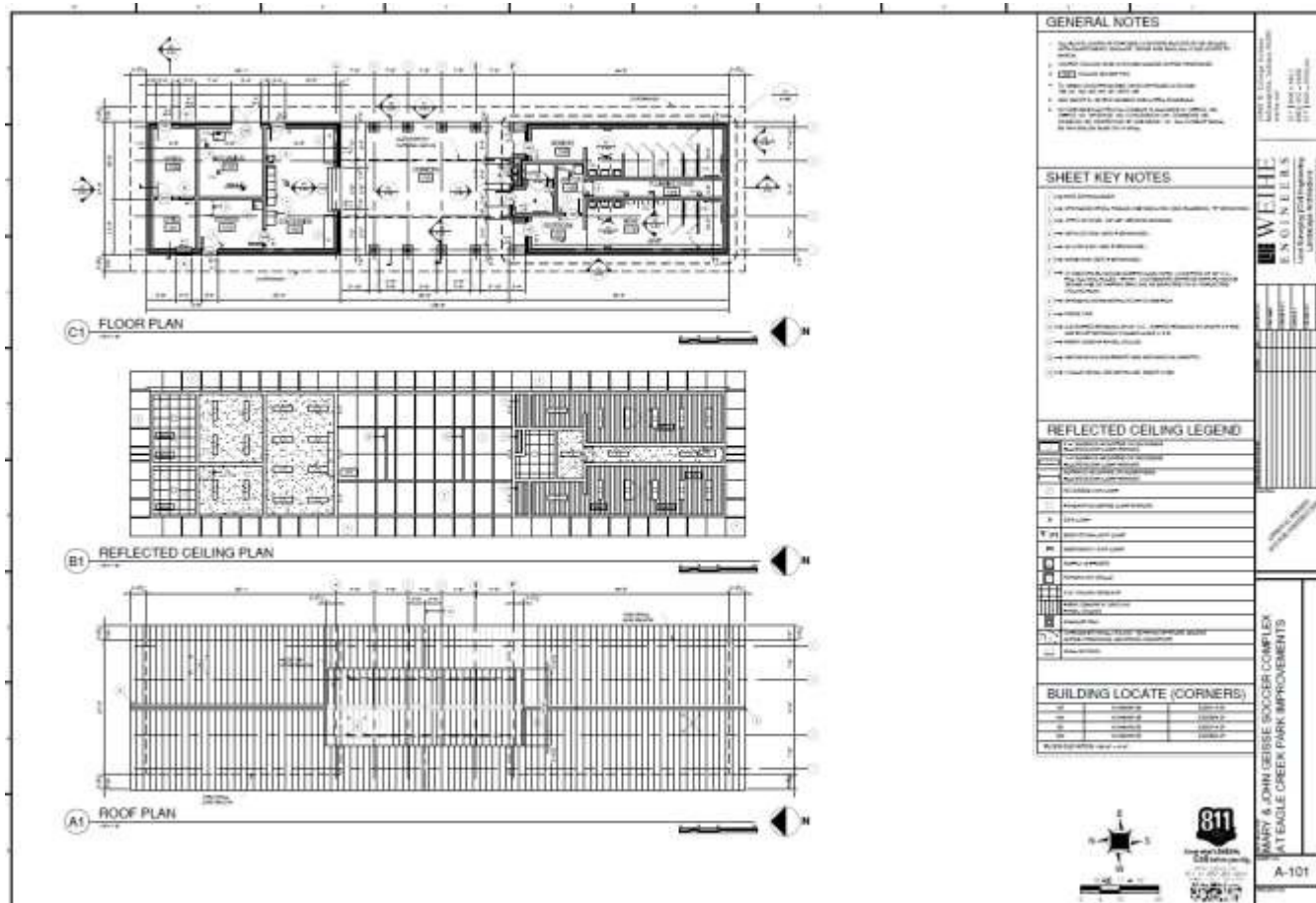


SITE PLAN

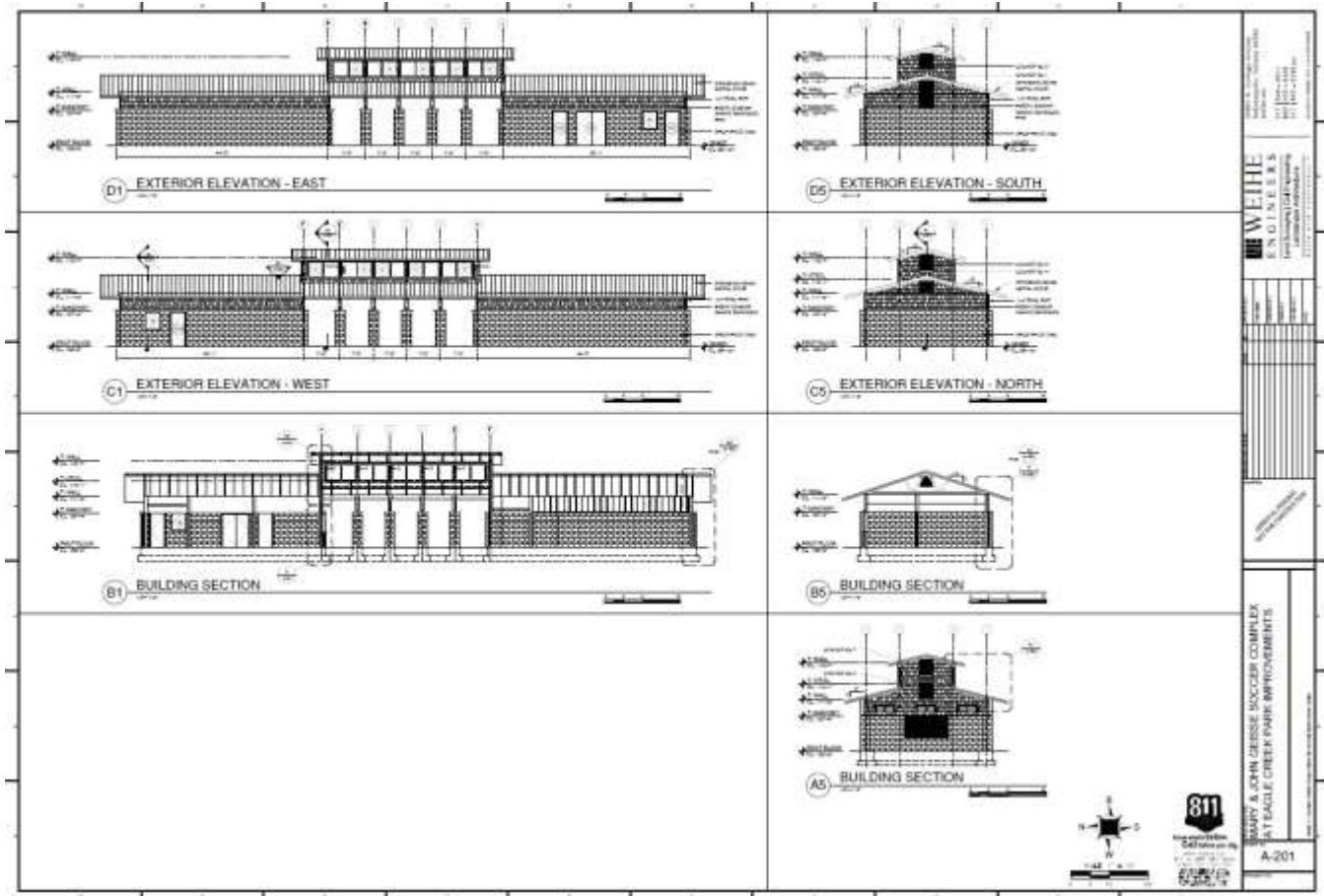


SITE PLAN CLOSE-UP

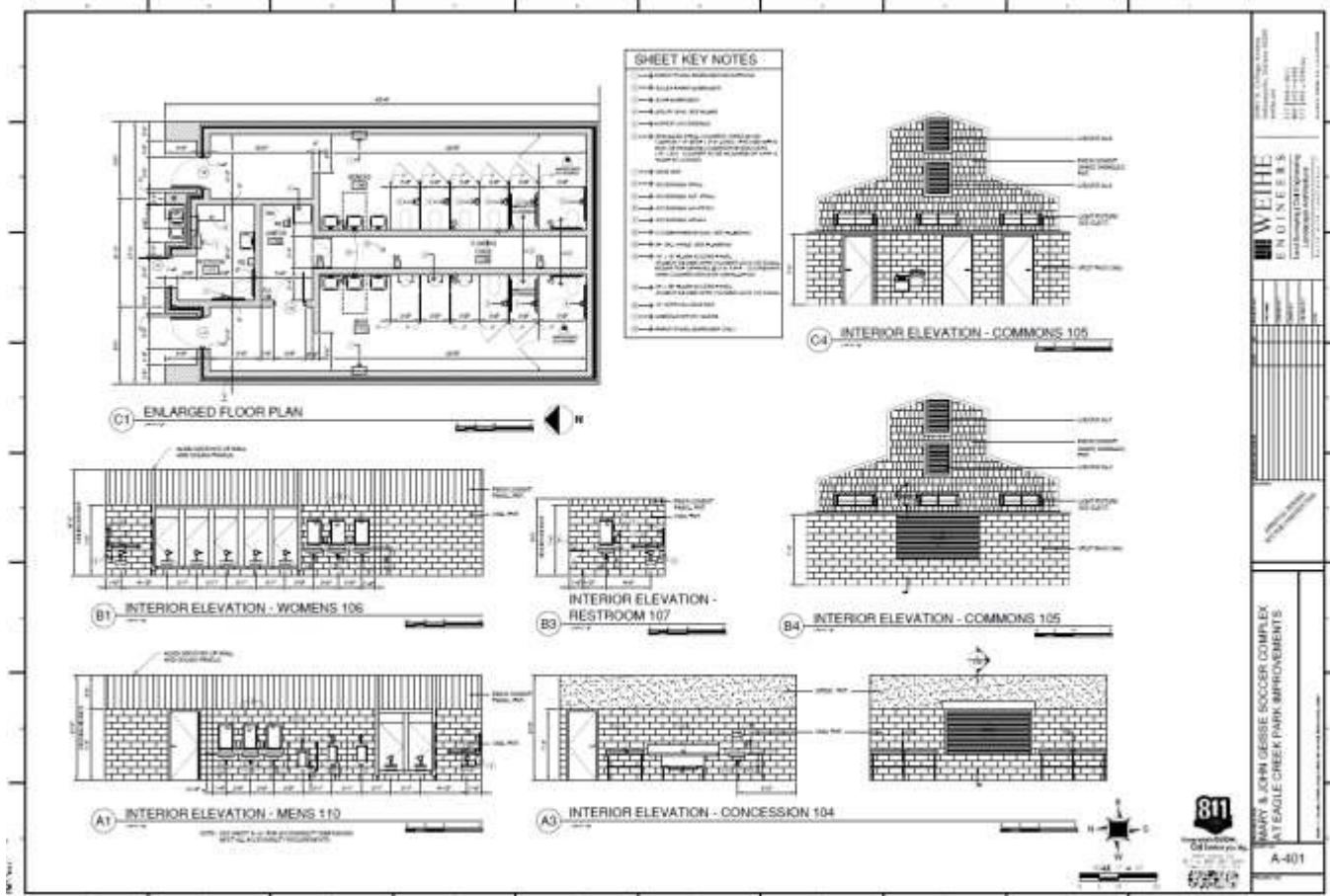




ELEVATIONS



INTERIOR ELEVATIONS



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

Petition Number _____

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

FINDINGS OF FACT

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

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

The Land Use Plan identifies that the parcel is a Park, zoned PK1, surrounded by zones PK1 and PK2. Per the Consolidated Zoning/Subdivision Ordinance, parks or playgrounds are permitted uses in all zoning districts. The site development plan improves the condition of the park through the development of a new comfort station/concessions building, and drainage improvements.

