



Metropolitan Development Commission Hearing Examiner (January 9, 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, January 09, 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. 2024-ZON-131 | 5820 South Emerson Avenue

Perry Township, Council District #24

IN Indianapolis Emerson, LLC, by Joseph D. Calderon

Rezoning of 21.23 acres from the C-1, C-3, and D-A districts to the D-5II district to provide for townhome and duplex development.

****Staff request for continuance for cause to January 23, 2025**

2. 2024-ZON-140 | 6519 Carrollton Avenue

Washington Township, Council District #7

GP CM Carrollton Avenue, by Misha Rabinowitch

Rezoning of 0.177-acre from the D-4 (FF) district to the C-3 (FF) classification to provide for commercial uses.

****Automatic Continuance to February 13, 2025, filed by Registered Neighborhood Organization**

3. 2024-ZON-143 | 4505 South Harding Street

Perry Township, Council District #22

Blue Beacon, Inc., by Jennifer Milliken and Timothy Ochs

Rezoning of 5.22 acres from the MU-1 (FF) district to the C-7 (FF) classification to provide for a heavy vehicle wash.

****Automatic Continuance to February 13, 2025, filed by Registered Neighborhood Organization**

4. 2024-CZN-842 (Amended) | 2147 Columbia Avenue (vacant portion only) and 1315 East 22nd Street

Center Township, Council District #13

Keyon Johnson and K & D Epic Holdings, LLC, by David Gilman

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

****Staff request for continuance for cause to January 23, 2025, with Notice**

5. 2024-CZN-845 | 5022 Rockville Road

Wayne Township, Council District #16

C-3 / C-5 (FF)
Cultivar Properties, LLC, by David Gilman

Rezoning of 3.03 acres from the C-3 (FF) and C-5 (FF) districts to the I-1 (FF) classification to provide for light industrial uses.

****Petitioner request for continuance for cause to February 13, 2025**

6. 2024-CZN-851 / 2024-CPL-851 | 7801 South Franklin Road

Franklin Township, Council District #25
Brenda K. Van Note Revocable Trust, by Chase Henderson

Rezoning of 4.00 acres from the D-A district to the D-2 district to provide for residential uses.

Approval of a subdivision plat, to be known as Capstone Lane, dividing 4.00 acres into 9 lots.

****Automatic Continuance to February 13, 2025, filed by Registered Neighborhood Organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2024-APP-024 | 1934 North DeQuincy Street

Center Township, Council District #13
PK-1 (FF)
City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk, and drainage improvements.

8. 2024-APP-025 | 2220 North Tibbs Avenue

Wayne Township, Council District #11
PK-1
City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, walking paths, refurbishing existing shelter, bike racks, and drainage improvements.

9. 2024-APP-026 | 2900 North Moreland Avenue

Wayne Township, Council District #11
PK-1
City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connections, a new shelter, a surface parking area, and drainage improvements.

10. 2024-APP-027 | 3307 Ashway Drive

Wayne Township, Council District #11
PK-1 (FF) (FW) (W-5)
City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, walkways, benches, and drainage improvements.

11. 2024-APP-028 | 3680 Creston Drive

Wayne Township, Council District #16
PK-1 (FF) (FW) (TOD)
City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connection, and drainage improvements.

12. 2024-APP-029 | 7731 Sebastian Place

Warren Township, Council District #20
PK-1
City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connection, a bench, and drainage improvements.

13. 2024-MOD-021 | 4901 and 4919 South Emerson Avenue and 5155 Shear Avenue

Franklin Township, Council District #24

C-S

Emerson Place Apartments, LLC, by Joseph D. Calderon

Modification of Commitments related to 2022-CZN-839 to terminate Commitment 5 and 6, which required the developer to provide (5) “a sidewalk or pavement markings providing safe pedestrian passage between south end of subject property and the intersection of Emerson Ave and Emerson Place Rd” and (6) “Sidewalk connections between subject property and the Grocery Store site.”

14. 2024-MOD-024 | 208, 340, 430, 445, and 555 South White River Parkway, West Drive, 1440 and 1450 Gillette Street, 1045, 1115, and 1225 West Henry Street, 1040, 1120, and 1230 Oliver Avenue, 520 Division Street, and 510 Arbor Avenue

Center Township, Council District #18

CBD-S (RC) (FF) (TOD)

Indiana Economic Development Corporation, by Andi Metzler

Modification of Development Statement / Master Plan related to 2022-CZN-824, to change the name of the Development, from “Reimagining the GM Stamping Plant Master Plan” to “Levee District Regulating Plan”, and to include configuration standards for streets, blocks, lots, and to update the development of lots, building form, and included uses.

15. 2024-CZN-846 / 2024-CVR-846 | 1267 and 1271 South East Street

Center Township, Council District #18

Southeast Neighborhood Development, Inc., by Joshua A. Peters

Rezoning of 0.214-acre from the D-P district to the MU-2 district to provide for a mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building encroaching into the clear-sight triangle of South East Street and Orange Street (not permitted), and six surface parking spaces (minimum 11 surface parking spaces required).

16. 2024-CZN-849 (Amended) / 2024-CVR-849 | 1629 Deloss Street

Center Township, Council District #18

I-2

Abolaji Oladipupo

Rezoning of 0.08-acre from the I-2 district to the D-5 classification to legally establish a detached single-family dwelling.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an existing detached single-family dwelling, with a zero-foot east side yard setback (minimum five-foot side yard setback required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

17. 2024-ZON-073 / 2024-ZON-073B | 2155 Kessler Boulevard West Drive

Washington Township, Council District #2

Broadmoor Investments, LLC, by Russell L. Brown

Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.

Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

18. 2024-ZON-102 | 525 South East Street

Center Township, Council District #18

Mark and Kim Crouch

Rezoning of 0.07-acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district to construct a three-unit multi-family residential building.

19. 2024-ZON-123 | 281 and 303 North Elder Avenue and 320, 322, 324, 326, 328, 330, 332, and 334 North Miley Avenue and 1821 West New York Street

Center Township, Council District #18
NDZA, by David Kingen and Emily Duncan

Rezoning of 1.19 acres from the I-4, D-5, and D-5 (RC) districts to the SU-7 and SU-7 (RC) classifications to provide for not-for-profit uses.

20. 2024-ZON-125 | 4460 and 4498 North Keystone Avenue

Washington Township, Council District #8
Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-4 (W-1) district to provide for commercial uses.

21. 2024-ZON-134 | 5802 West 71st Street

Pike Township, Council District #6
Park 100 Investment, LLC by, Brian J. Tuohy

Rezoning of 2.16 acres from the C-S district to the C-S district to renovate two hotels into 68 studio, four one-bedroom, and 22 two-bedroom apartments.

22. 2024-ZON-136 | 10635 Indian Creek Road South

Franklin Township, Council District #25
Gurudwara Shaheedan, Inc., by Joseph D. Calderon

Rezoning of 7.544 acres from the D-A (FF) (FW) district to the SU-1 (FF) (FW) district to provide for religious uses.

23. 2024-CVR-834 (2nd Amended) / 2024-CPL-834 (Amended) | 6650 South Meridian Street

Perry Township, Council District #22
D-A
Chin United Pentecostal Church, by Katlyn Grey

Variance of Development Standards and a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One, with a zero-foot north side yard setback and a 20-foot south side setback (minimum 30-foot required) and a 15-foot rear yard setback (minimum 75-foot required).

Approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acres into two lots.

PETITIONS FOR PUBLIC HEARING (New Petitions):

24. 2024-ZON-142 | 26 West Minnesota Street, 1643, 1647, and 1651 South Illinois Street

Center Township, Council District #18
James Farris, by Anthony Beal

Rezoning of 0.31-acre from the I-1 district to the D-5 classification to provide for four single-family dwellings.

Additional Business:

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



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-ZON-131
Property Address: 5820 South Emerson Avenue
Location: Perry Township, Council District #24
Petitioner: IN Indianapolis Emerson LLC, by Joseph D. Calderon
Current Zoning: C-1, C-3, and D-A
Request: Rezoning of 21.33 acres from the C-1, C-3 and D-A districts to the D-5II district to provide for townhome and duplex development
Current Land Use: Undeveloped
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the December 12, 2024 hearing, to the January 9, 2025 hearing, at staff's request, to provide time for the petitioner's representative to submit additional information requested by staff. Because the information has not been submitted, staff would request a **continuance form the January 9, 2025 hearing, to the January 23, 2025 hearing.**



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**

Case Number: 2024-ZON-140

Property Address: 6519 Carrollton Avenue (Approximate Address)

Location: Washington Township, Council District #7

Petitioner: GP CM Carrollton Avenue, by Misha Rabinowitch

Current Zoning: D-4 (FF)

Request: Rezoning of 0.177-acre from the D-4 (FF) district to the C-3 (FF) classification to provide for commercial uses.

Current Land Use: Office

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

A timely automatic continuance request was filed by a registered neighborhood organization **continuing this petition from the January 9, 2025 hearing to the February 13, 2025 hearing**. This would require acknowledgement from the Hearing Examiner.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the February 13, 2025 hearing.



Department of Metropolitan Development
 Division of Planning
 Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
 HEARING EXAMINER** **January 9, 2025**

Case Number: 2024-ZON-143
Property Address: 4505 South Harding Street
Location: Perry Township, Council District 22
Petitioner: Blue Beacon Inc., by Jennifer Milliken and Timothy Ochs,
Request: Rezoning of 5.22 acres from the MU-1 (FF) district to the C-7 (FF) classification to provide for a heavy vehicle wash.
Staff Reviewer: Desire Irakoze, Principal Planner II

CONTINUANCE

Northwest Perry Neighborhood Association has filed an Automatic Continuance, continuing this petition from the January 9, 2024, hearing, to the February 13, 2024, hearing. This will require the Board's acknowledgement.



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-CZN-842 (Amended)

Property Address: 2147 Columbia Avenue (vacant portion only) and 1315 East 22nd Street

Location: Center Township, Council District #13

Petitioner: Keyon Johnson and K & D Epic Holdings, LLC, by David Gilman

Current Zoning: D-8 / I-3

Request: Rezoning of 0.13-acre from the D-8 and I-3 districts to the D-8 district to provide for a four-unit dwelling.

Current Land Use: Vacant land

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions, at staff’s request, from the November 21, 2024 hearing, to the December 12, 2024 hearing, to provide additional time for discussions with the petitioner’s representative related to the site plan submitted with the petition.

On December 12, 2024, the Hearing Examiner acknowledged withdrawal of petition 2024-CVR-842 and continued 2024-CZN-842 to the January 9, 2025 hearing, with notice, to amend the rezoning request and send new notice.

Staff is requesting a **continuance from the January 9, 2024 hearing, to the January 23, 2025 hearing**, to provide additional time for new notice with updated acreage to be rezoned.



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-CZN-845

Property Address: 5022 Rockville Road (Approximate Address)

Location: Wayne Township, Council District #16

Petitioner: Cultivar Properties, LLC., By David Gilman

Current Zoning: C-3 / C-5 (FF)

Request: Rezoning of 3.03 acres from the C-3 (FF) and C-5 (FF) districts to the I-1 (FF) classification to provide for light industrial uses.

Current Land Use: Undeveloped

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the December 12, 2024 hearing to the January 9, 2025 hearing at the request of the petitioner and staff to allow staff additional time to review a revised site plan submitted December 3, 2024.

At the December 12, 2024 hearing, the petitioner withdrew the variance requests to provide for a 15-foot east side transitional yard setback and a 10-foot north rear yard setback. The request that remains is only the rezoning petition.

The petitioner will be requesting a **continuance for cause from the January 9, 2025 hearing to the February 13, 2025 hearing** to allow the petitioner to continue discussions with the Department of Public works and to allow staff additional time to review a plan of operation submitted on January 2, 2025.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the February 13, 2025 hearing.



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-CZN-851 / 2024-CPL-851
Property Address: 7801 South Franklin Road
Location: Franklin Township, Council District #13
Petitioner: Brenda K. Van Note Revocable Trust by Chase Henderson
Request: Rezoning of 4.00 acres from the D-A districts to the D-2 district to provide for residential uses.
 Approval of a subdivision plat, to be known as Capstone Lane, dividing 4.00 acres into 9 lots.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic **continuance was filed by a remonstrator that would continue these petitions from the January 9, 2025 hearing, to the February 13, 2025 hearing.** This would require acknowledgement from the Hearing Examiner.



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-APP-024

Property Address: 1934 North DeQuincy Street (approximate address)

Location: Center Township, Council District #13

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

Current Zoning: PK-1 (FF)

Request: Park District One Approval to provide for a new playground, sidewalk, and drainage improvements.

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 subject site is developed with a park located in the Near Eastside neighborhood and is surrounded by single-family dwellings.

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for the redevelopment of the park to provide for a new playground, sidewalk, and drainage improvements. Existing improvements include benches and playground equipment. However, no use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.



Department of Metropolitan Development
Division of Planning
Current Planning

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 park with new playground, sidewalk installation, and drainage improvements would align with the large-scale park recommendation of the Comprehensive Plan and would be compatible within the residential neighborhood.

The proposed improvements are permitted within the stream protection corridor of the Brookside Creek that borders the property along the northern property boundary.

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

GENERAL INFORMATION

Existing Zoning	PK-1
Existing Land Use	Park
Comprehensive Plan	Large-Scale Park



Department of Metropolitan Development
 Division of Planning
 Current Planning

Surrounding Context	Zoning	Land Use
North:	D-5	Residential (Single-family dwelling)
South:	D-5 / PK-1	Residential (Single-family dwelling)
East:	D-5	Residential (Single-family dwellings)
West:	D-5	Residential (Single-family dwellings)
Thoroughfare Plan		
Dequincy Street	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	December 8, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 8, 2024	
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)
- The Near Eastside Quality of Life Plan (2020)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The site is recommended as a large-scale park 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.
- Large-Scale Parks are generally over 10 acres in size.

Red Line / Blue Line / Purple Line TOD Strategic Plan



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

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The site falls within the Near Eastside Quality of Life Plan (2020).
- One of the priorities is to improve physical health and wellness among neighbors which would be achieved with increased opportunities for physical activity by assisting with enrollment at local gyms, forming neighborhood walking groups and providing open air fitness programming for all ages in parks and public spaces.
- Another priority is to improve access to natural spaces for people of all abilities by increasing efforts to make the Near Eastside a walkable, connected and vibrant community with a focus on connected pocket parks, each Near Eastside resident living/working within a 10-minute walk from a greenspace, and aesthetic streetscape improvements that include lighting, multi-modal infrastructure and wayfinding.
- A final priority regarding parks is to maintain existing parks on the Near Eastside to sustain the built and natural environment for future generations by pursuing sustainable funding sources for programming or maintenance of current parks.
- The approval of this petition would help achieve these goals.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

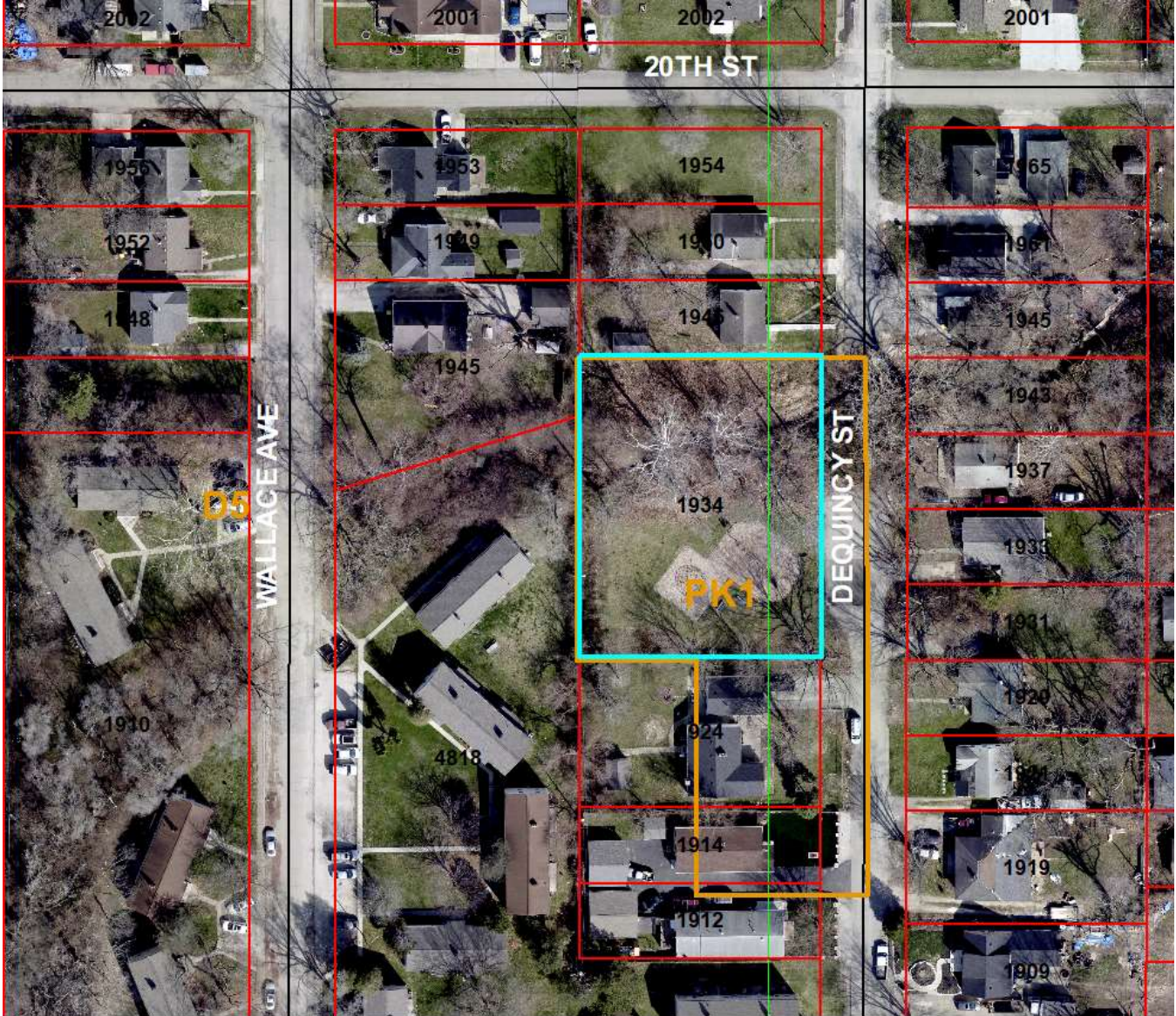
- The site falls within the Indy Moves Transportation Integration Plan (2018). More specifically, IndyMoves PedalIndy 2018 proposed an active transportation bike neighborway along DeQuincy Street / Julian Street from 23rd Street to Ritter Avenue.



ZONING HISTORY

Zoning History: None.

EXHIBITS



DeQuincy Park - Proposed Park Playground

1980 DeQuincy Street, Indianapolis, IN 46218



Indy Parks Playgrounds Improvements

DeQuincy Park | OCTOBER 2024



**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 Large-Scale Park in a Traditional Neighborhood.
The site development plan improves the condition of the park through the construction of a new playground with new playground surface, sidewalk, benches, signage, as well as 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 a new playground, playground surface, sidewalk, benches, signage, and additional improvements.
These additions will improve the current state of the park.

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

There are existing sidewalks on roads adjacent to the park. The sidewalk proposed will better connect the playground to the access road.

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

The new sidewalk will also enhance connectivity to DeQuincy Street.

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.



Department of Metropolitan Development
Division of Planning
Current Planning

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

The property is currently a neighborhood park.
The proposed design maintains the current use of the park and proposes enhancements that are appropriate in design, character, grade, location, and orientation with existing conditions.

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:

A new connecting sidewalk is proposed. The new sidewalk connects the new playground to DeQuincy Street.

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 looking west.



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



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



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



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2024**
HEARING EXAMINER

Case Number: 2024-APP-025

Property Address: 2220 North Tibbs Avenue (approximate address)

Location: Wayne Township, Council District #15

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 new playground, walking paths, refurbish existing shelter, bike racks, and drainage improvements for James Foster Gaines Park.