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

The site development plan calls for the construction of a new comfort station/concessions building with sidewalks to connect to existing features within the park. Additional improvements will be made to the drainage within the park.

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

Existing paths and parking spaces are available within the park, new sidewalk is proposed to connect the building to the existing features.

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

Existing controls are already included in and adjacent to the existing park; and new sidewalk will be added to connect the proposed building to existing park features.

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

The park is serviced by the owner (Indy Parks) and the Department of Public Works. Property drainage is being designed by a professional engineer and incorporates appropriate low-impact designs.



Photo of the north entrance to the subject site looking south from 56th Street.



Photo of the subject site looking southeast from 56th Street.



Photo of the west entrance to the subject site looking east from Reed Road.



Photo of the proposed building location on the left.

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



Photo of the existing structures north of the proposed building.



Photo of one of the parking areas northwest of the proposed building.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-098
Property Address: 6157 East 38th Street (Approximate Address)
Location: Warren Township, Council District #9
Petitioner: Thomas L. Pottschmidt
Current Zoning: C-5 (TOD)
Request: Rezoning of 1.8 acres from the C-5 (TOD) district to the I-3 (TOD) district for medium industrial uses.
Current Land Use: Auto Repair Shop
Staff Recommendations: Denial

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the October 9, 2025 hearing to the November 13, 2025 hearing at the request of a registered neighborhood organization.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.

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

A 59.5-foot half right-of-way shall be dedicated along the frontage Thompson 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).

PETITION OVERVIEW

LAND USE

The 1.8-acre subject site is developed with a large commercial building used for an auto repair shop. It is bordered to the west by a laundromat, zoned C-5, to the east by an undeveloped lot, zoned C-5, and a railroad to the south, zoned C-5. There is a restaurant, zoned C-4, and a grocery store, zoned C-S, to the north of the site across 38th Street.

REZONING

The grant of the request would rezone the property from the C-5 district to the I-3 district to permit for medium industrial uses.

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, etcetera. 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 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.

TRANSIT ORIENTED DEVELOPMENT SECONDARY DISTRICT

The intent of the Transit Oriented Development (TOD) Secondary District is to coordinate more compact, walkable and urban development patterns with public investment in the transit system. These development patterns ensure that walking and biking are viable options for short trips and transit is a priority for longer trips. Development patterns and site designs that prioritize automobile travel undermine these public and private investments. This district follows the policies and principles of the comprehensive plan, the transit-oriented development strategic plans, and the Livability Principles in this code, and has the following specific design objectives:

1. Place a wide range of housing types within walking distance of commercial centers and transit stops or stations, and at a critical mass that supports these places.
2. Create connections through many different modes of transportation between neighborhoods and places for commercial services and employment.
3. 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.
4. Ensure human-scale design that prioritizes relationships of sites and buildings to the streetscapes.

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 44-foot half right-of-way along 38th Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

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STAFF ANALYSIS

The site is currently utilized as an auto repair shop within the existing building with associated outdoor storage of vehicles. To staff's understanding, the auto repair business will not be relocated from the site.

In Staff's opinion, the request to increase the zoning district from commercial to industrial would not be necessary since the subject parcel is used to capacity without vacant space in the existing building to allow an additional tenant. Instead, new development on site would only be possible with the removal of the wooded area south of the building. If this were proposed, staff is concerned with the clearing of the site in the event heritage trees are present that would need to be preserved.

The petitioner's representative indicated that they had intended to include the undeveloped parcel to the east with the rezoning request but failed to amend the filing. Therefore, staff's review is solely based on the parcel that was requested in the application form.

As proposed, the I-3 district would allow for medium industrial uses that would not align with the Comprehensive Plan recommendation of Light Industrial development. Instead, it would draw in more intense uses that could generate pedestrian and cyclist conflicts.

Lastly, the existing C-5 (TOD) district aligns more with the Comprehensive Plan recommendation and could remain without issue.

For these reasons, staff is recommending denial of the request since it was determined that the industrial rezoning of this site would be inappropriate along the Blue Line Transit Oriented Development corridor by not meeting the intent of the Transit Oriented Development Secondary District to promote walkability and neighborhood serving businesses.

GENERAL INFORMATION

Existing Zoning	C-5 (TOD)	
Existing Land Use	Auto Repair Shop	
Comprehensive Plan	Light Industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: C-4 / C-S	Restaurant / Grocery Store
	South: C-5	Railroad
	East: C-5	Undeveloped
	West: C-5	Laundromat
Thoroughfare Plan		
38 th Street	Primary Arterial Street	88-foot proposed right-of-way and 77-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	

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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Purple Line Transit-Oriented Development Strategic Plan (2021)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Light Industrial development of the site.
- The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.
- **Light Industrial Uses**
 - Industrial truck traffic should not utilize local, residential streets.
 - Streets internal to industrial development must feed onto an arterial street.
 - Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.
- **Heavy Commercial Uses**
 - Removed as a recommended land use where they would be adjacent to a living typology.
- **Small-Scale Offices, Retailing, and Personal or Professional Services**
 - Should be subordinate to and serving the primary uses of production, warehousing, and offices. Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the light industrial

typology. Should be located and served in such a way that the use will not interfere with industrial traffic or loading.

- When the Light Industrial typology is located within the Transit-Oriented Development (TOD) overlay, there are specific uses to be modified or removed. The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- The modified or removed uses are as follow:
 - **Modified Uses**
 - Small Scale Offices, Retailing, and Personal or Professional Services - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)
 - Light Industrial Uses - Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) Only small-scale light industrial uses are appropriate in this overlay.
 - **Removed Uses**
 - Heavy Commercial Uses
 - Wind or Solar Farms

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site falls within the Purple Line Transit-Oriented Development Strategic Plan (2021).
- The closest transit station is located within a ¼ mile west of the site at the 38th Street and Arlington Avenue intersection. It is classified as a community center typology that has the following characteristics:
 - A dense mixed-use neighborhood center
 - • Minimum of 2 stories at core
 - • No front or side setbacks at core; 0-10 ft. front setbacks and 0-10 ft. side setbacks at the periphery
 - • Multi-family housing with a minimum of 3 units
 - • Structured parking at the core and attractive surface parking at the periphery

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)

- Indy Moves Transportation Integration Plan (2018) recommends an off-street walk/bike multi-use path along 38th Street. From Sutherland Avenue to Post Road.

ZONING HISTORY

Zoning History – Site

55-A-32; East of Arlington Avenue on the south side of 38th Street (subject site), Rezoning of a tract of land containing approximately 8.97 acres, being in an R-3 (Residential) district, to a B-6 (7) classification to provide for the construction and operation of a drive-in restaurant, **approved**.

Zoning History – Vicinity

2021-CZN-857 / 2021-CVR-857; 6205, 6215 and 6225 East 38th Street (east of site), Rezoning of 7.27 acres from the C-5 district to the I-1 district to provide for a commercial contractor and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial contractor with outside storage of materials and equipment in excess of 25% of the square-footage of the buildings (maximum 25% of all buildings permitted).

2020-CZN-840 / 2020-CVR-840; 6190 East 38th Street and 3850 North Sheridan Avenue (north of site), Rezoning of 6.6 acres from the SU-1 and C-4 districts to the C-S district to provide for a medical device manufacturing facility, including warehousing, wholesaling and distribution as an accessory use; all C-1 uses; vocational, technical or industrial school or training facility; hospital; animal care and veterinary services; farmers' market; artisan food and beverage; business, home and personal services or repair (not including a tattoo parlor); eating establishment or food preparation; indoor recreation and entertainment; department store; grocery store; light and heavy general retail; transit center; recycling station; all accessory uses permitted by the C-4 district; and with all proposed signs meeting C-4 standards. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a maximum building height of 65 feet and to eliminate the maximum setback requirement (38-foot height permitted and maximum 65-foot setback permitted), **approved and granted**.

93-Z-74; 3745 North Arlington Avenue (west of site), Rezoning of 7.29 acres, being in the C-5, D-4 and D-A Districts, to the I-2-S classification to provide for the construction of a second building for industrial purposes, **approved**.

62-Z-143; South of 38th Street approximately 300 feet east of Arlington Avenue (west of site), Rezoning of 5.08 acres, being in B-3 district, to B-5 classification to permit automobile sales and service, **approved**.

61-Z-80; Northeast corner of Arlington Avenue and East 38th Street (north of site), Rezoning of 18.45 acres to U3-H1-A2 classification to permit a retail store, **approved**.

57-A-24; South and west site of Arlington Avenue and 30th Street (west of site), Rezoning of a parcel of land containing approximately 3.5 acres, being in R-4 and R-3 areas to B-3 classification to provide for the construction and development of a community shopping center consisting of personal service shops, retail sales and auditorium, **approved**.

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A-A- 0; Northeast corner of State Roads 52 and 100 (east of site), Rezoning of a tract of land containing approximately 23 acres, being in an A-2 (Agricultural) district to a B-3 classification to provide for the construction of a shopping center consisting of five principal buildings for retail sales, inside service restaurant, personal service shops and auditorium, **approved.**

A-A- 1; South of 38th Street and east side of Arlington Avenue (west of site), Rezoning of a parcel of land containing 1.209 acres, being in an A-2 (Agricultural) district to an A-1 classification to provide for the construction of commercial green houses, **approved.**

A-A- 2; South of 38th Street and east side of Arlington Avenue (west of site), Rezoning of a parcel of land containing 0.45 of an acre, being in an A-2 (Agricultural) district to a B-1 classification to permit the operation of a retail fruit store in existing residence, **approved.**

EXHIBITS



AERIAL MAP

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Photo of 6157 East 38th Street looking south across 38th Street.



Photo of the subject site's western building façade looking north.



Photo of the rear yard of the subject site.



Photo of the undeveloped rear portion of the site looking south.



Photo of the adjacent undeveloped property east of the site.



Photo of the laundromat west of the site.

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Photo of a restaurant north of the site.



Photo of a grocery store northeast of the site.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-100
Property Address: 1231 West Troy Avenue
Location: Perry Township, Council District #22
Petitioner: Jaak Properties, LLC, by David Gilman
Current Zoning: D-4 (FF) / C-5 (FF)
Request: 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.
Current Land Use: Industrial uses
Staff Recommendations: Approval

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the automatic continuance filed by a registered neighborhood organization that continued this petition from the October 9, 2025 hearing, to the November 13, 2025 hearing.

STAFF RECOMMENDATION

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. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
2. A site plan, landscape / Green Factor plan, and lighting plan be submitted for Administrator Approval by March 1, 2026, that complies with all development standards of the I-2 (FF) district including, but not limited to, transitional yard setbacks, screening, paved /striped parking lot, and outdoor storage / operations. Site access shall be limited to West Troy Avenue.
3. Any and all improvements, along with correcting all the violations and removal of the mobile home, shall be completed by October 1, 2026.

PETITION OVERVIEW

This 1.125-acre site, zoned D-4 (FF) and C-5 (FF) is developed a commercial building and outdoor storage. It is surrounded by industrial uses to the north, zoned I-3 (FF); single-family dwellings to the south, zoned D-4 (FF); commercial uses to the east, across Arbor Avenue, zoned C-7 (FF); and outdoor storage to the west, across Coffey Street, zoned I-3 (FF).

Petition 2025-UV3-008 requested a variance of use to provide for a towing service. This petition was withdrawn, and a rezoning filed.

REZONING

The request would rezone the site to the I-2 (FF) district for light industrial uses. “The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer. For application to the older industrial districts within the central city, standards specifically accommodate the use of shallow industrial lots. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited throughout the district to a percentage of the total operation.”

The Comprehensive Plan recommends Light Industrial typology for the site.

As proposed, this request would generally be consistent with the Comprehensive Plan recommendation but would not align with the Pattern Book recommendations that would mitigate the impact of the proposed towing operation from the abutting residential uses to the south.