Current Land Use: Park

Staff Recommendations: Approval

Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The subject site is developed with a park located in the Eagledale neighborhood and is surrounded by single-family dwellings to the north, east and west, and a school to the south. 1-mile east of the Indianapolis Motor Speedway

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for the redevelopment of the park to provide for a new sidewalk and new playground equipment with climbers, spinners, swings, and drainage improvements. Existing improvements include a shelter and restroom facility and playground equipment. However, no use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.



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

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 park playground with a new sidewalk, climbers, spinners, swings, and drainage improvements would align with the park recommendation of the Comprehensive Plan and would be compatible within the residential neighborhood.

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

GENERAL INFORMATION

Existing Zoning	PK-1	
Existing Land Use	Park	
Comprehensive Plan	Park	
Surrounding Context	Zoning	Land Use
	North: D-6II	Residential (Single-family dwellings)
	South: D-5	Residential (Single-family dwellings)



Department of Metropolitan Development
 Division of Planning
 Current Planning

East:	D-5	Residential (Single-family dwellings)
West:	D-6II	Residential (Single-family dwellings)
Thoroughfare Plan		
N Tibbs Ave	Primary collector	56-foot existing and proposed right-of-way.
W 21 st Street	Local Street	48-foot existing and proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 4, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 5, 2024	
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 the site for Large Scale Park
 - Large-Scale Parks are generally over 10 acres in size.

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)

- Comprehensive Master Plan Update (2023)
 - Neighborhood Park



Department of Metropolitan Development
Division of Planning
Current Planning

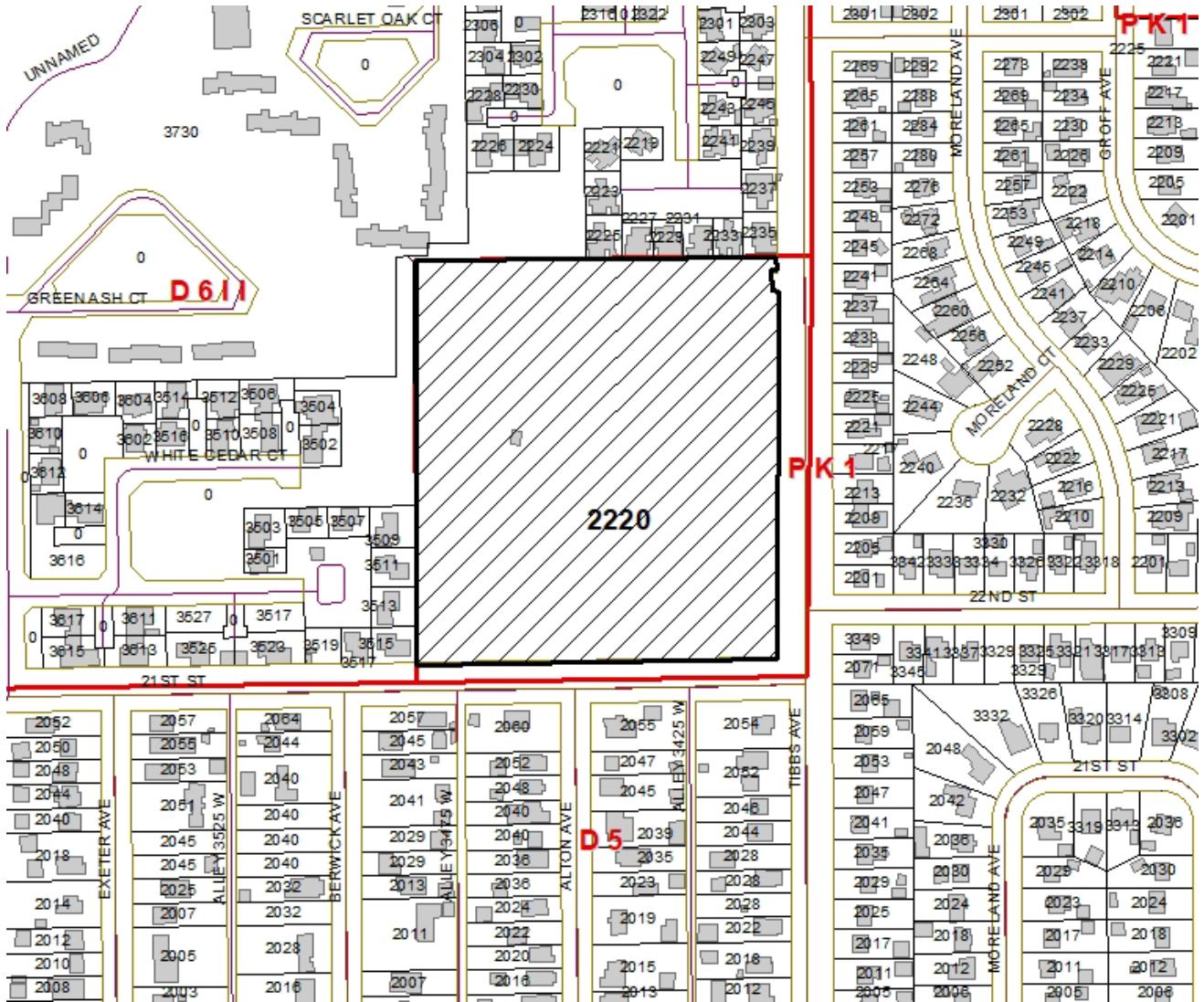
ZONING HISTORY

None.



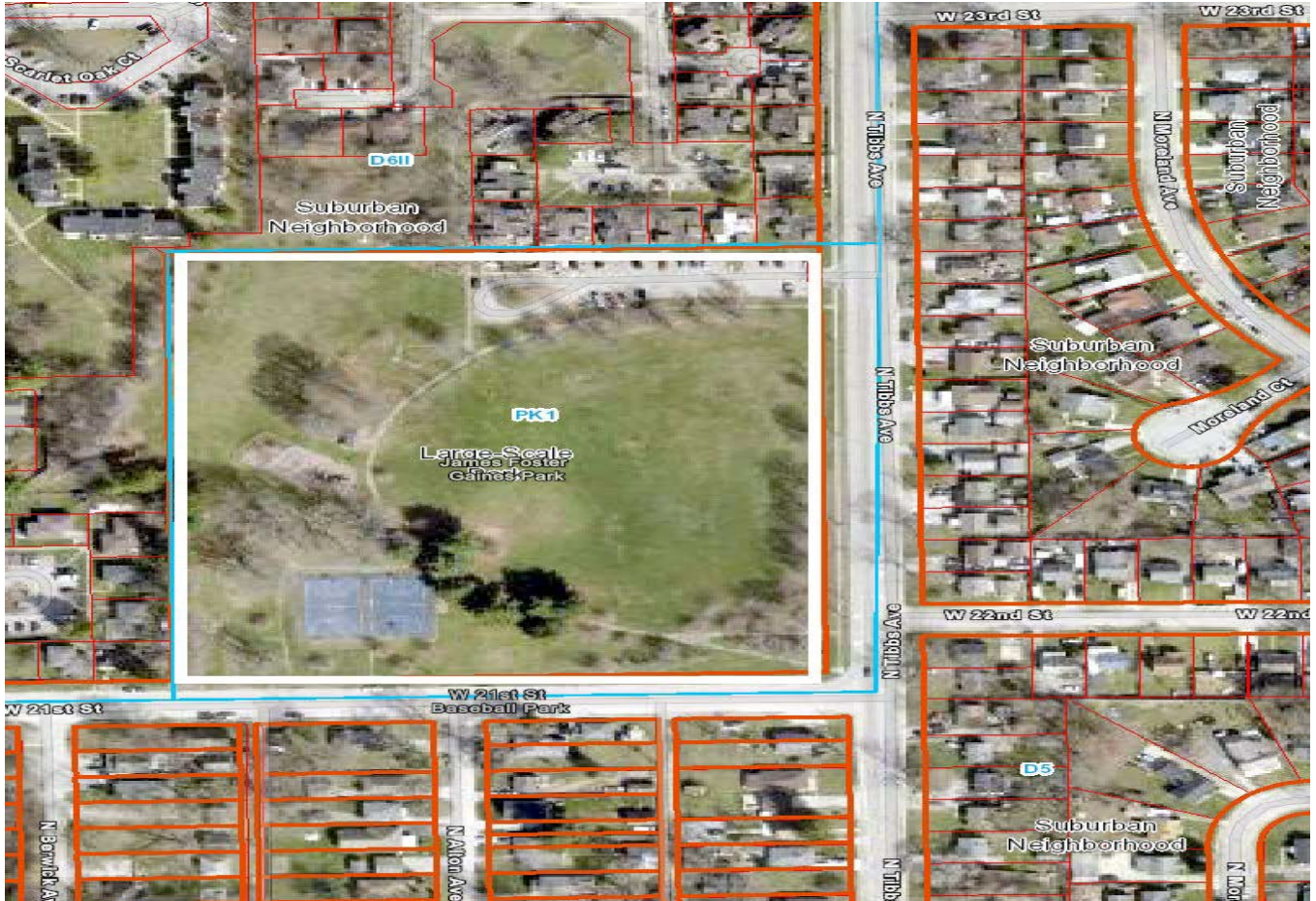
Department of Metropolitan Development
Division of Planning
Current Planning

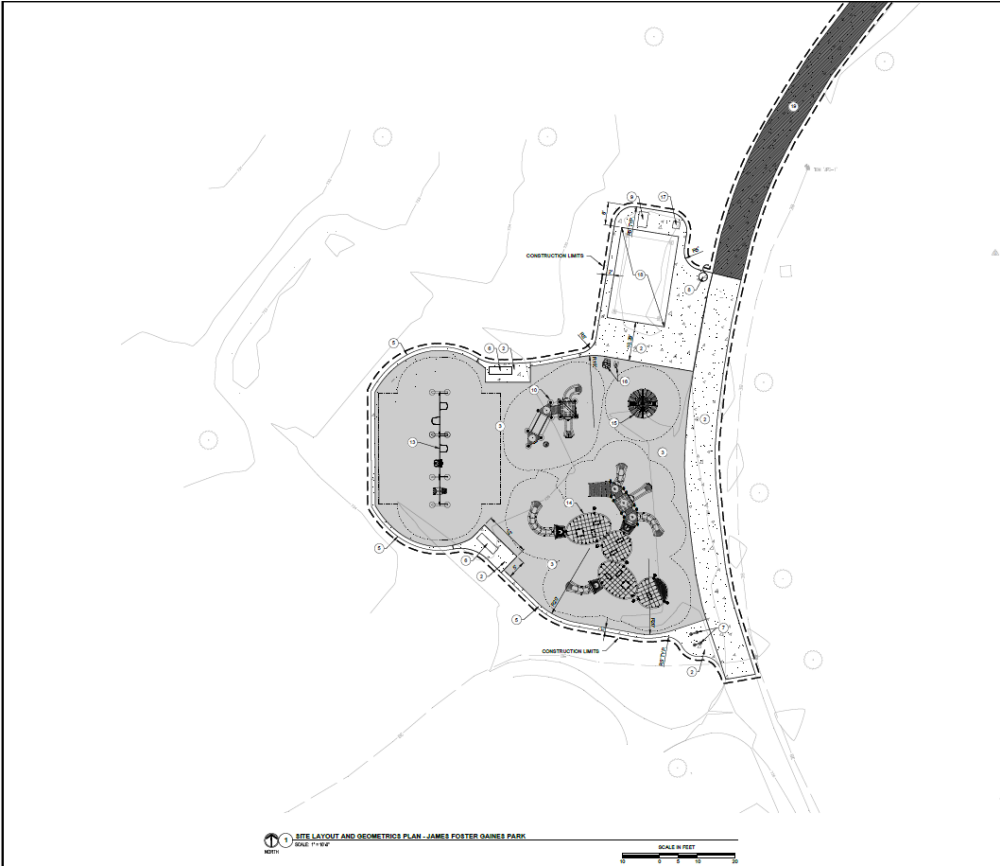
EXHIBITS





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 Large-Scale Park. 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 construction of a new playground with new playground surface, sidewalk, benches, walking path, existing shelter refurbishment, as well as landscape 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 a new playground, playground surface, walking path, benches, and the refurbishment of the existing shelter. These additions will improve the current state of the park.

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

There are existing walking pathways throughout the park and sidewalks and trails along its borders. The plan proposes an additional sidewalk connection within the playground.

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 existing park already includes sidewalks, trails, and connections to the surrounding neighborhood. The new sidewalk planned as part of the project will also enhance connectivity across the park.

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.

P:\CurrentPlanning\45 Forms\Current Apps\FOF-Development Plan Approval.doc



Department of Metropolitan Development
Division of Planning
Current Planning

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

The property is currently a large-scale suburban neighborhood park.
The proposed design maintains the current use of the park and proposes enhancements that are appropriate in design, character, grade, location, and orientation with existing conditions.

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 7.44-304 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:

Existing sidewalks and trails are available along the existing park. New sidewalk will be built within the park.

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 parking lot looking at the park



Photo of the existing shelter to be updated.



Photo of the basketball court



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2024**
HEARING EXAMINER

Case Number: 2024-APP-026

Property Address: 2900 North Moreland Avenue (approximate address)

Location: Wayne Township, Council District #11

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 new playground, sidewalk connections, new shelter, surface parking area, and drainage improvements for Moreland Park.

Current Land Use: Park

Staff Recommendations: Approval

Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The subject site is developed with a park located in the Eagledale neighborhood and is surrounded by single-family dwellings to the north, east and west, and a school to the south.

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for the redevelopment of the park to provide for a new sidewalk and new playground equipment with climbers, spinners, swings, and drainage improvements. Existing improvements include a shelter and restroom facility and playground equipment. However, no use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.



Department of Metropolitan Development
Division of Planning
Current Planning

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 park playground with a new sidewalk connections, shelter, parking lot, musical instruments, playground equipment, spinners, swings, and drainage improvements would align with the park recommendation of the Comprehensive Plan and would be compatible within the residential neighborhood.

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

GENERAL INFORMATION

Existing Zoning	PK-1	
Existing Land Use	Park	
Comprehensive Plan	Park	
Surrounding Context	Zoning	Land Use
North:	D-4	Residential (Single-family dwellings)
South:	D-4	Residential (Single-family dwellings)



Department of Metropolitan Development
 Division of Planning
 Current Planning

East:	D-4	Residential (Single-family dwellings)
West:	D-4	Residential (Single-family dwellings)
Thoroughfare Plan		
N CENTENNIAL ST	Primary collector	56-foot existing and proposed right-of-way.
W 29 TH ST	Local Street	48-foot existing and proposed right-of-way
N MORELAND AVE		
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 04, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 12, 2024	
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 the site for Large Scale Park

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.



Indy Moves

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

- Comprehensive Master Plan Update (2023)
 - Suburban Neighborhood



ZONING HISTORY

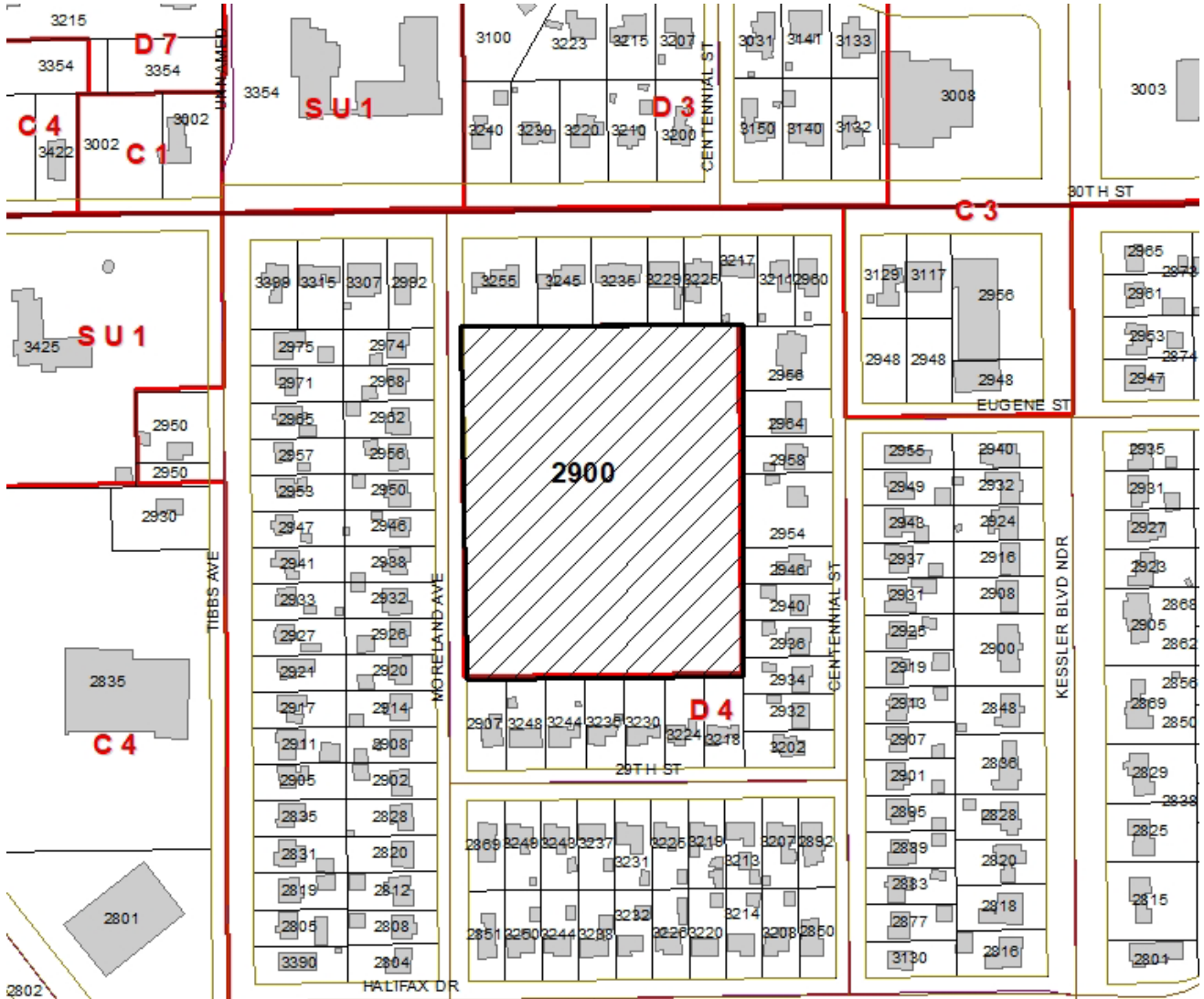
Zoning History

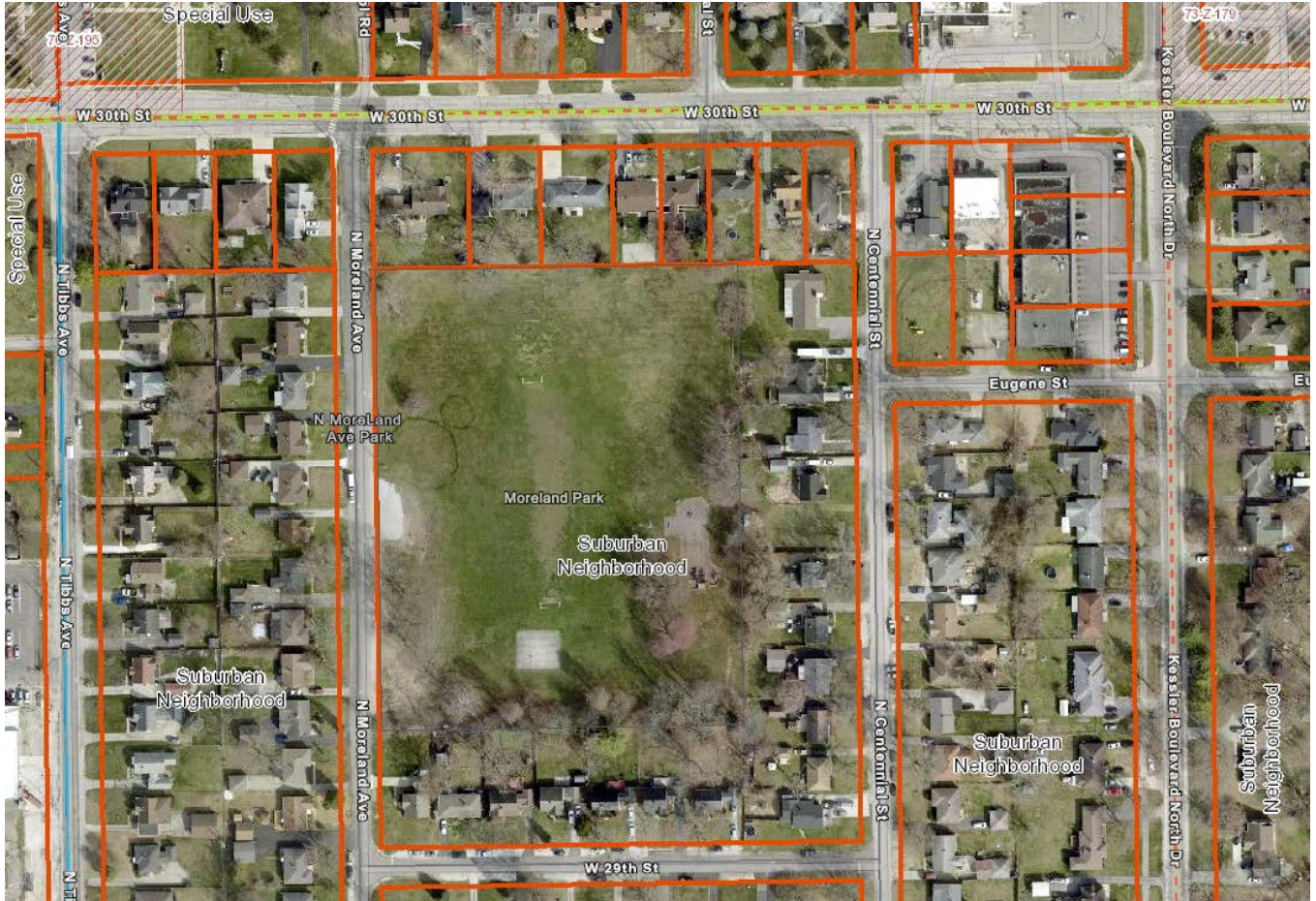
None.



Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS









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 within a low-density neighborhood. 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 construction of a new playground with new playground surface, sidewalk, benches, a new shelter, proposed parking area, as well as landscape 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 a new playground, playground surface, sidewalk, benches, a new shelter, proposed parking area, and additional improvements. These additions will improve the current state of the park.

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

There are existing sidewalks on roads surrounding the park. The sidewalk and proposed parking area and bicycle racks within the proposed plan will enhance the park's connectivity to the surrounding neighborhood.

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 new sidewalk, bicycle racks, and proposed parking area will also enhance connectivity across the park.

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.

P:\CurrentPlanning\45 Forms\Current Apps\FOF-Development Plan Approval.doc



Department of Metropolitan Development
Division of Planning
Current Planning

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

The property is currently a suburban neighborhood park.

The proposed design maintains the current use of the park and proposes enhancements that are

appropriate in design, character, grade, location, and orientation with existing conditions.

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:

New sidewalk will be built within the park as well as bicycle racks. The new sidewalk connects the new playground to existing park features and to a proposed parking area.

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 park sign as well as soccer field



Photo of current parking lot.



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



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-APP-027

Property Address: 3307 Ashway Drive (approximate address)

Location: Wayne Township, Council District #11

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

Current Zoning: PK-1 (FF) (FW) (W-5)

Request: Park District One Approval to provide for a new playground, walkways, benches, and drainage improvements.

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 subject site is developed with a park located in the Northwest High School neighborhood and is surrounded by single-family dwellings to the north, south and partially to the east and west, zoned D-4, a church to the east zoned SU-1, and a school to the west, zoned SU-2.

PARK DISTRICT ONE APPROVAL

The site is zoned PK-1 and would allow for the redevelopment of the park to provide a new playground, walkways, benches, and drainage improvements. Existing improvements include benches, playground equipment, a walking path, basketball court and football field goals with associated parking lot. However, no use, building or structure is permitted for any purpose until a site and development plan for such land, including the proposed use, has been filed with and approved by the Commission in accordance with the Zoning Ordinance.



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

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.

FLOODWAY / FLOOD FRINGE

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

WELLFIELD

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

There are two wellfield district designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts are subject to Commission approval.



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

This site is specifically located within the Speedway W-5 Wellfield Protection District. Unless exempted by Section 742-204.D Technically Qualified Person review requirement, a Site and Development Plan shall be filed with and be subject to approval on behalf of the Commission by the Technically Qualified Person (TQP).

STAFF ANALYSIS

The proposed updates to the park with a new playground, walkways, benches, and drainage improvements. would align with the suburban neighborhood recommendation of the Comprehensive Plan and would be compatible within the residential neighborhood. The proposed improvements would not be located within the floodway.

The proposed improvements are permitted within the stream protection corridor of the Dry Run Stream that borders the property along the western property boundary.

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

GENERAL INFORMATION

Existing Zoning	PK-1 (FF) (FW) (W-5)	
Existing Land Use	Park	
Comprehensive Plan	Suburban Neighborhood and Floodway	
Surrounding Context	Zoning	Land Use
North:	D-4	Residential (Single-family dwellings)
South:	D-4	Residential (Single-family dwellings)
East:	SU-1 / D-4	Church / Residential (Single-family dwellings)
West:	SU-2 / D-4	School / Residential (Single-family dwellings)
Thoroughfare Plan		
34 th Street	Primary Collector Street	80-foot proposed right-of-way and 90-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	Yes	
Site Plan	December 8, 2024.	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 8, 2024.	



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 suburban neighborhood development and floodway for 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.
- **Small-Scale Parks**
 - With the exception of minimally improved natural areas or golf courses, parks should be integrated as focal points and should not have more than 25% of their perimeter comprised of adjoining rear or side yards.
 - Should be situated along streets on which the front door of housing units is located.
 - If a component of a master-planned development, continuous pedestrian infrastructure (sidewalk, greenway, or off-street path) between the proposed site and any residential uses within the development should be provided.
- In environmentally sensitive areas, small scale parks should preserve or add at least 50% of the entire parcel as tree canopy or naturalized area.
- 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)

- The site falls within the Indy Moves Transportation Integration Plan (2018). More specifically, IndyMoves PedalIndy 2018 proposed an active transportation bike lane along 34th Street from Dandy Trail to Faculty Drive.



ZONING HISTORY

Zoning History – Vicinity

2011-ZON-040; 3307 Ashway Drive (west of site), Rezoning of 10.32 acres, from the D-4 (FF) (FW) District to the SU-2 (FF) (FW) classification to provide for educational uses, **approved**.

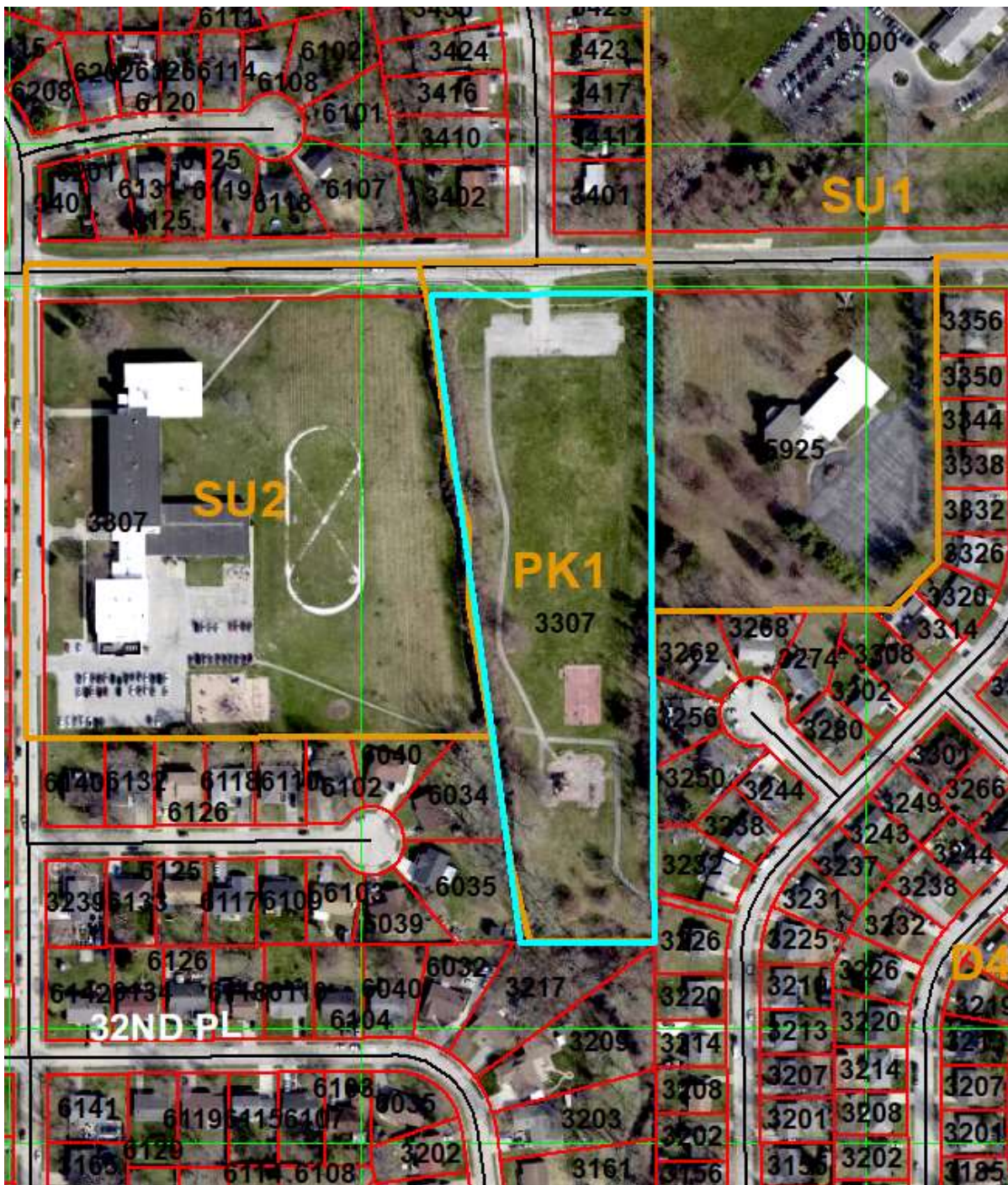
2010-ZON-068; 3307 Ashway Drive (west of site), Rezoning of 10.32 acres, from the D-4 (FF) (FW) District to the SU-2 (FF) (FW) classification to provide for educational uses, **withdrawn**.

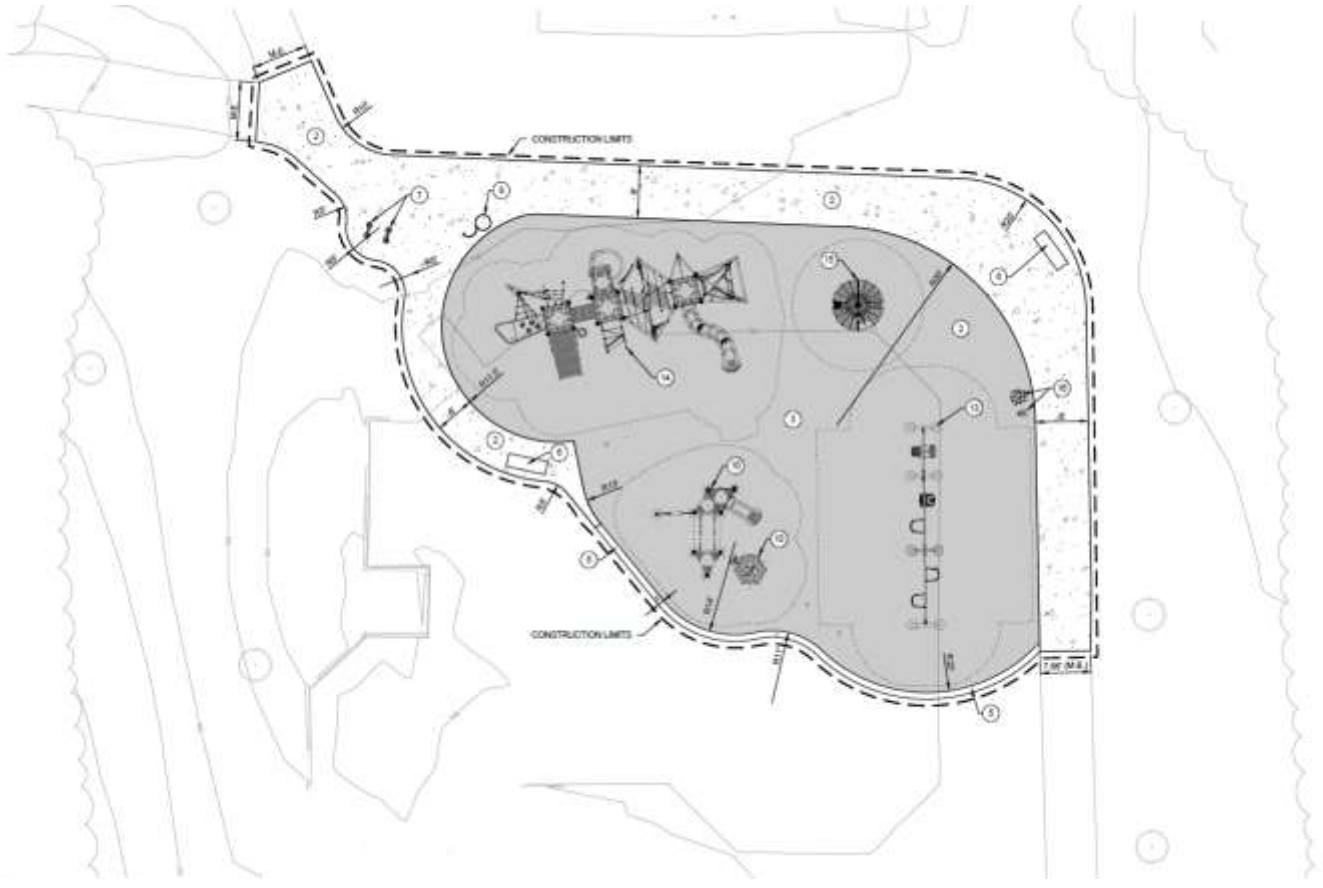
2001-AP2-004; 5925 West 34th Street (east of site), Modification of conditions and site plan, related to petition 85-HOV-101, to provide for the replacement of an existing 13.2-foot tall, internally illuminated, pylon sign with a nine-foot tall, 40 square-foot, internally illuminated, pylon sign at the same location, **approved**.

80-Z-170; 5813 Sunwood Drive (northeast of site), Rezoning of 10.25 acres, being in D-4 district, to the SU-1 classification to provide for church uses and erect garage for school buses, **approved**.

68-Z-116; 5925 West 34th Street (east of site), Rezoning of 5.13 acres, being in D-4 district to Special Use 1 classification to provide for the expansion of the existing church, **approved**.

EXHIBITS







**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 suburban neighborhood, zoned PK1. 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 construction of a new playground with new playground surface, sidewalks, benches, as well as 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 a new playground, playground surface, and sidewalk connections. These additions will improve the current state of the park.

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

There are existing walking pathways throughout the park that connect to the adjacent school and neighborhood. The plan proposes additional sidewalk connections within the playground.

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 existing park already includes sidewalks, trails, and connections to the surrounding neighborhood. The new sidewalk planned as part of the project will also enhance connectivity across the park.

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.



Department of Metropolitan Development
Division of Planning
Current Planning

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

The property is currently a suburban neighborhood park.
The proposed design maintains the current use of the park and proposes enhancements that are appropriate in design, character, grade, location, and orientation with existing conditions.

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:

Existing sidewalks and trails are available along the existing park. Additional sidewalk will be built within the park.

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.



Photo of the basketball court on site.



Photo of single-family dwellings southwest of the site.



Photo of single-family dwellings east of the site.



Photo of the subject site looking south towards the playground at the rear.



Photo of the exiting parking lot on site.



Photo looking north of the subject site towards 34th Street.



Photo of the school west of the site.



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-APP-028
Property Address: 3680 Creston Drive
Location: Wayne Township, Council District #16
Petitioner: City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn
Current Zoning: PK-1 (FF) (FW) (TOD)
Request: Park District One approval to provide for a new playground, sidewalk connection, and drainage improvements.
Current Land Use: Open Space / Park
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval of the approval request, subject to substantial compliance with the site and development plan, file dated December 8, 2024.

PETITION OVERVIEW

This 5.40-acre site, zoned PK-1, is comprised of two parcels developed with a park. It is surrounded by undeveloped land to the north, zoned D-A; single-family dwellings to the south, zoned D-5; undeveloped land to the east, zoned D-A; and undeveloped land to the west, across Holt Road, zoned D-A.

Park District One Approval

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

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



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

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

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

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

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

The request would upgrade the existing amenities and add new amenities within this park that would expand and improve recreation opportunities for the surrounding residential neighborhood, resulting higher quality of life for the park users and surrounding land uses.

The development plan for this park includes a new playground with new playground surface, sidewalk, benches, landscaping and drainage improvements.



Overlays

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

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 (PK-1 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

This site lies within the floodway of Big Eagle Creek.

GENERAL INFORMATION

Existing Zoning	PK-1 (FF) (FW) (TOD)	
Existing Land Use	Park	
Comprehensive Plan	Floodway	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A (FF) (FW)	Undeveloped land
South:	D-5 (FF) (TOD)	Single-family dwellings
East:	D-A (FF) (FW) (TOD)	Undeveloped land
West:	D-A (FF) (FW)	Undeveloped land
Thoroughfare Plan		
Creston Drive	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	



Department of Metropolitan Development
 Division of Planning
 Current Planning

Floodway / Floodway Fringe	Yes. Big Eagle Creek
Overlay	Yes. Transit-Oriented Development (TOD)
Wellfield Protection Area	No
Site Plan	December 8, 2024
Site Plan (Amended)	N/A
Elevations	December 8, 2024
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	December 8, 2024
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends floodway, a non-typology land 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.”

Pattern Book / Land Use Plan

- Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

This site is located within the Blue Line Transit Oriented Development Strategic Plan (2018).

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

- This site is located within a ½ mile walk of a proposed transit stop located at the intersection of West Washington Street and Holt Road with a Community Center typology.
- Community Center stations walkable commercial centers with a range of commercial types from aging to new strip commercial, office, shopping malls, and big box.



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

- Characteristics of the Community Center typology are:
 - A dense mixed-use neighborhood center
 - Minimum of two stories at core
 - No front or side setbacks at core; 0-10-foot front setbacks and 0-10-foot side setbacks at the periphery
 - Multi-family housing with a minimum of three units
 - Structured parking at the core and attractive surfaced 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)

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 describes the purpose, policies and tools:

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

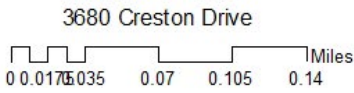
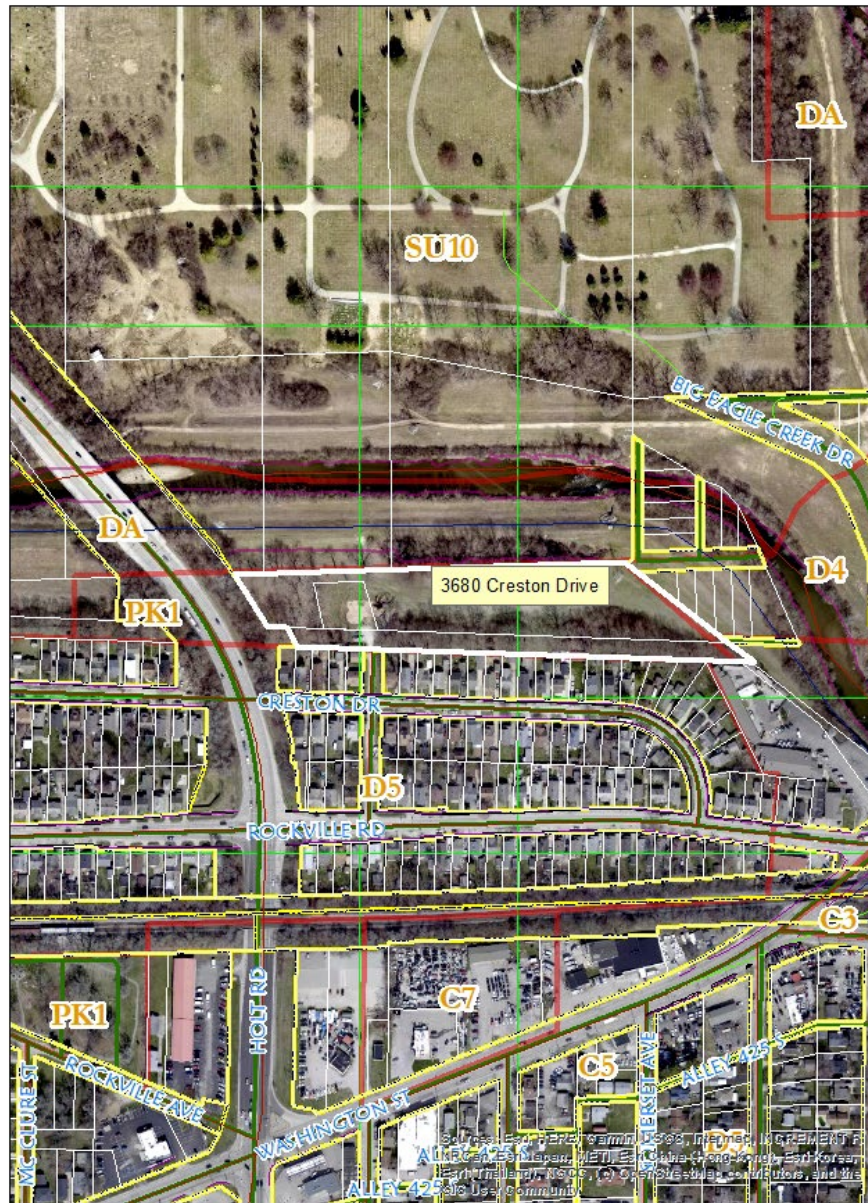


Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

None.