Violations – VIO25-005733

Following zoning inspections earlier this year VIO25-005733 (10 violations) was issued that included zoning violations for signage without required permits, parking / storage of commercial vehicles in dwelling district, towing business not permitted in D-4 or C-5 districts, unscreened outdoor storage / operations, unpaved / unstriped parking area, unenclosed dumpster, fencing with barbed wire, storage of inoperable vehicles, and outdoor storage / operations exceeding the permitted square footage.

Staff believes that a date on which all violations would be addressed and corrected is reasonable and should be included as a commitment.

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 entire site is located with the 100-year floodplain of White River and Highland Creek.

Floodway / Floodway Fringe

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 (I-2 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

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:

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

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

Planning Analysis

As proposed the request would be consistent with the Comprehensive Plan recommendation but would not be consistent with recommendations and guidelines in the Pattern Book because of the ES overlay related to the floodplain.

The Pattern Book recommends that traffic avoid local streets and feed onto an arterial street. Access to this site appears to be limited to West Troy Avenue, a primary arterial. Because of the site's frontage on two local streets (Arbor Avenue and Coffey Street), staff believes site access should not occur on either of those local streets. This would mitigate the impact on the residential uses to the south of potentially 24-hours, seven days a week heavy traffic to the site.

Modifications identified in the Pattern Book for environmentally sensitive areas removes light industrial uses as a recommended land use.

Because of the surrounding commercial and industrial uses to the west, north and east, however, staff supports the request and believes that site improvements consistent with the Ordinance would mitigate some concerns on surrounding land uses, particularly the residential uses to the south. Consequently, staff would request the submittal of a site plan, landscape / Green Factor plan, and photometric plan for Administrator Approval by March 1, 2026. This submittal should be consistent with all the development standards for the I-2 district including, but not limited to, transitional yard setbacks, landscaping, screening, lighting and identification of the area for outdoor storage and operations (limited to 1,078 square feet).

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These plans should also address violations, including but not limited to paving and striping of the parking areas, which will require an Improvement Location Permit (ILP). Staff would also request that site access be limited to West Troy Avenue.

During the site visit, staff observed a dilapidated and uninhabitable mobile home on the site. Because residential uses are not permitted in the I-2 district and the mobile home appears to be unrelated to the proposed towing operation, this structure should be removed.

Staff would request that any and all site improvements, including the removal of the mobile home be completed by October 1, 2026.

GENERAL INFORMATION

Existing Zoning	D-4 (FF) / C-5 (FF)	
Existing Land Use	Towing service operation	
Comprehensive Plan	Light industrial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: I-3 (FF)	Industrial uses
	South: D-4 (FF)	Single-family dwelling
	East: C-7 (FF)	Commercial uses
	West: I-3 (FF)	Outdoor storage
Thoroughfare Plan		
West Troy Avenue	Primary Arterial	Existing 84-foot right-of-way and proposed 56-foot right-of-way.
Arbor Avenue	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Coffey Street	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	Yes – 100-year floodplain of White River and Highland Creek	
Overlay	Overlay – Environmental Sensitive Areas	
Wellfield Protection Area	No	
Site Plan	N/A	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	

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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Light Industrial typology. “The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.”

Pattern Book / Land Use Plan

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

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

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

Modifications

The Pattern Book also provides guidance related to overlays and whether an overlay adds, modifies, or removes the recommended land uses within the base typology. This site lies within the Environmental Sensitive Areas (ES) overlay, with the following modifications.

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Added Uses

No uses are added.

Modified Uses

Small-Scale Offices, Retailing, and Personal or Professional Services – Any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.

Removed Uses

Heavy Commercial Uses
Light Industrial Uses
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.

ZONING HISTORY

2025-UV3-008, 1231 West Troy Avenue, requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a towing facility, **withdrawn**.

VICINITY

2022-ZON-074 / 2022-VAR-005; 1305 West Troy Avenue (west of site), requested rezoning of 0.8 acre from the C-5 (FF) and D-4 (FF) districts to the I-3 (FF) district and a Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for truck parking/storage in the floodway fringe, **approved / withdrawn**.

2022-UV3-005; 3017 & 3031 Chase Street (southwest of site), requested a variance of use to provide for outdoor storage of vehicles and equipment in a D-4 district, **withdrawn**.

2015-ZON-043; 1447 West Troy Avenue (west of site), requested the rezoning of 1.6 acre from the C-5 district to the I-3-U district, **approved**.

2010-ZON-012; 3017 South Chase Street (southwest of site), requested the rezoning of 0.32 acre from the D-4 district to the I-2-S district, **denied**.

2004-ZON-057; 1447 West Troy Venue (west of site), requested the rezoning of 0.64 acre from the D-4 district to the C-5 district, **approved**.

2003-ZON-116; 3017 – 3019 South Harding Street (southwest of site), requested the rezoning of 1.2 acre from the D-4 district to the I-2-U district, **approved**.

96-UV1-59; 2995 South Harding Street (northwest of site), requested a variance use to provide for a mobile office leasing business in an I-3-U district and a variance of development standards to provide for excess outdoor storage, **approved**.

94-UV3-136; 3011 Chase Street (southwest of site), requested a variance of use to provide for motorcycle repair and sales and a contracting business in a dwelling district, **approved**.

EXHIBITS





View looking east along West Troy Avenue



View looking west along West Troy Avenue



View looking south along Arbor Avenue



View looking north along Arbor Avenue



View looking south along Coffey Street



View looking north along Coffey Street



View of site looking south across West Troy Avenue



View of site looking south across West Troy Avenue



View of site looking south across West Troy Avenue



View of site looking east across Coffey Street



View of site looking east across Coffey Street



View of site looking west across Arbor Avenue

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View of site looking west across Arbor Avenue



View looking west across intersection of Arbor Avenue and West Troy Avenue

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-102 (Amended)
Property Address: 2802 Merchants Drive and 2802 Lafayette Road (Approximate Addresses)
Location: Wayne Township, Council District #11
Petitioner: Timberland Home Center, by David Gilman
Current Zoning: C-4 (FF) (FW)
Request: Rezoning of 13.05 acres from the C-4 (FF) (FW) district to the C-7 (FF) (FW) district to provide for heavy commercial uses.
Current Land Use: Undeveloped land
Staff Recommendations: Denial

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the October 9, 2025 hearing to the November 13, 2025 hearing at the request of the petitioner to allow them additional time to amend the request and provide new notice.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.