EXHIBITS





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.

The site development plan improves the condition of the park through the construction of a new playground with new playground surface, sidewalk, benches, as well as landscape 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 a new playground, playground surface, sidewalk, benches, and additional improvements.

These additions will improve the current state of the park.

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

There are existing sidewalks on roads adjacent to the park. The sidewalk proposed will better connect the playground to the access road.

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

The new sidewalk will also enhance connectivity to the park drive area.

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.



Department of Metropolitan Development
Division of Planning
Current Planning

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

The property is currently a neighborhood park.

The proposed design maintains the current use of the park and proposes enhancements that are

appropriate in design, character, grade, location, and orientation with existing conditions.

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:

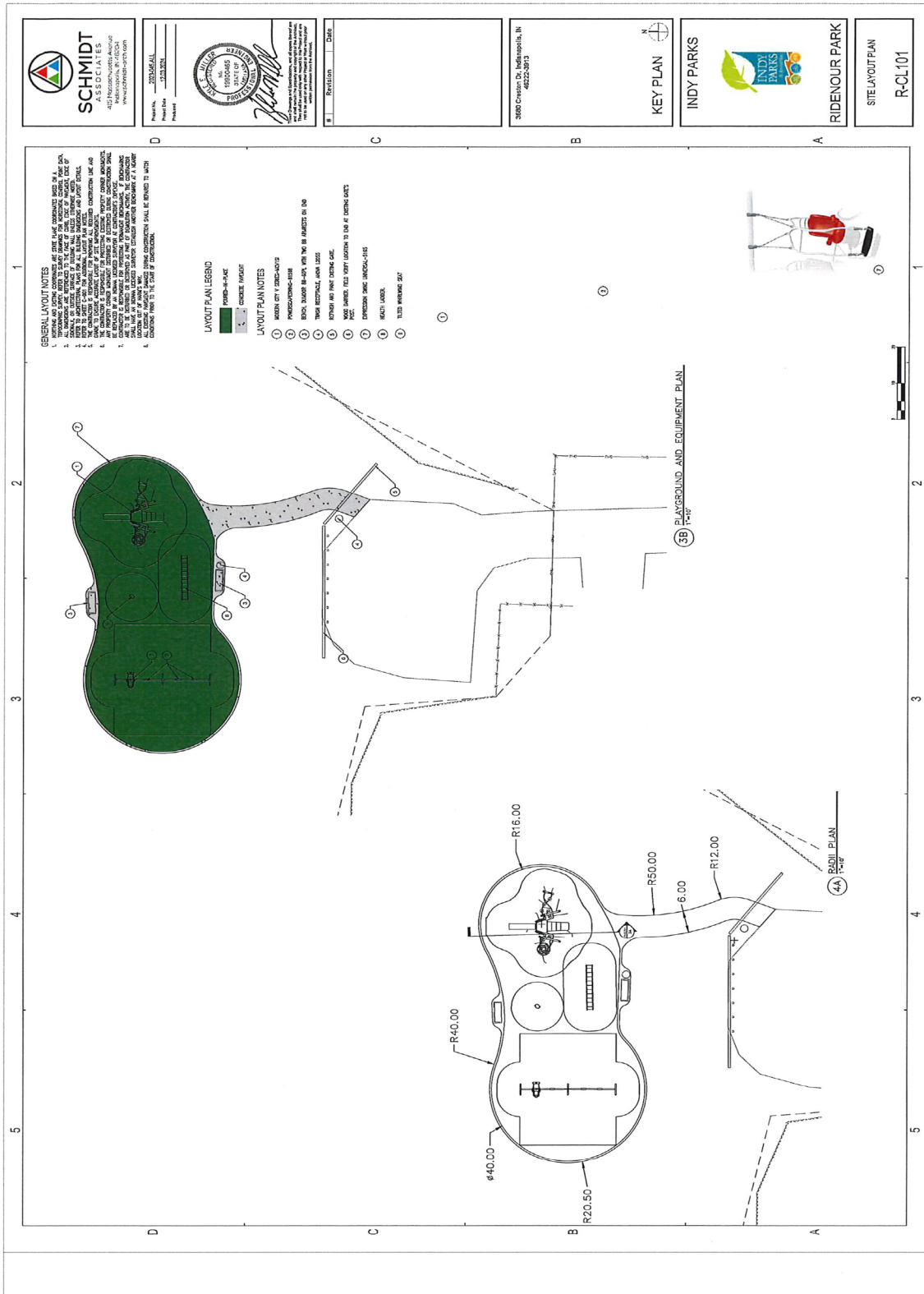
A new connecting sidewalk is proposed. The new sidewalk connects the new playground to the access drive.











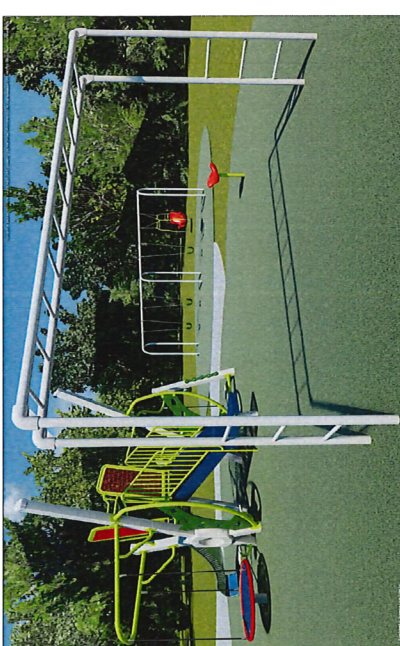


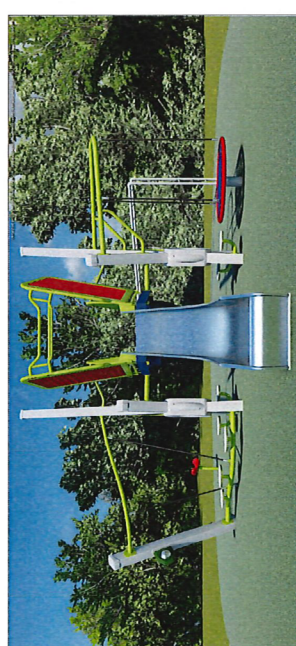



DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



 <p>SCHMIDT ASSOCIATES 453 Rosewood Avenue Indianapolis, IN 46204 www.schmidt-assoc.com</p>	<p>Project No. _____ Date _____ Project _____</p>  <p><i>[Signature]</i></p>	<p>DATE: _____</p> <p>BY: _____</p>	<p>3585 Cassin Dr., Indianapolis, IN 46228-5975</p>	<p>KEY PLAN </p> <p>INDY PARKS </p>	<p>RIDENOUR PARK PLAYGROUND RENDERINGS R-CL502</p>
<p>D</p>  <p>C</p> <p>FOR REFERENCE ONLY</p>  	<p>B</p>  <p>A</p> <p>FOR REFERENCE ONLY</p>  	<p>D</p>  <p>C</p> <p>FOR REFERENCE ONLY</p>  	<p>B</p>  <p>A</p>  <p>FOR REFERENCE ONLY</p>  		



View looking south along Creston Drive



View of site looking north



View of site looking east



View from site looking south



View of site looking northwest



View of site looking west



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-APP-029
Property Address: 7731 Sebastian Place
Location: Warren Township, Council District #20
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 new playground, sidewalk connection, and drainage improvements.
Current Land Use: Open Space / Park
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval of the approval request, subject to substantial compliance with the site and development plan, file dated December 8, 2024.

PETITION OVERVIEW

This 14.12-acre site, zoned PK-1, is developed with a park and surrounded by undeveloped land to the north, zoned SU-9; single-family dwellings to the south, zoned D-P; Interstate 74 right-of-way to the east, zoned PK-1; and undeveloped land to the west, zoned SU-9 and D-P.

APPROVAL

Park District One Approval

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



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

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

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

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

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

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

The request would upgrade the existing amenities and add new amenities within this park that would expand and improve recreation opportunities for the surrounding residential neighborhood, resulting higher quality of life for the park users and surrounding land uses.



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

The development plan for this park would include a new playground with benches and connecting sidewalks to the existing trail and parking lot and updates on the existing shelter, all located on the western portion of the site.

GENERAL INFORMATION

Existing Zoning	PK-1	
Existing Land Use	Park	
Comprehensive Plan	Large scale park	
Surrounding Context	Zoning	Land Use
North:	SU-9	Undeveloped land
South:	D-P	Single-family dwellings
East:	PK-1	Interstate 74 right-of-way
West:	SU-9	Undeveloped
Thoroughfare Plan		
Sebastian Place	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	December 8, 2024	
Site Plan (Amended)	N/A	
Elevations	December 8, 2024	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 8, 2024	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends large scale park, a non-typology land use, that is generally over 10 acres in size.



Pattern Book / Land Use Plan

- Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- 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 describes 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

2010-ZON-059; 1450 South Carroll Road, 6305 Fiesta Court, 2802 & 2861 North Colorado Avenue, 7700 East 21st Street, 5500 Fall Creek Parkway, North Drive, 7100 South Sherman Drive, 7850 Wolfgang Place, 809 Grove Avenue, 601 Crossfield Drive, 11400 East Troy Avenue, 2600 Kitley Road, 360 Indiana Avenue, 6451 East Thompson Road, requested rezoning of 173.70 acres from the D-A, D-2, D-2(FW), D-3, D-5, D-8, D-P, D-P(FW), CBD-2(RC), and SU-9(FW) to the PK-1, PK-1(FW) and PK-1(RC) classifications to provide for park use, **approved.**

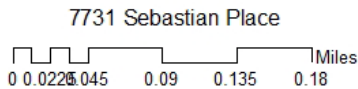
2003-ZON-085 / 2003-DP-013, 7736 East Troy Avenue, requested rezoning of 103.14 acres, being in the D-A district, to the D-P classification to provide for singles-family residential development at a density of 3.91 units per acre, **approved.**

VICINITY

2002-ZON-155; 7750 Southeastern Avenue (south of site), requested rezoning of 88.98 acres from the D-A district to the D-P classification to provide for 270 single-family residences with a density of approximately 3.03 units per acres, **approved.**

98-Z-206, 2801 South Fisher Road (west of site), requested rezoning of 43.0 acres from the D--S district to the SU-9 classification to provide for seasonal parking, **approved.**

EXHIBITS





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 Large-Scale Park. 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 construction of a new playground with new playground surface, sidewalk, benches, as well as landscape 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 a new playground, playground surface, and sidewalk connection. These additions will improve the current state of the park.

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

There are existing walking pathways throughout the park and sidewalks and trails along its borders. The plan proposes an additional sidewalk connection within the playground.

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 existing park already includes sidewalks, trails, and connections to the surrounding neighborhood. The new sidewalk planned as part of the project will also enhance connectivity across the park.

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.

P:\CurrentPlanning\45 Forms\Current Apps\FOF-Development Plan Approval.doc



Department of Metropolitan Development
Division of Planning
Current Planning

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

The property is currently a suburban neighborhood park.

The proposed design maintains the current use of the park and proposes enhancements that are

appropriate in design, character, grade, location, and orientation with existing conditions.

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:

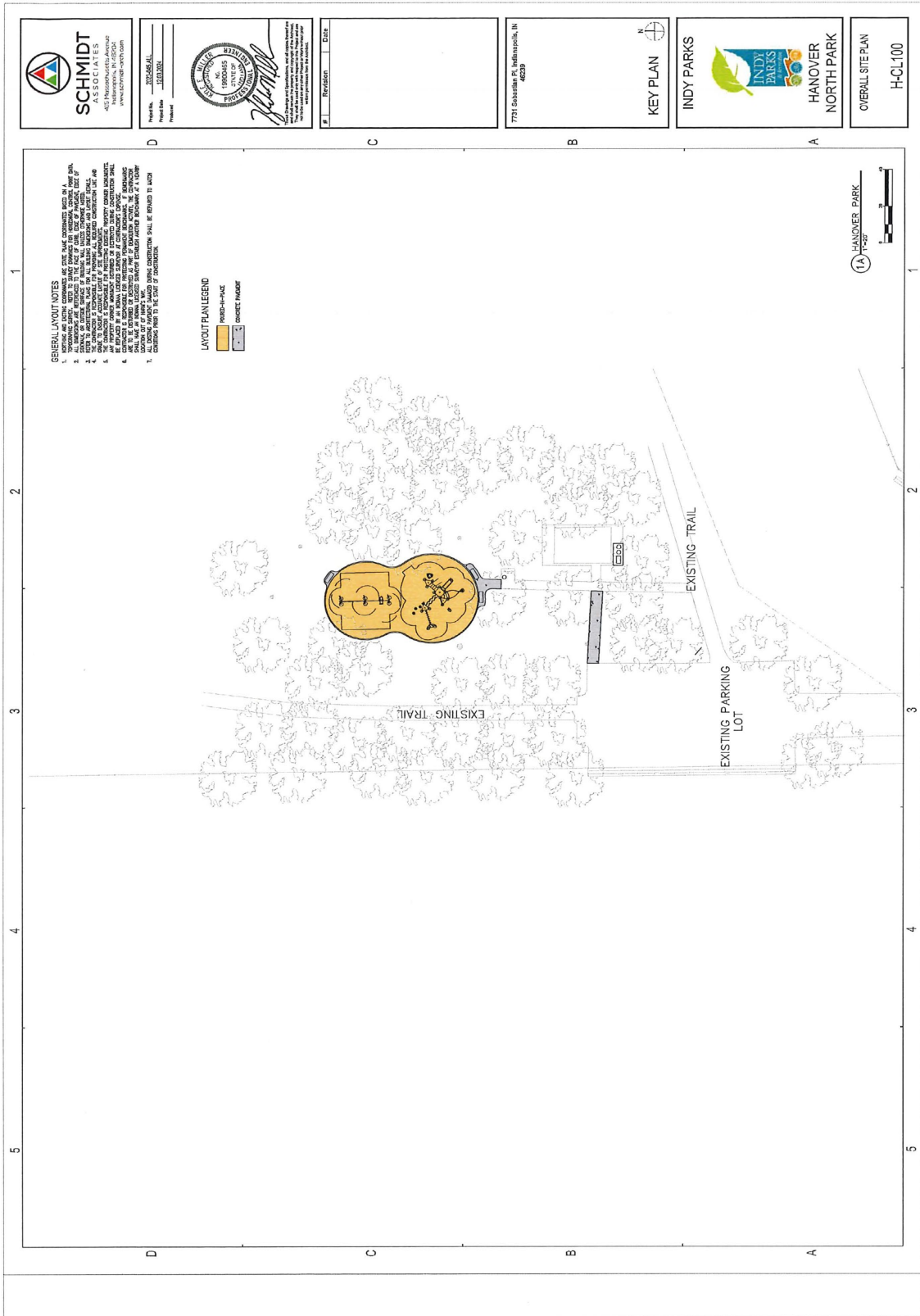
Existing sidewalks and trails are available along the existing park. An additional sidewalk will be built within the park.

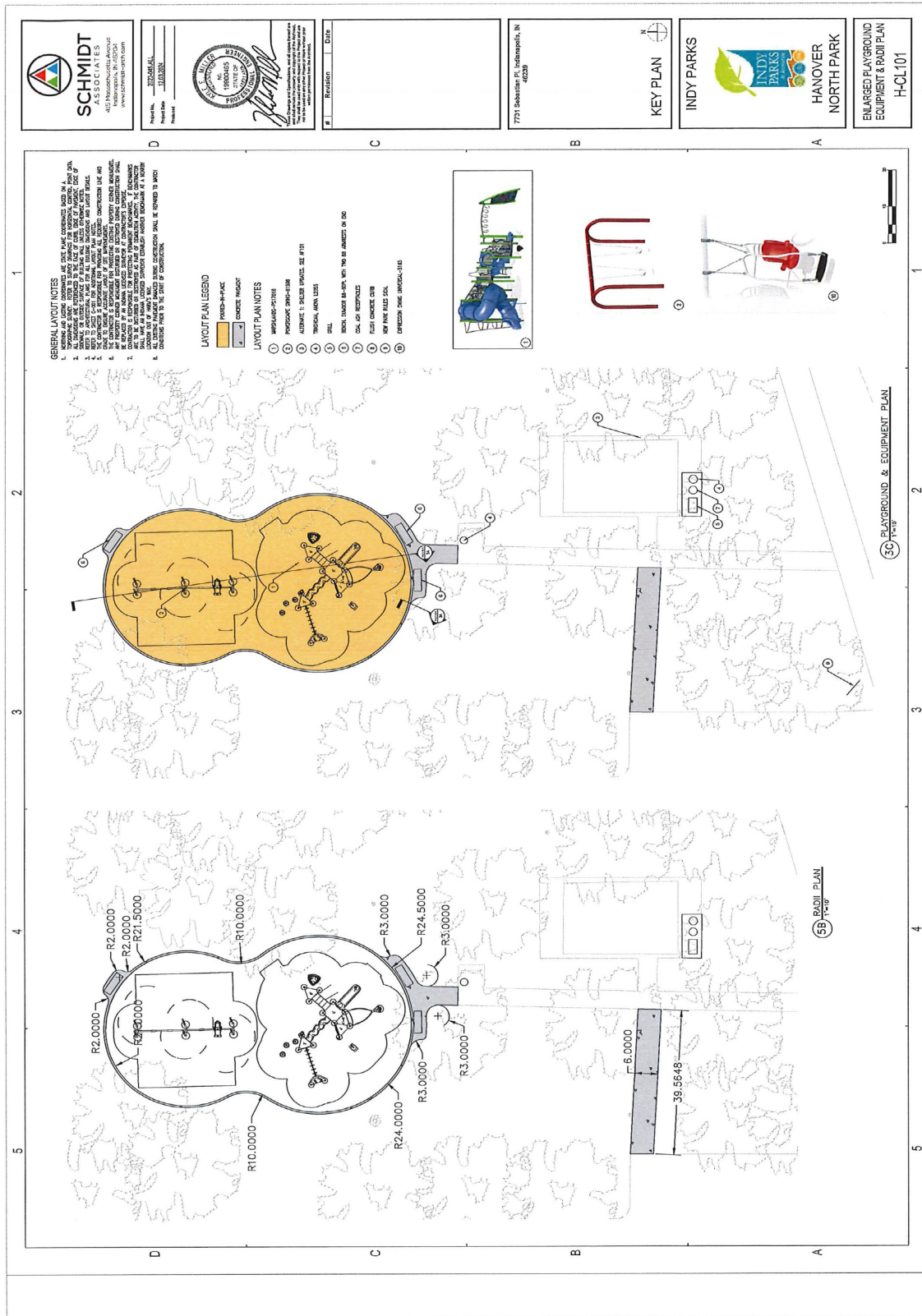
DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary







View of site looking north at pedestrian access to the site



View of site looking north



View of site looking west



View of site looking west



View of site looking east



View of site looking east



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-MOD-021

Property Address: 4901 & 4919 South Emerson Avenue & 5155 Shear Avenue (Approximate Address)

Location: Franklin Township, Council District #24

Petitioner: Emerson Place Apartments, LLC by Joseph D. Calderon

Current Zoning: C-S

Request: Modification of Commitments related to 2022-CZN-839 to terminate Commitment 5 and 6, which required the developer to provide (5) "a sidewalk or pavement markings providing safe pedestrian passage between south end of subject property and the intersection of Emerson Ave and Emerson Place Rd" and (6) "Sidewalk connections between subject property and the Grocery Store site".

Current Land Use: Undeveloped

Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENUM FOR JANUARY 9, 2025 HEARING EXAMINER

This petition was continued from the December 12, 2024 hearing to the January 9, 2025 hearing at the request of the petitioner.

The petitioner provided evidence to staff that indicated a solution to the installation of sidewalks to the subject properties in Commitments 5 and 6 related to 2022-CZN-839 could not be accomplished with the neighboring property owners. Neither of the neighboring property owners were comfortable taking responsibility for upkeep and maintenance of a proposed sidewalk on their properties.

Because the language of the commitments specifically stated that the installation of a sidewalk or pavement markings would occur provided the owner of the subject properties in question provided consent, staff determined that the petitioner fulfilled their obligation to intentionally seek to have these commitments met to no avail.

Therefore, staff is **recommending approval** of the request to terminate Commitments 5 and 6. The petitioner can install a portion of sidewalk along the eastern property boundary as noted in the December 20, 2024 site plan in the staff report, which they plan to install since it is on the subject site property.



Department of Metropolitan Development
Division of Planning
Current Planning

December 12, 2024

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends denial** of the requests.

PETITION OVERVIEW

LAND USE

The site consists of three abutting parcels that are a part of a large commercial node at the intersection of Emerson Avenue and Thompson Road and extending north to Interstate 465. The commercial development of the area began in earnest in the 1980s and continues today. The subject site is surrounded by commercial and industrial development. A parking lot associated with the development to the west covers the southwest corner of the site. The remainder of the site is former farmland transitioning back to woodland.

MODIFICATION

The request would terminate Commitment 5 and 6 related to 2022-CZN-839. Commitment 5 calls that “provided the owner of the property which contains Emerson Place Road consents, a sidewalk or pavement markings providing safe pedestrian passage between the south end of the Subject Property and the intersection of Emerson Avenue and Emerson Place Road shall be installed”. Commitment 6 calls that “provided the owner of the real estate commonly known as 5350 East Thompson Road (a/k/a Parcel No. 3026745) (the “Grocery Store Site”) provides consent, sidewalk connections between the Subject Property and the Grocery Store site shall be installed”.

STAFF ANALYSIS

The site does not front on a public street and currently has vehicular access to Emerson Avenue via abutting parcels in the Emerson Place Shoppes. A traffic signal at Emerson Avenue and the access drive to the Emerson Place Shoppes (Emerson Shoppes Road) controls traffic.

The site also has access to Emerson Avenue by way of Shear Avenue, which is a private street associated with the development to the east.

Emerson Avenue is a bus route with stops at both the entrance to the Emerson Place Shoppes and Shear Avenue. Currently neither a sidewalk or a painted pedestrian path connects the southern portion of the subject site to Emerson Avenue and the bus stop at the Emerson Place Shoppes. A newly constructed sidewalk along the south side of Shear Avenue connects the northern portion of the site to Emerson Avenue and the bus stop at Shear Avenue.

The 2022 rezoning petition and variances proposed housing in the middle of vehicle-oriented commercial development with little greenspace or outdoor recreation opportunities in the vicinity. The sidewalk network in the area is very spotty which does not make the site conducive for residential



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

development. Instead, for residential development to prosper in this location with safe pedestrian access, staff’s commitment for sidewalk installation and connectivity is vital. Staff recognized that this would take the cooperation of the neighboring property owner.

The petitioner did not provide any plans, proof, or justification to the case file to warrant staff’s support in the termination of the two commitments. Staff informed the petitioner that a layout of the site should be provided to indicate the areas in question that have not resulted in an agreement between property owners.

Staff will be recommending denial of the requests since sidewalk connectivity is vital especially if multi-family development would be proposed considering tenants would likely walk to the amenities in the immediate area and bus stops.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-S	Self-storage facility
South:	C-3	Retail Center
East:	I-2 / C-4	Warehouse / Grocery Store
West:	C-3 / C-4 / C-S	Commercial Uses
Thoroughfare Plan		
Shear Avenue	Private Street	Not Applicable
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	December 10, 2024.	
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	October 31, 2024	



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.



ZONING HISTORY

Zoning History - Site

2022-CZN-839 / 2022-CVR-839; 4901 & 4919 South Emerson Avenue and 5155 Shear Avenue (subject site), Rezoning of 9.619 acres from the C-3 and C-4 districts to the C-S district to provide for multi-family dwelling uses, C-3 and C-4 uses and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 208-unit multi-family dwelling development with a 570-foot front setback from Emerson Avenue and Thompson Road (maximum 65-foot front setback permitted), zero-feet of public street frontage (50 feet of public street frontage required) and to allow the multi-family buildings to be 52 feet in height (maximum 45-foot height permitted), **approved and granted**.

2014-CZN-805 / 2014-CVR-805; 5260 & 5414 East Thompson Road and 4805 South Emerson Avenue, requested the rezoning of 29 acres from the C-S district to the C-4 district, and a variance of development standards to provide for a deficient number of parking spaces and excess outdoor display area, **approved**.

94-Z-8; 4901 South Emerson Avenue, requested the rezoning of four acres from the SU-1 district to the C-4 district, **approved**.

93-SE3-1; 4919 South Emerson Avenue, requested a Special Exception to provide for an amusement arcade within an existing nightclub, **approved**.

93-UV3-2; 4919 South Emerson Avenue, requested a variance of use to provide for an amusement arcade with deficient separation from protected districts, **approved**.

89-Z-112; 5414 East Thompson Road and 4855 South Emerson Avenue, requested the rezoning of 86.6 acres from the C-3, D-4 and A-2 districts to the C-S district to provide for commercial uses, **approved**.

87-Z-258; 4905 South Emerson Avenue, requested the rezoning of 7.6 acres from the A-2 and C-3 districts to the C-3 district, **approved**.

Zoning History – Vicinity

2019-ZON-074; 4741 South Emerson Avenue, 5360 East Thompson Road, 4500 Victory Lane & 5445 Victory Drive (east of site), requested the rezoning of 39.3 acres from the C-s district to the I-2 district, **approved**.

2012-DV3-017; 5202 East Thompson Road (south of site), requested a variance of development standards to provide for outdoor seating in a C-3 district, **approved**.

2012-UV2-005; 4911 South Emerson Avenue (southwest of site), requested a variance of use to provide for auto parts sales in a C-3 district, and a variance of development standards to provide for a sign without sufficient separation from other signs, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

2007-UV3-002; 5202 East Thompson Road (south of site), requested a variance of use to provide for a fitness center in a C-3 district, **approved**.

2004-ZON-152; 4723 South Emerson Avenue (north of site), requested the rezoning of 5.7 acres from the C-3 and C-5 districts to the C-S district to provide for a self-storage facility and C-3 uses, **approved**.

2000-UV2-044; 5202 East Thompson Road (south of site), requested a variance of use to provide for an amusement arcade with an excessive number of machines, **approved**.

99-UV1-128; 5202 East Thompson Road (south of site), requested a variance of use to provide for an auto parts dealer in a C-3 district, **approved**.

94-V2-52; 4903 South Emerson Avenue (west of site), requested a variance of development standards to provide for excessive signage, **approved**.

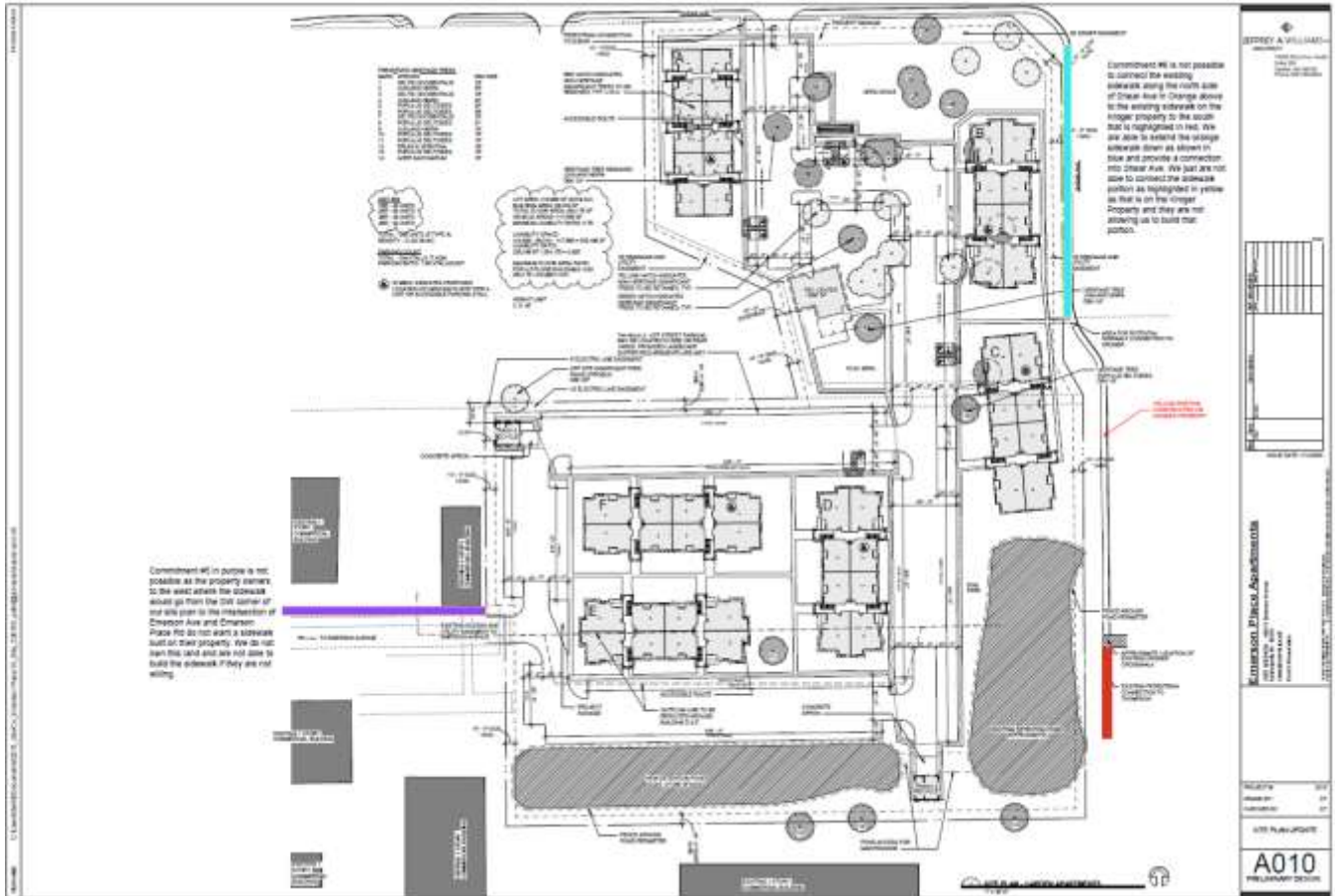
89-Z-85; 5150 East Thompson Road (south of site), requested the rezoning of 6.2 acres from the A-2 district to the C-3 district, **approved**.

88-Z-57; 5302 East Thompson Road (east of site), requested the rezoning of 16.6 acres from the A-2 and D-4 districts to the C-5 district, **withdrawn**.

87-Z-176; 4825 South Emerson Avenue (southwest of site), requested the rezoning of 2.5 acres from the A-2 district to the C-3 district, **approved**.

EXHIBITS







Department of Metropolitan Development
 Division of Planning
 Current Planning

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

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

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

Legal Description: See Exhibit "A" Attached Hereto And Incorporated By Reference (the "Subject Property").

Statement of MODIFICATION OR TERMINATION of Covenants or Commitments:

1. Commitments numbered 5 and 6 in that certain Statement of Commitments recorded on December 21, 2022 as Instrument No. A202200134333 in the Office of the Recorder of Marion County are hereby terminated.
-

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

COVENANTS or COMMITMENTS contained in this instrument shall be effective upon the adoption of modification or termination approved by the Metropolitan Development Commission in petition 2024-MOD-____.



Department of Metropolitan Development
Division of Planning
Current Planning

A202200134333

12/21/2022 11:00 AM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 6
By: DG



KLH STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with 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: See Exhibit "A" Attached Hereto And Incorporated By Reference (the "Subject Property").

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 private access drive commonly known as Emerson Place Road shall be rehabilitated or reconstructed from the edge of pavement on Emerson Avenue to a point 75 feet to the east.
3. Pavement marking striping and land use indicators identifying the use of the Subject Property (which may include directional signage) shall be installed on the east leg of the intersection of Emerson Avenue and Emerson Place Road.
4. Traffic detection infrastructure for the east and west approaches to the existing traffic signal at the intersection of Emerson Avenue and Emerson Place Road shall be installed, repaired or replaced, as needed, per the specifications of the Department of Public Works.
5. Provided the owner of the property which contains Emerson Place Road consents, a sidewalk or pavement markings providing safe pedestrian passage between the south end of the Subject Property and the intersection of Emerson Avenue and Emerson Place Road shall be installed.
6. Provided the owner of the real estate commonly known as 5350 East Thompson Road (a/k/a Parcel No. 3026745) (the "Grocery Store Site") provides consent, sidewalk connections between the Subject Property and the Grocery Store Site shall be installed.

MDC's Exhibit B - - page 1 of 6

6



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

7. Commitments 2 through 6 above shall be implemented in conjunction with development of all or any portion of the Subject Property as evidenced by an application for an Improvement Location Permit.

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

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition #2022-CZN-839 by the City-County Council changing the zoning classification of the real estate from a C-3 and C-4 zoning classification to a C-S zoning classification; or
- (b) the adoption of approval petition # _____ by the Metropolitan Development Commission; and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the C-S zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

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

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition #2022-CZN-839.



Northern property boundary along Shear Avenue looking east.



Northern property boundary along Shear Avenue looking south.



Photo of the fast-food restaurant west of the site.



Self-storage facility north of the site.



Photo of the northeastern property boundary where the sidewalk ends.



Eastern section of the property boundary without a sidewalk looking south on Shear Avenue.



Eastern section of the property boundary without a sidewalk looking north.



Sidewalk that leads to East Thompson Road.



Existing crosswalk from the property to the grocery store to the east.



Photo of the subject site looking east.



View of the subject site looking southeast.



View looking east across the subject site.



View of the subject site looking north across the site.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER** **January 9, 2025**

Case Number: 2024-MOD-024

Property Address: 208, 340, 430, 445, and 555 South White River Parkway, West Drive, 1440 and 1450 Gillette Street, 1045, 1115, and 1225 West Henry Street, 1040, 1120, and 1230 Oliver Avenue, and 510 Arbor Avenue

Location: Center Township, Council District #18

Petitioner: Indiana Economic Development Corporation, by Andi M. Metzel

Current Zoning: CBD-S (RC) (FF) (TOD)

Request: Modification of the Development Statement / Master Plan, related to 2022-CZN-824, to change the name of the Development, from “Reimagining the GM Stamping Plant Master Plan” to “Levee District Regulating Plan”, and to include configuration standards for streets, blocks, lots, and to update the development of lots, building form, and included uses.

Current Land Use: Developing parcels

Staff Recommendations: Approval

Staff Reviewer: Jeffrey York, Principal Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends approval.

PETITION OVERVIEW

This request would provide for a modification of development statement for 2022-CZN-824, to provide for renaming of the Development Statement and Master Plan of the former GM Stamping Plant site, from “Reimagining the GM Stamping Plant Master Plan” to “Levee District Regulating Plant”, and to include standards for streets, blocks, lots and update the development of lots, building form and uses.

A portion of the site is under construction with the proposed headquarters for Elanco, on Lot 10. An expansion of White River State Park is proposed on Lots 13 and 14. The remaining lots would include commercial office, retail, entertainment, hotels, educational uses, and residential development, depending on the location, according to the updated Master Plan. Generally, preferred uses for lots along Oliver Avenue (Lots 3, 5, and 7) would include offices, hotels, hospitality, entertainment, and residential



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

uses. Preferred uses on Lots 2, 4, 6, and 15, would be upper-story educational, research and development, offices, hospitality, and residential. Preferred uses for Lots 8 and 9 (adjacent to existing single-family residential development, include retail and residential. Lot 11 would be divided into four parts, but generally, would permit renewable energy and data center uses, with potential retail, restaurant, and other commercial uses on the ground floor. An electric substation would occupy Lot 11A. Lot 12, the smallest of the parcels, would include office, research and development, retail, restaurant, hospitality, and residential uses.

The 1997 rezoning allows a wide range of uses, including I-3 and CBD-2 uses. However, at the time, research laboratories were not specifically noted as permitted uses in either I-3 or CBD-2 districts. The current ordinance would permit research laboratories under Research and Development, Other. This petition would clarify that this proposed use would be permitted.

Along with the above permitted uses, these uses would be prohibited:

- Gaming venues
- Penal facilities (or related transitional facilities for individuals formerly in penal facilities)
- Adult entertainment facilities
- Controlled substance centers
- Distribution centers
- Massage parlors.
- Hot tub facilities
- Suntan facilities
- Single-family detached dwellings
- Nursing homes
- Assisted Living facilities.
- Automobile fueling stations.

The Master Plan also details the establishment of an Architectural Review Committee (ARC), which would provide for design oversight of all development within the district. The ARC would review site plans, landscape plans, construction plans, building elevation plans, exterior materials, signage, and a development and construction schedule.

The Master Plan would establish basic rules for developing blocks, private roads, and lots. Specific details include surface parking not permitted in front buildings, build-to or setback lines should be consistent, and restrictions on driveway or curb cuts to and from surface parking lots and structured parking sites.

The original CBD-S rezoning provided for a general baseline on which to develop this site. This modification would provide additional guidance on development of this mixed-use site in a more in more uniform manner. Staff, therefore, recommends approval of the request.

GENERAL INFORMATION

Existing Zoning	CBD-S (RC) (FF) (TOD)	
Existing Land Use	Developing parcels	
Comprehensive Plan	Urban mixed-use for the majority of the site, City neighborhood for the parcels near Oliver Avenue, Village mixed-use along the western portion near Oliver Avenue and Office-industrial mixed-use development for the northwest portion of the site.	
Surrounding Context	Zoning	Land Use
North:	CBD-S (RC)	Railroad track / surface parking
South:	C-1 / C-3 (RC)	Commercial retail / residential
East:	I-4 (RC)	White River
West:	I-4 / D-5 (RC)	Industrial / single-family residential
Thoroughfare Plan		
White River Parkway, West Drive	Primary arterial	78-foot existing and proposed right-of-way
Division Street	Primary arterial	95-foot existing and proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes, Regional Center and Transit-Oriented Development	
Wellfield Protection Area	No	
Site Plan	Filed, December 9, 2024	
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	Filed, December 9, 2024	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Urban mixed-use for the majority of the site, City neighborhood for the parcels near Oliver Avenue, Village mixed-use along the western portion near Oliver Avenue and Office-industrial mixed-use development for the northwest portion of the site.

Pattern Book / Land Use Plan

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

The **City Neighborhood** typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.

The **Village Mixed-Use** typology creates neighborhood gathering places with a wide range of small businesses, 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.

The **Office/Industrial Mixed-Use (Business Park)** typology is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research, and development facilities, testing and evaluation facilities, offices, education resource centers, assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/ residential traffic in this typology.