PETITION OVERVIEW

LAND USE

The 13.05-acre subject site is comprised of one (1) complete parcel (9050857) and a portion of another (9026830).

The site is bordered to the west by an undeveloped lot, zoned I-3, a gas company to the south, zoned I-4, commercial uses to the east, zoned C-4, and a commercial building and associated parking lot to the north, zoned C-4.

REZONING

The grant of the request would rezone the property from the C-4 district to the C-7 district to permit heavy commercial uses.

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

The C-7 District is designed to provide specific areas for commercial uses which have unusually incompatible features relative to other commercial uses, such as major outdoor storage or display of sizeable merchandise and the outdoor parking and storage of trucks, materials, or equipment essential to the operation of these uses. Many of these uses generally are not visited by customers, but rather involve service operations from headquarters with some on-site fabrication of parts. The nature of operation or appearance are more compatible with industrial than retail commercial activities. Because of the character and intensity of these uses, this district should be appropriately located on major commercial arterial thoroughfares and near interstate freeways, but not in close association with those commercial activities involving shopping goods, professional services, restaurants, food merchandising, and the like. Due to the intensity of uses, location of this district should never be adjacent to protected districts.

FLOODWAY / FLOOD FRINGE

This site lies partially within the floodway and floodway fringe of Little Eagle Creek, which runs along the site's west property boundary line. Development within the floodway and floodway fringe must comply with the Flood Control Secondary Zoning Districts regulations.

STAFF ANALYSIS

The petition was initially filed to rezone the site from the C-4 (FF)(FW) district to the to the I-3 (FF)(FW) district. The request was later amended to rezone the site to the C-7 (FF)(FW) district.

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

The current proposed use would be a lumber company, which falls under the Commercial and Building Contractors classification. The intent would be to house unlimited outdoor operation and storage of lumber materials for manufactured wood products such as wood trusses, floor joists, and the like for local builders.

Staff has concerns with the proposed use in relation to the Little Eagle Creek along the western property boundary and environmentally sensitive areas such as the floodplain, floodway, and forest alliance woodlands that border the property along the west and southwest portions of the site.

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Staff is recommending denial of the request since the proposed use would not align with the Community Commercial or Floodway recommendations of the Comprehensive Plan.

Furthermore, the C-7 district is not intended to serve the surrounding residents or community as is recommended with the Community Commercial typology. Instead, this district provides for services for companies and overall regional area rather than individuals or community members and is more compatible with industrial activities.

One item to note is the fence height limitations of the I-3 district are six (6) feet in the front yard and 10 feet at the side and rear yards. Considering the primary building is noted to be at the rear of the site, everything forward of the building is in the front yard. The fence heights would need to be reduced in the front yard to be compliant. The petitioner was informed that the fence regulations per Table 744-510-2 would need to be adhered to.

Staff did not find there to be any reason to support a High-Intensity Commercial District (C-7) rezoning or industrial type use of the site.

GENERAL INFORMATION

Existing Zoning	C-4 (FF) (FW)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial and Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: C-4	Commercial
	South: I-4	Gas Company
	East: C-4	Commercial
	West: I-3	Undeveloped
Thoroughfare Plan		
Merchants Drive	Private Road	Not Applicable
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	September 8, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Community Commercial development for the majority of the site and recommends the Floodway typology along the western property boundary.
- The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.
- **Conditions for All Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
- **Small-Scale Offices, Retailing, and Personal or Professional Services**
 - Outdoor display of merchandise should be limited. If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
 - Should be located along an arterial or collector street.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- **Large-Scale Offices, Retailing, and Personal or Professional Services**
 - Should be located along an arterial street.
 - Outdoor display of merchandise should be limited.
 - If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
 - Should be no larger than 25 acres with 125,000 square feet of floor space and no more than three out lots.
- In environmentally sensitive areas, small scale offices, retailing, and personal or professional services are modified to which any development impacting wetlands or high-quality woodlands should include a one-for-one replacement of such features. Additionally, development should preserve or add at least 20% of the entire parcel as tree canopy or naturalized area.
- The Large-Scale Offices, Retailing, and Personal or Professional Services Large-Scale Schools and Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly recommendations are removed.
- A western portion of the site is recommended as a floodway that is a non-typology land use.
- These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.

- The Floodway category delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

Zoning History

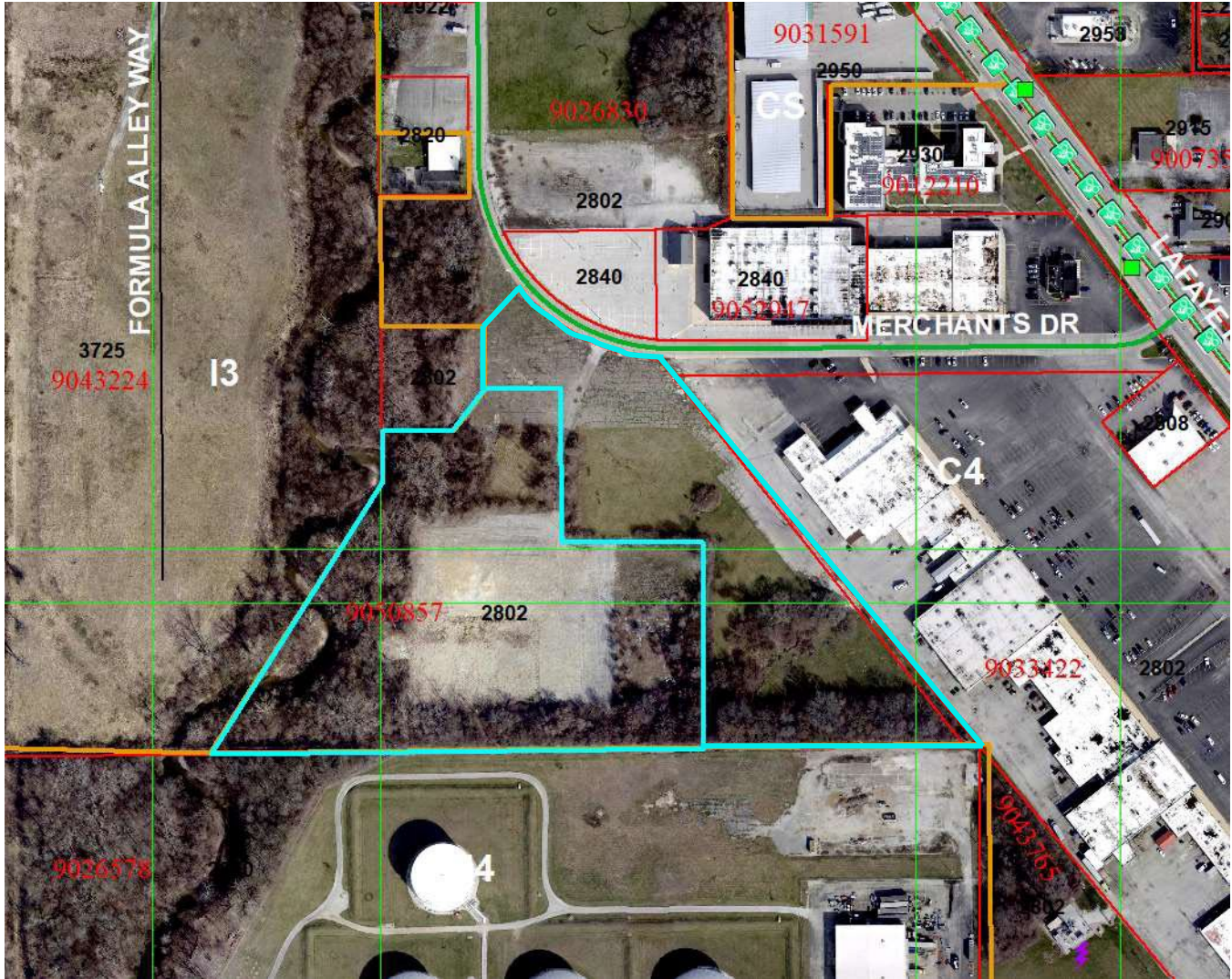
2012-ZON-029; 2802 Merchants Drive (subject site), Rezoning 7.84 acres, from the I-3-S (FW) (FF) District to the C-4 (FW) (FF) classification to provide for commercial uses, **approved**.

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

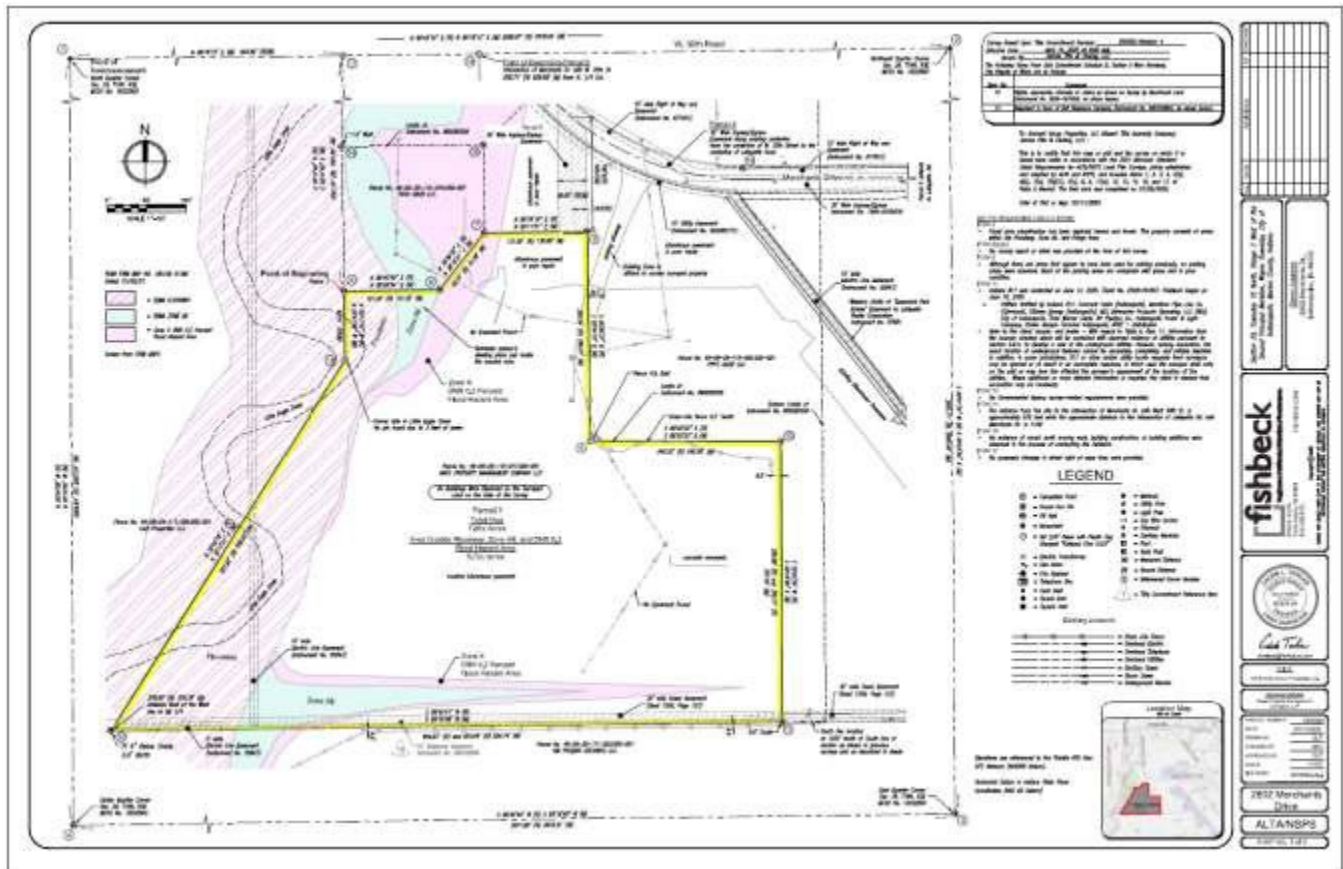
2000-UV1-010; 2802 Merchants Drive (subject site), Variance of Use of the IZO to provide for a restaurant, a nightclub, and a retail center, **granted**.