- The following elements of the Pattern Book apply to this site:
 - *Large-Scale Multifamily Housing*
 - Mixed-Use structures are preferred;
 - Parking should be either behind or interior to the development;
 - Should be along an arterial or collector street.
 - *Large-Scale Offices, Retailing, and Personal or Professional Services*
 - Retailing is only recommended as a ground-floor use in a mixed-use structure; offices are only recommended on upper floors;
 - Should not include outdoor display or merchandise.
 - *Small-Scale Offices, Retailing, and Personal or Professional Services*
 - Automotive uses and uses with drive-through lanes are excluded
 - Should not include outdoor display or merchandise
 - *Artisan Manufacturing and Food Production*
 - Automotive uses are excluded;
 - Operations should be full contained within buildings;
 - Should be in harmony with the character of the surrounding neighborhood in terms of materials, building placement, entrance location and vehicle and service area;
 - Should include a commercial component that is open to the public
 - *Large-Scale Living Facilities*
 - Should be in harmony with the surrounding neighborhoods and should site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses
 - *Offices*
 - Preferred as a component of mixed-use residential structures, unless it is an adaptive reuse of an existing structure
 - *Conditions for all housing*
 - Should be within a one-quarter-mile distance 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 doors to the sidewalk
 - *Light industrial uses*
 - Industrial truck traffic should not utilize local, residential streets;
 - Streets internal to industrial development must feed onto an arterial street;
 - *Hotels, Motels, or Hostels*
 - Should be subordinate to an 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 business park;

- Should be located and served in such a way that the use will not interfere with industrial traffic or loading
- *Research and Production of High-technology or Biotechnology Related Goods*
 - Recommended without additional conditions

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The site is within the Blue Line Transit Oriented-Development (TOD) overlay, however, due to the zoning (CBD-S), TOD restrictions do not apply to this 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

SITE

2022-CZN-824 / 2022-CPL-824; 308 and 340 South White River Parkway 514 South Drover Street and 1228 and 1236 Oliver Avenue; requested Rezoning of 93.23 acres from the CBD-S (RC), C-1 (RC) and C-3 (RC) districts to the CBD-S (RC) district to provide for a mixed-use residential, commercial, industrial and park development and approval of a Subdivision Plat to be known as Reimagining the GM Stamping Plant, dividing 93.23 acres into fifteen lots including the vacation of all remaining streets and alleys in an area bounded by Oliver Avenue, White River Parkway West Drive, Washington Street and Division Street, **approved.**

2017-ZON-075; 201 South Harding Street, 170 and 340 South White River Parkway, West Drive, and 514 Drover Street, requested a rezoning of 103.2 acres from the C-1 (RC) and I-4 (RC) districts to the CBD-S (RC) classification to provide for a development of three use districts, **approved.**

2014-CZN-835 / 2014-CVR-835; 340 South White River Parkway, requested a rezoning of 55.24 acres, from the I-4-U (RC) District, to the CBD-S (RC) classification to provide for a consolidated justice center, including county courts, county jail, community corrections, county sheriff, other related municipal public safety functions and other office uses and a variance of use of the Central Business Districts Zoning Ordinance to provide for a county jail, community corrections and related uses and facilities associated with a consolidated justice center (SU-8 uses, correctional and penal institutions not permitted), **denied by City-County Council.**

2014-REG-133 A and B; 340 South White River Parkway, West Drive, requested demolition of industrial structures, **approved.**

VICINITY

2014-SE2-001; 1428 West Henry Street, requested Special Exception and variance of development standards of the Industrial Zoning Ordinance to provide for the recycling of commercial and household recyclable materials and miscellaneous ferrous and nonferrous metal materials and to provide for the transporting, sorting, bailing and staging/storage of recyclable materials prior to transporting, with a crane, scale, shipping containers, outdoor ferrous metal pile, office trailer, ATM and a 14-foot tall masonry screen wall, with two signs, with a metal sliding gate along Harding and Henry Streets (maximum 10-foot tall screening fence or wall permitted), and zero-foot west front and south front transitional setbacks along Harding Street and Henry Street, respectively, **approved.**

2010-REG-048; 1428 West Henry Street, requested Regional Center Approval to provide



Department of Metropolitan Development
Division of Planning
Current Planning

for use of the site as a recycling facility, with outdoor storage and operation. Included in the approval were two fences, **approved**.

2010-SE3-003 and 2010-DV3-023; 1428 West Henry Street, requested a Special Exception of the Industrial Zoning Ordinance to provide for the recycling of commercial and household recyclable materials, including ferrous and non-ferrous metal scrap; plumbing, steel, metal or copper pipe; electrical wiring, scrap metal from electrical appliances, obsolete machinery, and other miscellaneous ferrous and non-ferrous metal materials, and to provide for the transporting, sorting, baling and staging / storage of recyclable materials prior to transporting and a Variance of Development Standards of the Industrial Zoning Ordinance to provide for a zero-foot south front transitional yard along Henry Street (minimum 50-foot front transitional yard setback required), **granted**.

2010-MO3-001; 1428 West Henry Street, requested a Modification of Conditions related to petition 84-UV3-91, to modify Condition Three to provide for limited outdoor storage and processing of miscellaneous ferrous scrap steel and outdoor operations, **withdrawn**.

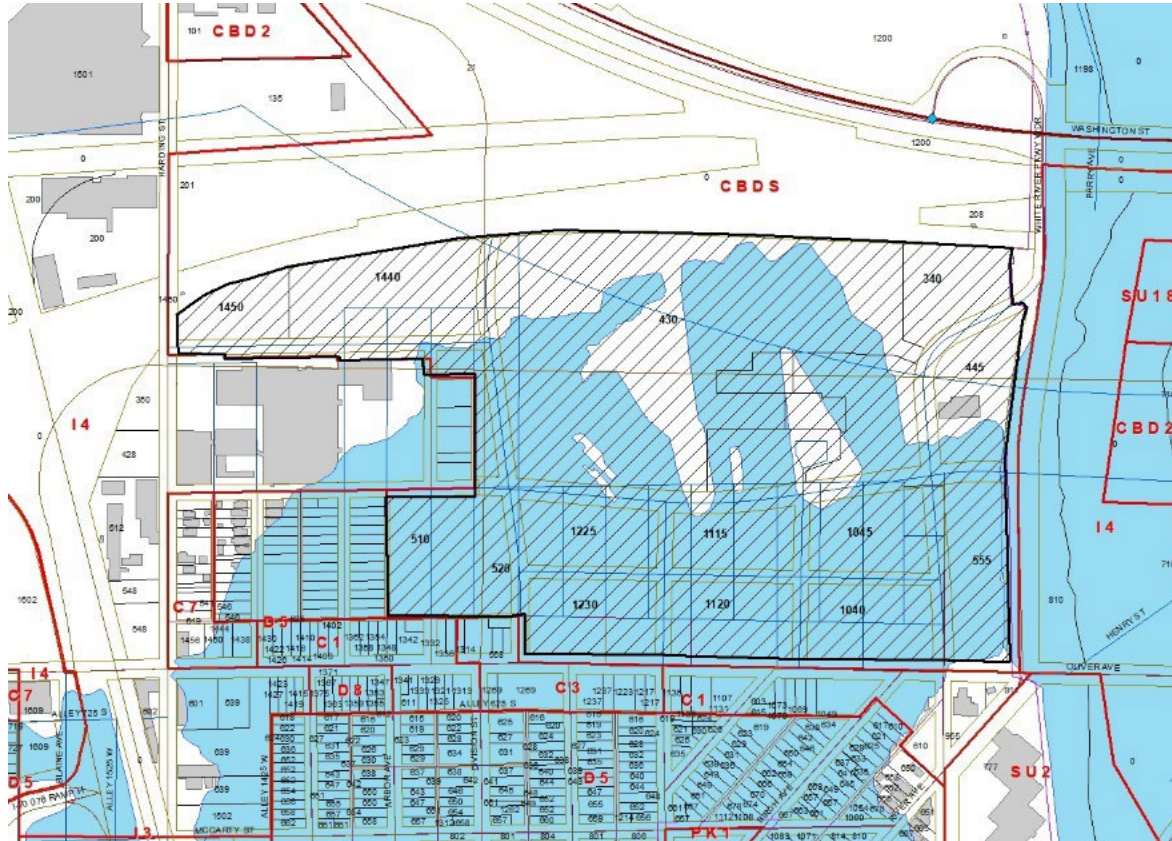
2010-REG-048; 1428 West Henry Street, requested Regional Center Approval to provide for outdoor operation of a recycling facility, with fencing, **approved**.

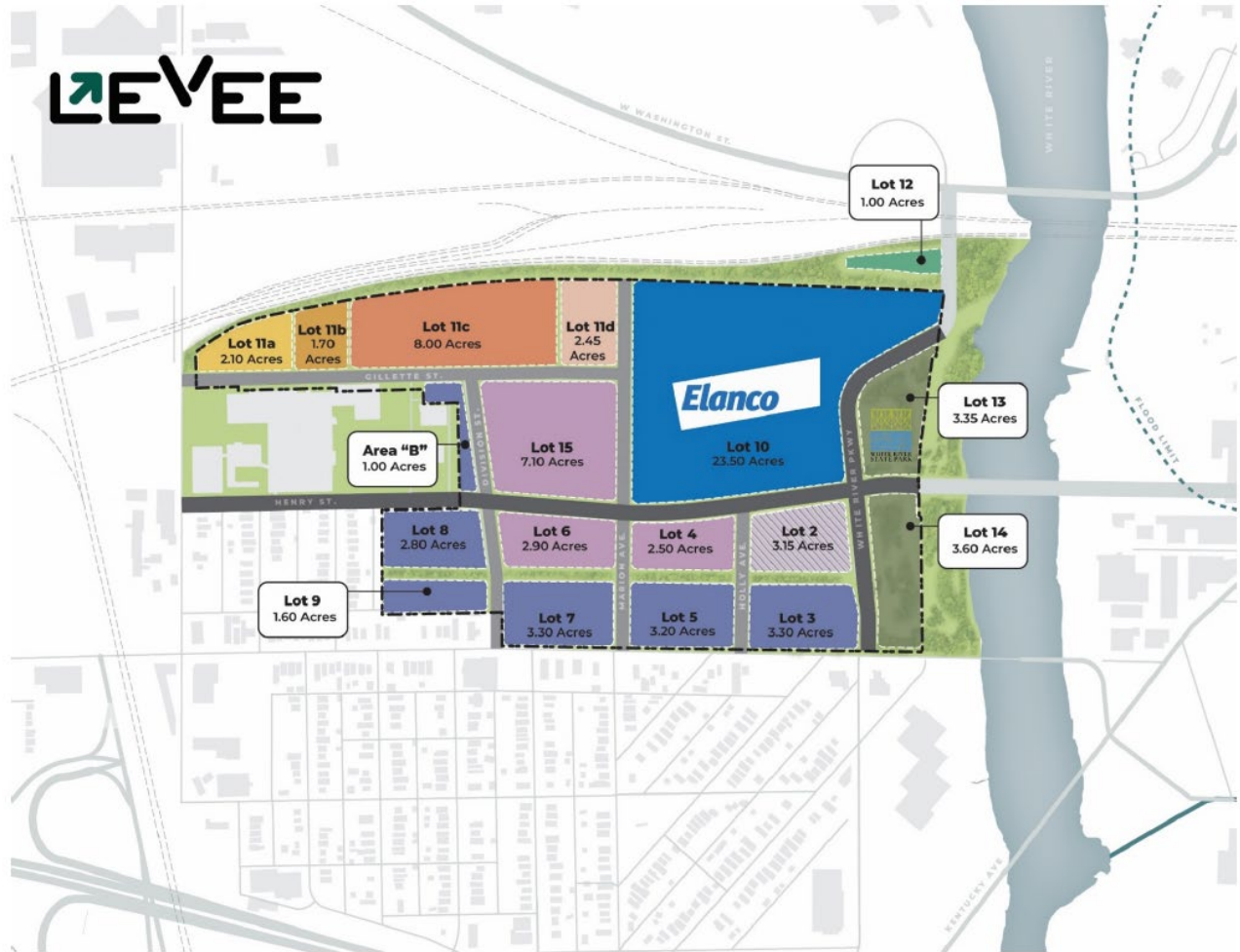
2007-APP-171; 1428 West Henry Street, requested Regional Center Approval to provide for use of the site as a recycling facility for common household and commercial materials, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS





Proposed Master Plan



IV. REGULATING PLAN CONFIGURATION STANDARDS

OVERVIEW

The following standards establish the basic rules for development on blocks, private parcels, and lots framed by the street network to help foster a vital mixed-use district.

STREETS

An interconnected street grid will facilitate the Levee District's vehicular and pedestrian movements, balance multiple modes of transportation, and promote a compact, pedestrian-oriented environment. Active ground-level uses will be concentrated along these street frontages.

1. The Regulating Plan delineates a mandatory street network. All streets are intended for public use and must be publicly accessible.
2. All lots must share a frontage line, and all principal buildings must directly front a street. Any new streets that create frontage on a parcel under development must be constructed at the time of development except phased projects, which must meet this requirement for each development phase, satisfying it in increments.
3. Drives that provide required internal block circulation, utility easements, and access to rear parking, parking garages, and service areas are permitted and should be constructed at the time of development. All drives shall be located at least seventy-five (75) feet from the nearest point of two intersecting street right-of-way lines.
4. Streets may be adjusted from their Regulating Plan location if there is no net loss of pedestrian pathways and connections or if any other properties with frontage are not adversely affected. Any street repositioning will also move all other requirements affecting building setbacks, frontage designations, and on-street parking.
5. While a platted right-of-way, Merrill Street is intended to be an east/west continuous pedestrian path that meanders and connects with north/south pathways for public access. As development occurs, future amendments to this Plan and subsequent plat amendments may include repositioning this pathway and adding other pathways as right-of-way, easements, or within private development.



Department of Metropolitan Development Division of Planning Current Planning

BLOCKS

The Levee District contains development blocks of varying dimensions to permit future development scenarios that achieve a compact, mixed-use, and walkable urban environment. Blocks are the aggregate of private lots and passages circumscribed by the street and pedestrian network.

1. Blocks are measured at the required lot limit lines and public rights-of-way. All contiguous lots are considered to be part of a block.
2. No block face may have a length greater than 550'. Block faces with a length greater than 800' must provide a mid-block crossing or pedestrian pathway of not less than 5' in width with through-access to another street, pedestrian pathway, or greenway. Blocks comprising single lots with street frontage over 800' must meet the through-access requirement within their lot, unless already satisfied within that block face.
3. Lots #10, and #12 are exempt from providing a mid-block sidewalk, pedestrian pathway, or pass-throughs.
4. A continuous east/west pedestrian corridor with designated public access are required for lots #2-9.
5. North/south pedestrian corridors with designated public access are encouraged for lots #2-9 and #15.
6. For lots with street access proposed in future development, curb cuts and driveways other than those necessary for street access and access to a surface parking lot, shared or structured parking facility will not be permitted.

LOTS

Lots are divided land within a block accommodating a building or complex of buildings of unified design.

1. Surface parking is not permitted in front of buildings within any lot or lots.
2. Developers should propose a parking and loading plan, including shared parking and/or district parking strategies to accommodate parking across multiple sites tied to individual parking needs and loading zones. Loading zones shall not conflict with dedicated pedestrian infrastructure.
3. Vehicular parking structure access is recommended on this thoroughfare: Marion Avenue, Holly Avenue, Gillette Street, and Division Street. Where parking structure access cannot be accommodated on the recommended thoroughfares, other alternatives may be considered.
4. Where buildings exist on adjacent lots, a proposed development should match or be compatible with the adjacent existing build-to or setback line.



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

DISTRICT LAND USE CLASSIFICATION

The Indianapolis-Marion County Land Use Pattern Book classifies the Levee District as an Urban Mixed-Use typology to promote a concentrated, dense pedestrian-oriented environment that accommodates a wide range of businesses, services, institutions, and accessible amenities for residents and visitors. Therefore, real estate development within the Levee District is intended to follow the following specific requirements:

1. Development in adherence with a coherent and feasible plan;
2. Mixing of uses within a single vertical building or series of buildings on one or more parcels or blocks in compliance with the City of Indianapolis, Regional Center Design Guidelines (as amended) and the City of Indianapolis Marion County Zoning Ordinance, Section 5, Mixed-Use (effective May 8, 2023), where conflicting provisions occur, City of Indianapolis, Regional Center Design Guidelines (as amended) shall apply;
3. Incorporation of active and visible ground floor uses for commercial, hospitality, residential, office, industrial, corporate campus, educational, and institutional buildings is required. All grade-level uses shall be designed to activate the adjacent pedestrian ways. Retail, restaurant, and commercial uses are encouraged where possible. Exhibit windows, public art, wellness and exercise, corporate reception, educational and institutional uses are also acceptable for areas where retail and commercial uses are not currently feasible. Support functions (mechanical, utility, back of house) are discouraged at grade-level. Parking structures shall be lined with activated grade-level uses;
4. Placement of parking within structures, behind buildings or otherwise not visible from public rights-of-way;
5. Preference for interconnected areas of open space, incorporating the expansion parcels for White River State Park, the Cultural Trail, Henry Street multi-modal path, Merrill Street continuous pedestrian corridor, and the development of sidewalks, walkways, plazas, and public spaces; and,
6. Connectivity and accessibility to adjacent neighborhoods and places through existing street and sidewalk networks and Greenways.