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

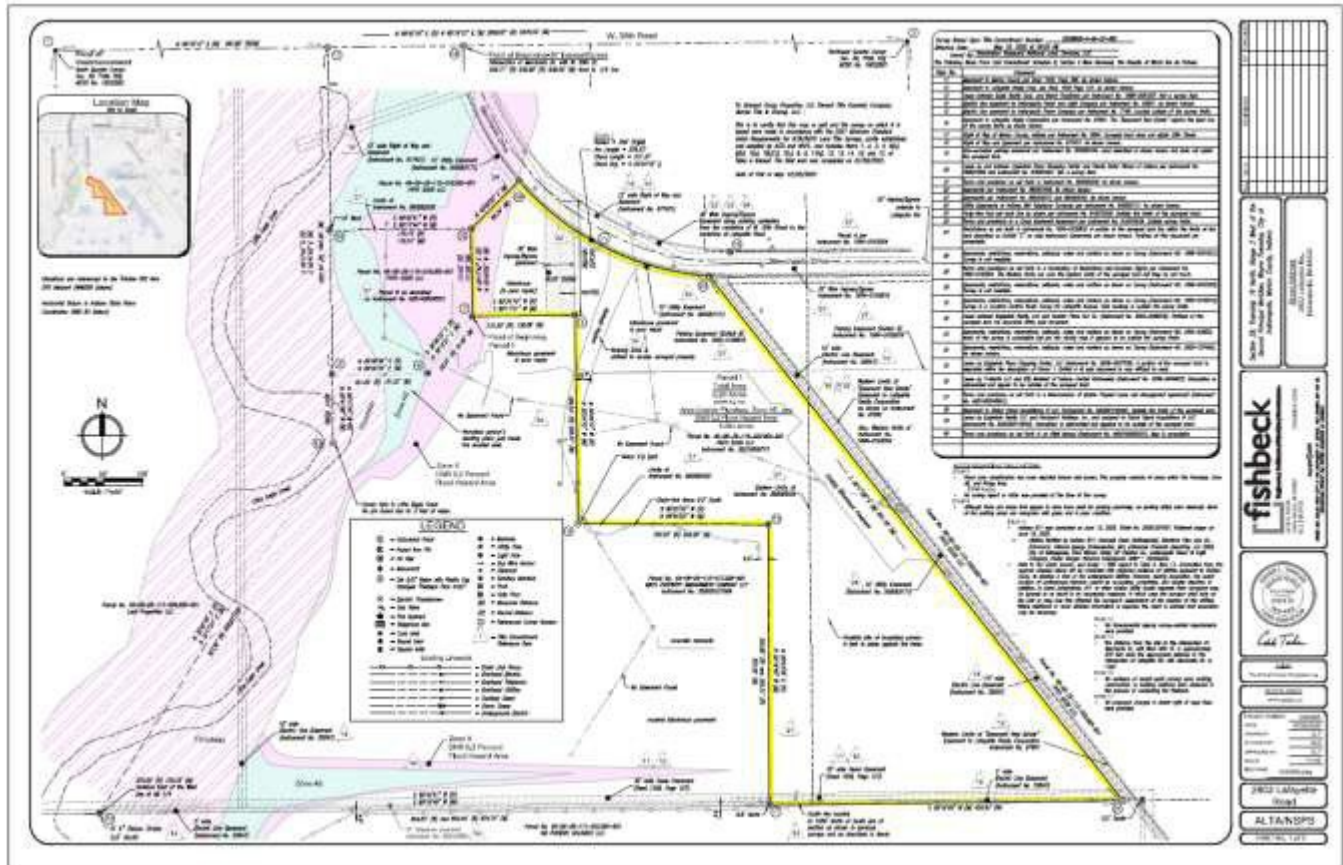
EXHIBITS



AERIAL MAP



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Parcel 1
Total Area
5.20 Acres
 226365 Sq. Feet

Area Outside Floodway, Zone AE, and
DNR 0.2 Flood Hazard Area
5.09± acres

Parcel No. 49-06-29-115-002.000-901
 PFFO QOZB LLC.
 Instrument No. 20210008773

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PROPOSED 8' TALL BLACK FENCE W/ SLATS

PROPOSED 8' TALL CHAIN LINK FENCE

12,000 SF (40'X30') (OPEN SIDE BUILDING)

PROPOSED 8' TALL BLACK FENCE W/ SLATS

12,000 SF (40'X30') (OPEN SIDE BUILDING)

ASPHALT/CONCRETE PAVING

TRUCK LOOP

50,000 SF (125'X400')

30' SETBACK

TYPICAL LUMBER STACK 20'X22'

PROPOSED 8' TALL CHAIN LINK FENCE

2802

Merchants Dr

I-465 (Indianapolis)

Twins

Merch

Super Wash

LAND DEVELOPMENT SERVICES
211 S. RITTER AVE. - SUITE H
INDIANAPOLIS, IN 46219
ATTN: DAVID GALMAN

TIMBERLAND LUMBER COMPANY
2802 MERCHANTS DRIVE
INDIANAPOLIS, IN

DATE: 6/24/25
SCALE: 1" = 10'

N



Photo looking south towards the east end of the subject site.



Photo looking south towards the east end of the subject site.

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Photo looking northwest towards the western property boundary.



Photo of the property northwest of the site.



Photo of the property north of the subject site



Drive that leads towards the commercial shopping center.

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Photo of the drive that leads to the middle of the site.



Photo of the subject site looking southeast.



Photo of the subject site looking south.



Photo of the subject site looking southwest.