DEVELOPMENT LOTS AND BUILDING FORM

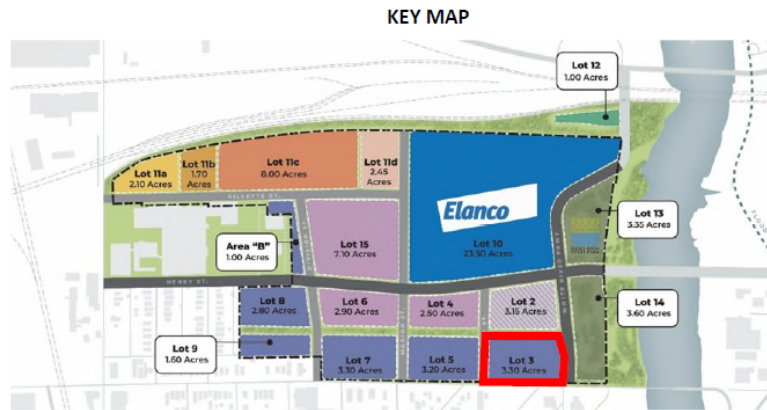
- The Levee District encompasses thirteen (13) development lots with the following preferred set of uses supporting primarily the Village Mixed-Use, Urban Mixed-Use and Campus typologies and desired building forms. An individual building may have more than one building frontage type.
- LOT #2 – 1045 HENRY STREET (Urban Mixed-Use)**

KEY MAP



- Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include upper-story Educational, Research and Development, Offices, Hospitality, and Residential.
- Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Educational Institutions (Entrances and Lobbies), Residential.
- Height:** Five (5) to fifteen (15) stories.
- Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park roughly following the Merrill Street right-of-way in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

3. LOT#3 – 1040 Oliver Avenue (Urban Mixed-Use)



- a) **Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and with one or more ground-floor entrances. Preferred uses include Offices, Hotels, Hospitality, Entertainment and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Entertainment, and Residential.
- c) **Height:** Four (4) to eight (8) stories (north, south, and west blockfaces); five (5) to fifteen (15) stories (east blockface).
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park roughly following the Merrill Street right-of-way in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

4. LOT #4 – 1115 Henry Street (Urban Mixed Use)



- a) **Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include upper-story Educational, Research and Development, Offices, Hospitality, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Educational Institutions (Entrances and Lobbies), Residential.
- c) **Height:** Five (5) to fifteen (15) stories.
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park roughly following the Merrill Street right-of-way in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

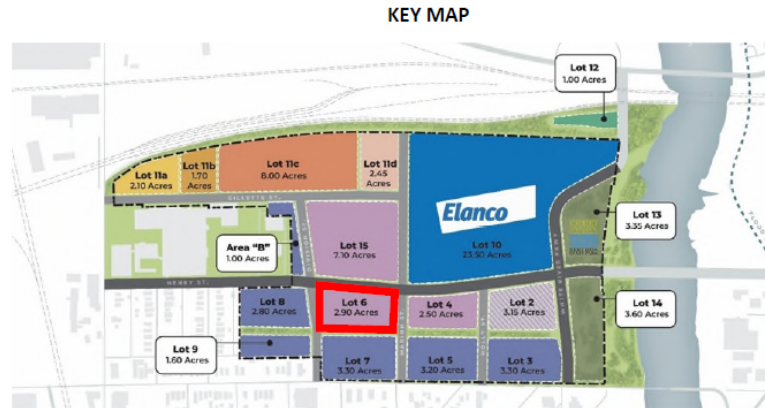
5. LOT #5 – 1120 Oliver Avenue (Urban Mixed-Use)

KEY MAP



- a) **Use and Form:** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include Office, Retail, Entertainment, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Townhome Residential.
- c) **Height:** Three (3) to five (5) stories.
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park roughly following the Merrill Street right-of-way in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

6. LOT #6 – 1225 Henry Street (Urban Mixed-Use)



- a) **Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include upper-story Educational, Research and Development, Offices, Hospitality, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Educational Institutions (Entrances and Lobbies), Residential.
- c) **Height:** Five (5) to fifteen (15) stories.
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

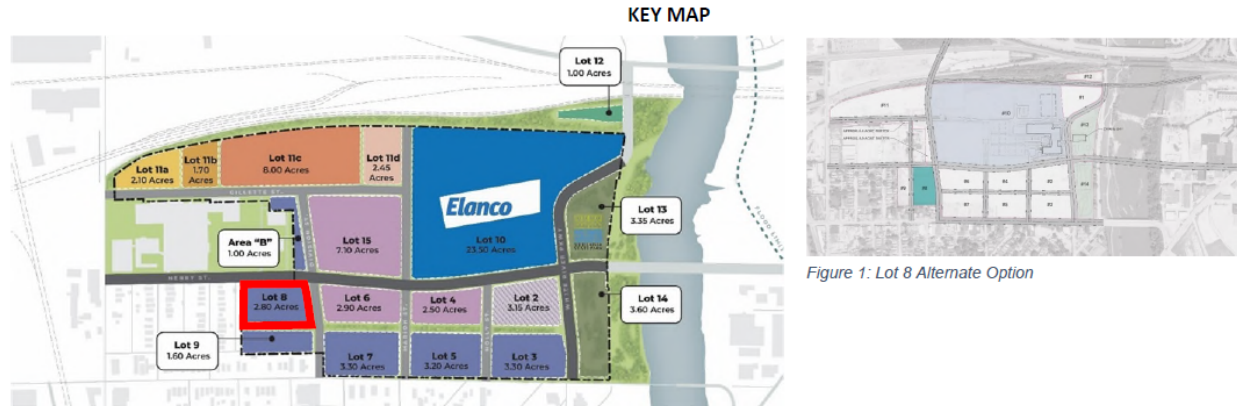
7. LOT #7 – 1230 Oliver Avenue (Urban Mixed-Use)

KEY MAP



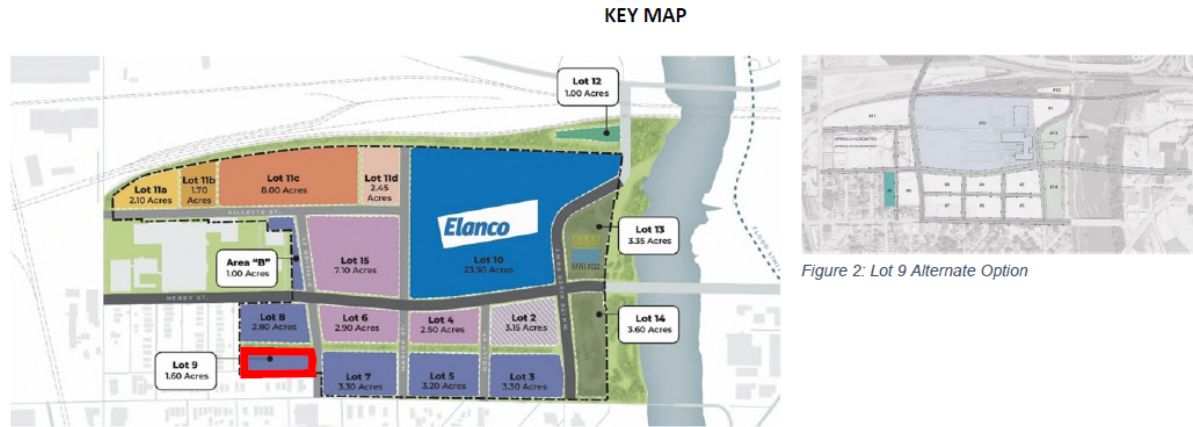
- a) **Use and Form:** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include Office, Retail, Entertainment, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Townhome Residential.
- c) **Height:** Three (3) to five (5) stories.
- d) **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to White River State Park in a meandering fashion. Adjacent development requires public access to this corridor. This area will be treated as a development frontage subject to ground-floor frontage requirements.

8. LOT #8 – 520 Division Street (Village Mixed-Use)



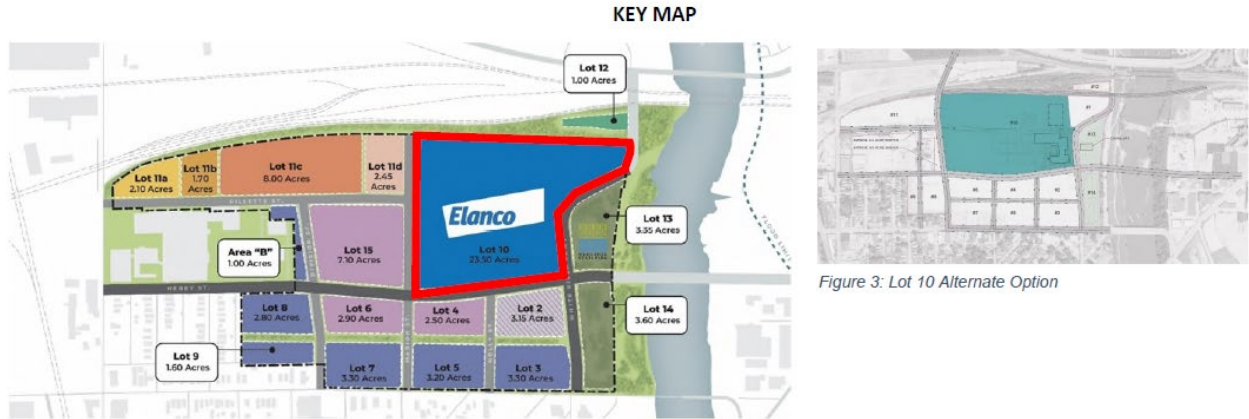
- a. **Use and Form:** Village Mixed-Use is the primary building form containing a mix of uses in multi-story buildings of lesser density adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Such development will serve as a transition between taller developments to the east and the residential neighborhood to the west and south. Preferred uses include retail and residential.
- b. **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail) and Residential.
- c. **Height:** Two (3) to four (4) stories
- d. **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to the White River State Park. Public access to this corridor is required by adjacent development. This area will be treated as a development frontage subject to ground floor frontage requirements.

9. LOT #9 – 520 Division Street (Village Mixed-Use)



- a. **Use and Form:** Village Mixed-Use is the primary building form containing a mix of uses in multi-story buildings of lesser density adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Such development will serve as a transition between taller developments to the east and the residential neighborhood to the west and south. Preferred uses include retail and residential.
- b. **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), and Residential.
- c. **Height:** Two (2) to four (4) stories
- d. **Continuous Pedestrian Corridor:** The intent is to provide a continuous, activated pedestrian link to the White River State Park. Public access to this corridor is required by adjacent development. This area will be treated as a development frontage subject to ground floor frontage requirements.

10. LOT #10 (includes Lot #1) – 430 South White River Parkway West Drive (Campus)



- a) **Use and Form:** The Campus typology consists of a complex of buildings dedicated to the operations of the Elanco Animal Health Incorporated global headquarters, including office, laboratory, innovation, and collaboration buildings. The primary building form may contain a mix of single to multi-story buildings with one or more ground-floor entrances. Additional parking and surface parking shall be permitted accessory uses north and/or west of the primary structure within this lot area.
- b) **Ground Floor Frontage Type:** Office, Lobby, Courtyard, Parking.
- c) **Height:** No height standard.

11. LOT #11 – 1440 Gillette Street (Commercial/Industrial/Utility)

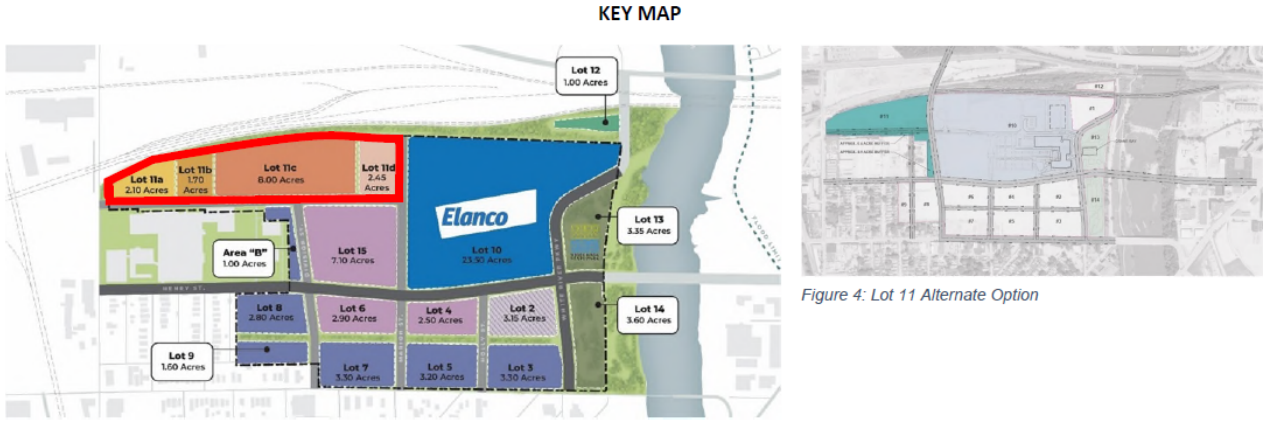


Figure 4: Lot 11 Alternate Option

- a) **Use and Form:** Commercial/Industrial/Utility is the primary building form for commercial, industrial, and utility uses. Renewable Energy and Data Centers are permitted uses within this parcel. Development will be in the form of one- to three-story buildings designed specifically for such uses or structures to accommodate equipment, operations, and screening. They will be constructed adjacent to the sidewalk, with one or more ground-floor entrances where appropriate. Retail, restaurant, and commercial uses are encouraged where possible. Where ground-floor activation is not feasible or appropriate, incorporating landscaping and green infrastructure, façade treatments, glazing, decorative screening, and public art are recommended to create a pedestrian-friendly environment.
- b) **AES Substation:** Substation uses on Lot #11a shall include landscaping and either aluminum slats in the fencing or other screening deemed appropriate by the ARC.
- c) **Ground Floor Frontage Type:** Office, Lobby, Utility Structures and Screening.
- d) **Height:** One (1) to three (3) stories

12. LOT #12 – 208 South White River Parkway West Drive (Urban Mixed-Use)

KEY MAP



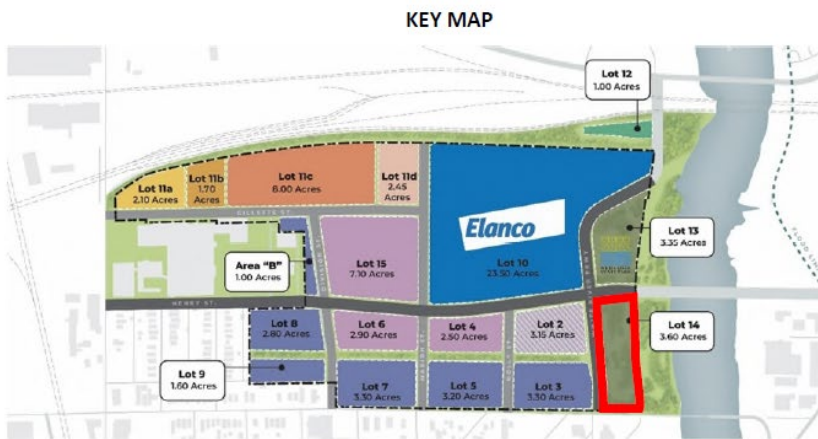
- a) **Use and Form:** Urban Mixed-Use is the primary building form containing a mix of uses in a multi-story development adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include Office, Research and Development, Retail, Restaurant, Hospitality, and Residential.
- b) **Ground Floor Frontage Type:** Storefront, Hotels (Entrances and Lobbies), Office (Entrances and Lobbies), Restaurant, Residential.
- c) **Height:** Five (5) to fifteen (15) stories.

13. LOT #13 – 445 South White River Parkway West Drive (Public Open Space)



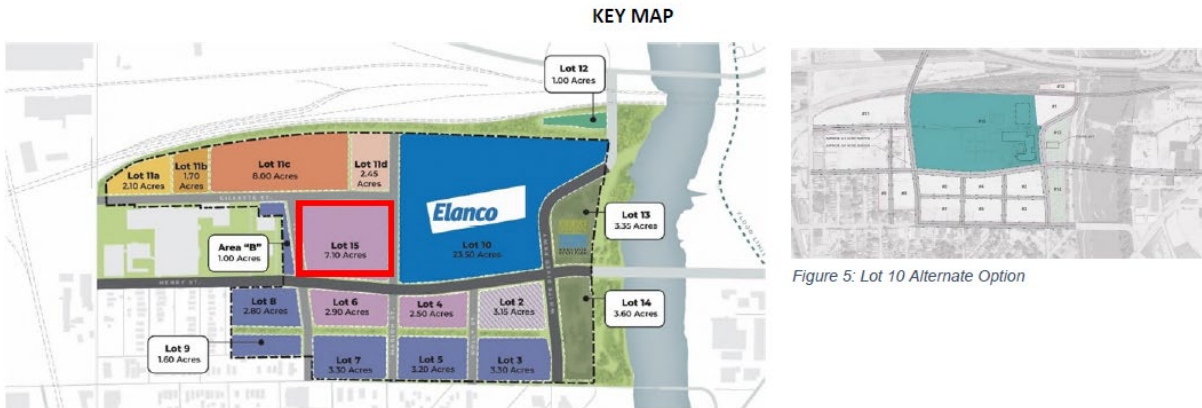
- a) **Use and Form:** Public Open Space incorporates the expansion of White River State Park into the Levee District. Parcel #13 will serve as publicly accessible open space. This use may also include activated, public, and semi-public uses, including civic, commercial, rental, and retail uses, and surface parking accessory to White River State Park.
- b) **Ground Floor Frontage Type:** None.
- c) **Height:** No height standard.

14. LOT #14 – 555 South White River Parkway West Drive (Public Open Space)



- a) **Use and Form:** Public Open Space incorporates the expansion of White River Park into the Levee District. Parcel #14 will serve as publicly accessible open space. This use may also include activated, public, and semi-public uses, including civic, commercial, rental, and retail uses and surface parking accessory to White River State Park.
- b) **Ground Floor Frontage Type:** None.
- c) **Height:** No height standard.

15. LOT #15 – Henry and Division Street approximate (Urban Mixed-Use)



- a) **Use and Form.** Urban Mixed-Use is the primary building form containing a mix of uses in multi-story buildings adjacent to the sidewalk, with windows across the facade, and one or more ground-floor entrances. Preferred uses include upper-story Educational, Research and Development, Offices, Hospitality, and Residential.
- b) **Ground Floor Frontage Type:** Storefront (Office, Restaurant, and Retail), Hotels (Entrances and Lobbies), Educational Institutions (Entrances and Lobbies), Residential.
- c) **Height:** Five (5) to fifteen (15) stories.

PROHIBITED PRIMARY OR ACCESSORY USES

The following are prohibited primary or accessory uses in the Levee District as per the Development Agreement dated November 29, 2021, as amended:

1. Gaming Venues
2. Penal Facilities (or related transitional facilities for use for individuals formerly in penal facilities)
3. Adult Entertainment Facilities
4. Controlled Substance Centers
5. Distribution Centers
6. Massage Parlors
7. Hot Tub Facilities
8. Suntan Facilities
9. Single-Family Detached Dwelling
10. Nursing Home
11. Assisted Living Facility
12. Automobile Fueling Station



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

VI. PUBLIC OPEN SPACE

OVERVIEW

Interconnected green spaces, plazas, mid-block crossings, and pedestrian paths comprise the Levee District's public open space elements and system. Public open spaces are sited and designed to ensure workers, residents, and visitors are always within a short walk of an open space element.

1. Open space shall comprise not less than five (5) percent of each parcel within the Levee District.
2. Any greenways or connections to existing or proposed greenways must be constructed following the Greenways Full Circle 2014-2024 Master Plan or succeeding updates to the Master Plan. Preference shall be given to larger public open space areas that connect to the White River State Park expansion parcels and other open space and pedestrian networks.
3. Development plans that meet all Levee District landscaping and public space design requirements included in Declarations and Covenants.
4. Plazas, public art, outdoor gathering spaces, stormwater management, and green design best practices should be incorporated into new development where appropriate and feasible. Further requirements shall be enforced through the Regional Center Design Guidelines, as amended and further standards for this district included in Declarations and Covenants.



Photos of southern portion of subject site from White River Parkway, West Drive, looking west



Photos of Elanco campus buildings, under construction



Photo of remaining section of former GM Stamping Plant structure



Approximate area of proposed re-routed section of White River Parkway, West Drive



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-CZN-846 / 2024 CVR-846

Property Address: 1267 and 1271 South East Street

Location: Center Township, Council District #18

Petitioner: Southeast Neighborhood Development, Inc., by Joshua A. Peters

Current Zoning: D-P
Rezoning of 0.214 acre from the D-P district to the MU-2 district to provide for a mixed-use development.

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building encroaching into the clear-sight triangle of South East Street and Orange Street (not permitted), and six surface parking spaces (minimum 11 surface parking spaces required).

Current Land Use: Vacant land

Staff Recommendations: Approval of the rezoning and variances of development standards, subject to the commitments noted below:

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the December 12, 2024 hearing, to the January 9, 2024 hearing, at the request of staff for additional time for the petitioner’s representative to provide amended documents related to the clear sight triangle.

STAFF RECOMMENDATION

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

1. The site shall be developed in compliance with the site plan file-dated December 5, 2024. Any landscaping materials or structures within the depicted triangle shall be no taller than 30 inches and trees shall be pruned above eight feet from the ground.
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.



PETITION OVERVIEW

This 0.214-acre site, zoned D-P is comprised of two vacant parcels. It is surrounded by a single-family dwelling to the north, zoned D-5; a two-family dwelling to the south, across Orange Street, zoned C-1; a single-family dwelling to the east, zoned D-5; and a single-family dwelling to the west, across South East Street, zoned, D-5.

This site was part of rezoning petition 2011-ZON-010 (2011-DP-001) consisting of five parcels to be developed with 14 dwelling units within seven structures. A mix of dwelling units was proposed, including single-family, two-family, and multi-family. The development was planned for two phases, with the first phase on the north end of the block and the second phase on the south end of the block. This site was part of the second phase. Phase One is complete, but Phase Two was never developed.

REZONING

The request would rezone the site to the MU-2 district. “The MU-2 District is intended to meet the daily needs for surrounding neighborhoods and include small social spaces that serve as neighborhood gathering places. The district includes primarily neighborhood-serving businesses and institutions, including a wide range of small-scale retail and service uses that typically do not draw customers from beyond the adjacent neighborhoods, and employment, institutional and residential uses that complement the compact, walkable development pattern. The MU-2 District is implemented as a small node or on busy corridors in the Traditional Neighborhood or City Neighborhood Typologies of the Land Use Pattern Book, or as a Village Mixed Use Typology. The typical size of a district is from 2 to 20 acres (1 to 4 blocks) but depends on the context and what integrates best into surrounding neighborhoods and complimentary zoning districts.”

The MU-2, MU-3, and MU-4 districts are intended to create compact, walkable places at a variety of scales and intensity, appropriate to their contexts. These districts advance their Livability Principles of this code, further the mixed-use intent of the Comp Plan and rely on a connected network of slow or multi-modal streets, and a fine grain of human-scale buildings that line and activate the streetscapes.

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

As proposed, this request would be consistent with the village mixed-use typology, as well as The Pattern Book guidelines.

Site Plan

The site plan, file-dated November 7, 2024, provides for an approximately 3,080-square foot two-story mixed-used building that would front on South East Street and Orange Street. The first floor would be commercial space, with two, three-bedroom dwellings on the second floor. A second two-story building to the east would provide for two three-bedroom dwellings connected with a single-family studio dwelling. Six parking spaces would be located along the abutting north / south alley to the east.



VARIANCE OF DEVELOPMENT STANDARDS

The request would provide for encroachment of the mixed-use building into the clear sight triangle of South East Street and Orange Street, which is not permitted.

The required clear sight triangle required in the Ordinance is larger than the clear sight triangle required by the Department of Public Works (DPW) standards. The petitioner’s representative coordinated with DPW staff to resolve the encroachment while maintaining visibility at the South East Street and East Orange Street intersection.

An amended site plan, file-dated December 5, 2024, provided an acceptable site plan related to encroachment into the clear site triangle. Staff’s support of this request is subject to compliance with this site plan. Any landscaping materials or structures within the depicted triangle shall be no taller than 30 inches or trees pruned above eight feet from the ground.

The request would also allow for a reduction of parking from the required 11 spaces to six off street parking spaces. Because of the existing bus stop at this location along South East Street, staff believes the reduction in parking would be acceptable, along with parking space available on East Orange Street.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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



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

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

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

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant land	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	D-5	Single-family dwelling
South:	C-1	Two-family dwelling
East:	D-5	Single-family dwelling
West:	D-5	Single-family dwelling
Thoroughfare Plan		
South East Street	Primary Arterial	Existing 36-foot right-of-way and proposed 56-foot right-of-way.
East Orange Street	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 7, 2024	
Site Plan (Amended)	December 5, 2024	
Elevations	November 7, 2024	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	November 7, 2024	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, 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 – 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.



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

- *Attached Housing (defined as duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium).*
 - Recommended without additional conditions.
- *Small-Scale Offices, Retailing and Personal or Professional Services (defined as commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet).*
 - 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

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

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

Site Configuration

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

Aesthetic Considerations

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



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

Additional Topics

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

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

Indy Moves

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

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

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

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



ZONING HISTORY

2011-ZON-010 (2011-DP-001); 1239,1245,1265,1267 and 1271 South East Street, requested rezoning of 0.56 acre, from the C-1 District to the D-P classification to provide for fourteen multi-family residential uses at a density of 25 units per acre, **approved**.

VICINITY

2023-CZN-812 / 2023-CVR-812; 1257 South East Street (north of site), requested rezoning of 0.13 acre from the C-1 district to the D-5 district and variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide an 810-square foot secondary dwelling unit without an entrance visible from the public right-of-way, **approved and granted**.

2017-CZN-837; 1306 South East Street (west of site), requested rezoning of 0.8 acre from the C-3 district to the D-5 classification, **approved**.

2016-ZON-015; 1263 South East Street (south of site), requested rezoning of 0.11 acre, from the D-P District to the D-5 classification, **approved**.

2015-UV3-033; 1324 South East Street (south of site), requested variances of development standards of the Commercial Zoning Ordinance and Sign regulations to provide for expansion of an existing commercial building for a restaurant, with outdoor seating, reduced parking, carryout without the required separation from a protected district, zero-foot setbacks for the outdoor seating and parking lot, maneuvering within the right-of-way, and a pick-up window awning extending into the right-of-way, **granted**.

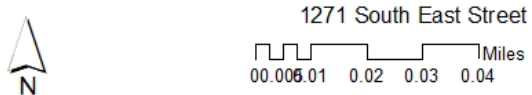
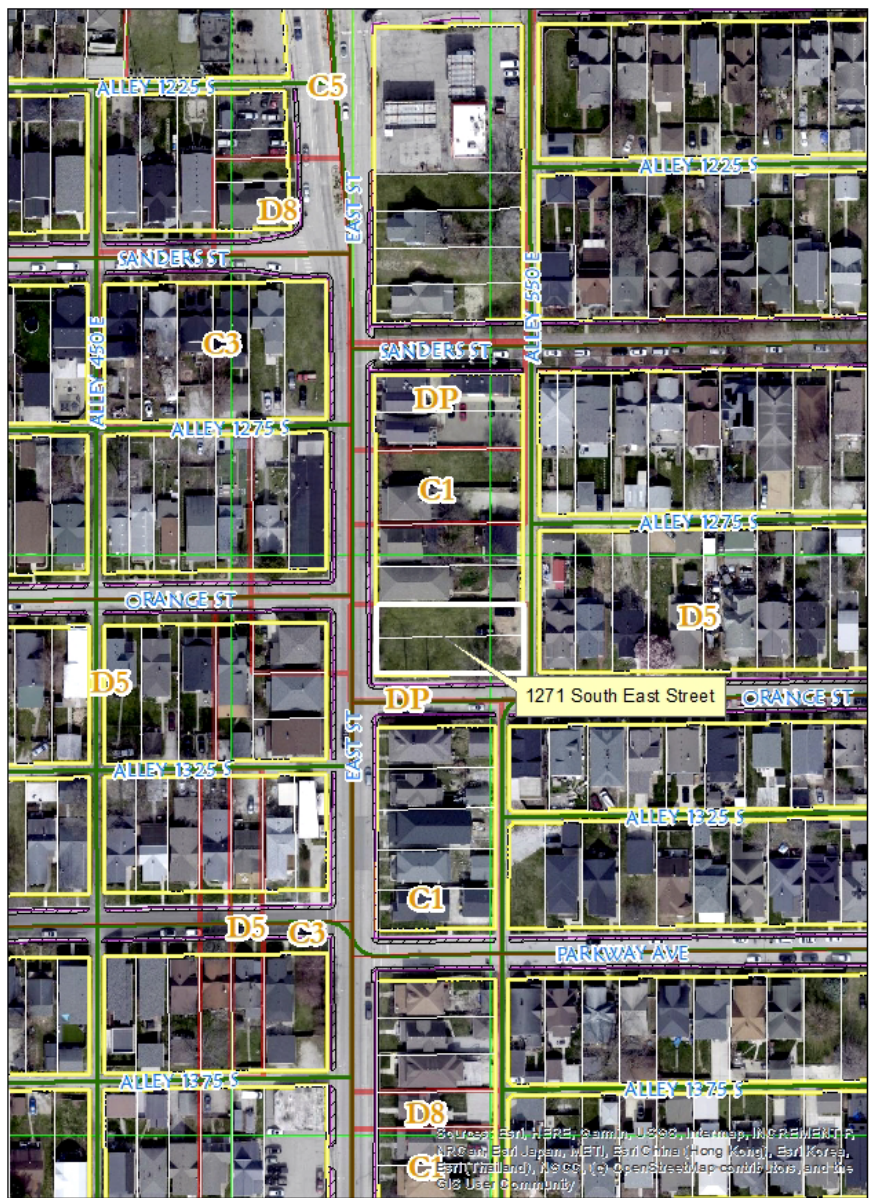
2015-HOV-027; 601 Sanders Street (east of site), requested a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a detached garage, with a zero-foot side yard setback and a reduction in the required open space, **granted**.

2009-UV2-034; 1319 South East Street (south of site), requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for the conversion of a non-conforming single-family dwelling into a two-unit dwelling and to provide for an entrance landing with reduced side setback, **withdrawn**.

2003-LNU-001; 1270 South East Street (south of site), requested legal nonconforming use status to establish a tavern in a C-1 District, **granted**.

87-UV3-85; 613 Sanders Street (east of site), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a garage for a two-family dwelling, with reduced side yard setback, **granted**.

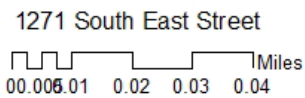
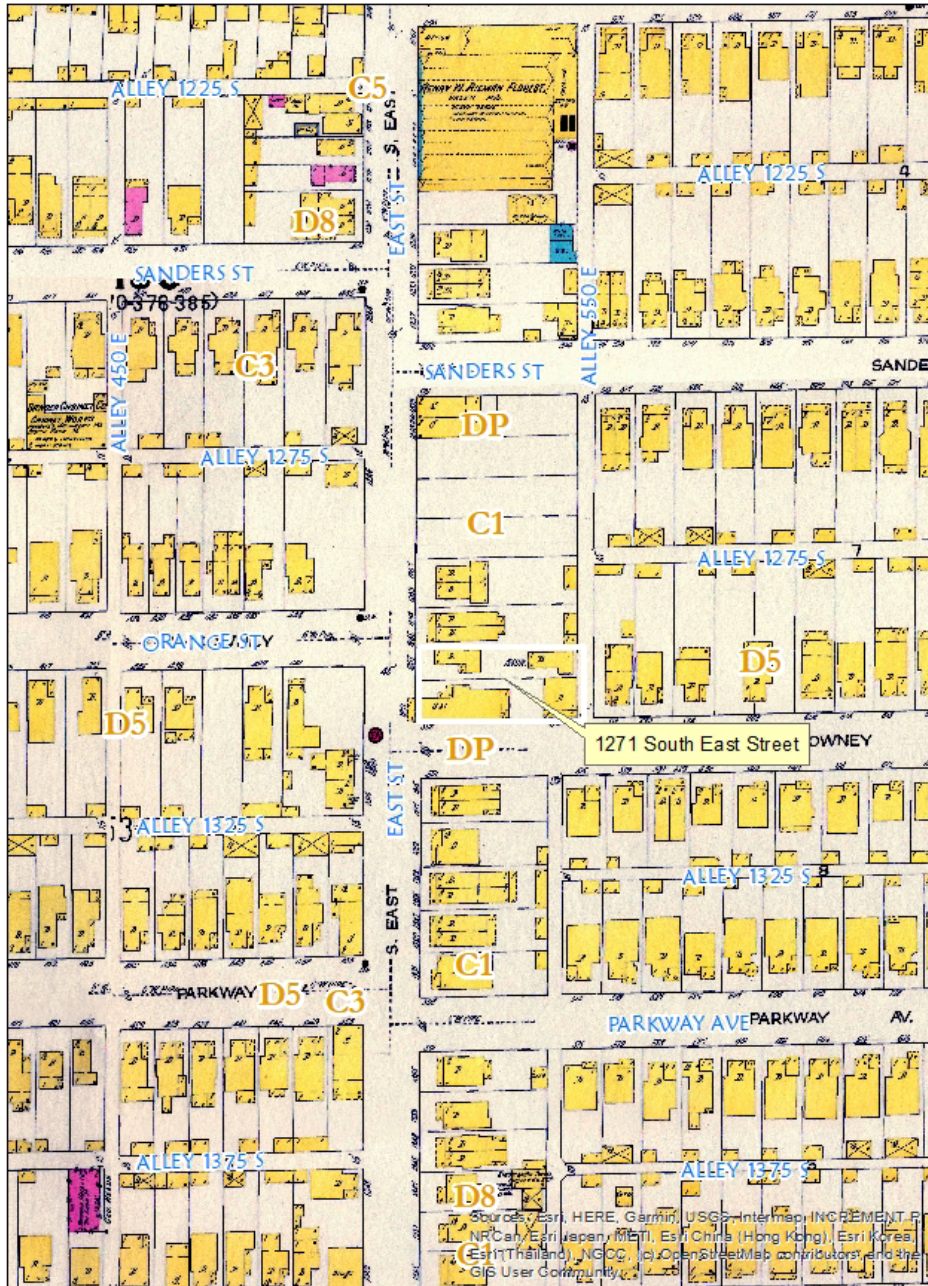
EXHIBITS



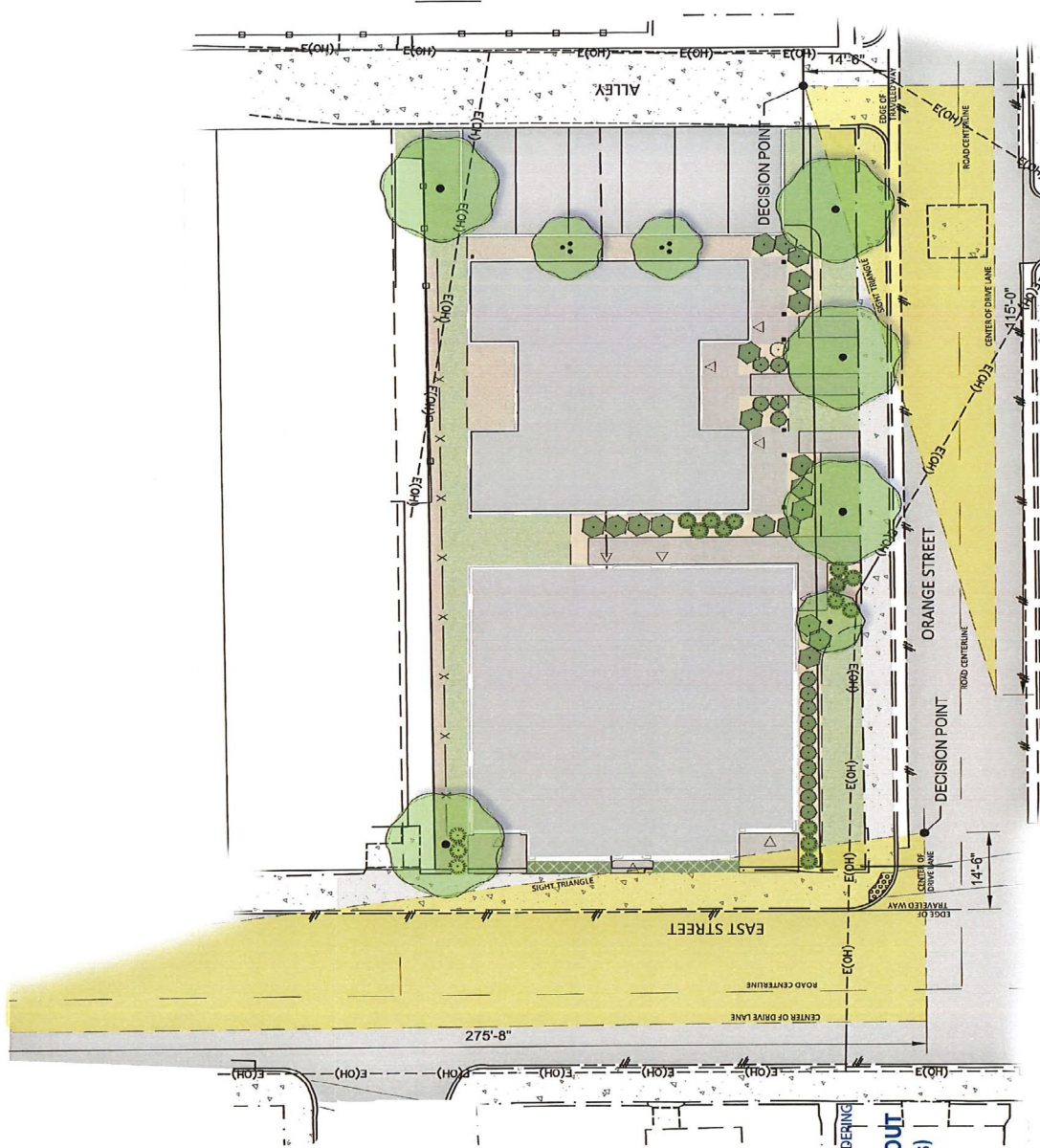


Department of Metropolitan Development
 Division of Planning
 Current Planning

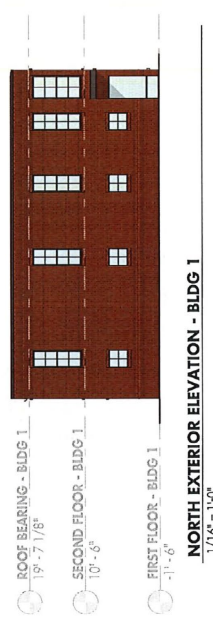
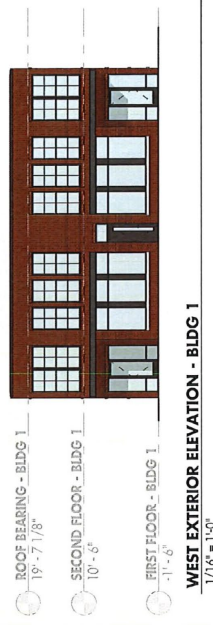
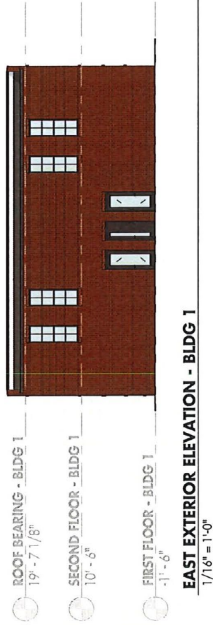
1915 Sanborn Map



Site Plan - December 5, 2024

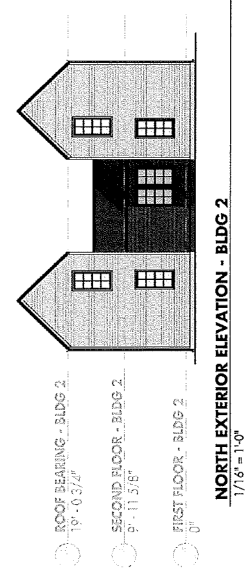
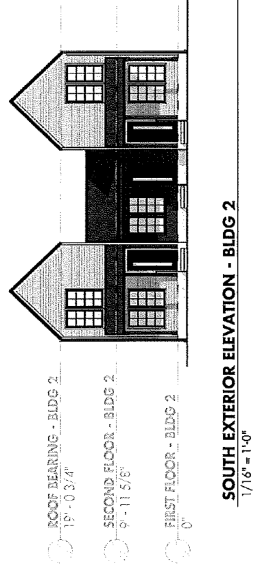
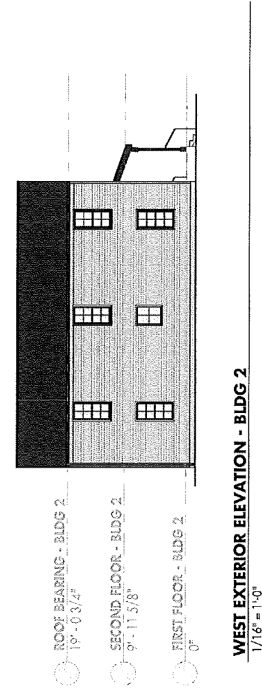
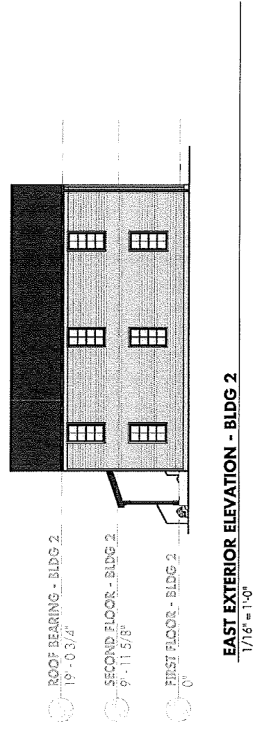


JQOL
QUALITY OF LIFE™
EAST ST & ORANGE ST
CONCEPTUAL LANDSCAPE RENDERING
W/ SITE TRIANGLES
SITE TRIANGLE LAYOUT
(AASHTO Standards)
12.05.2024



 BLACKLINE

EAST ST & ORANGE ST
 CONCEPTUAL DESIGN
EXTERIOR ELEVATIONS - BLDG 1
 09/15/2022




BLACKLINE

EAST ST & ORANGE ST
 CONCEPTUAL DESIGN
EXTERIOR ELEVATIONS - BLDG 2
 09/15/2022



EAST ST & ORANGE ST
CONCEPTUAL DESIGN
PERSPECTIVE VIEW
09/15/2022


BLACKLINE



EAST ST & ORANGE ST
CONCEPTUAL DESIGN
PERSPECTIVE VIEW
09/15/2022

BLACKLINE



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division 1
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:

On Sight Triangle: Speed limit on 1200 Block of East Street is 30 miles per hour and proposed structure will minimally impact sight triangle as compared to other existing structures on East Street, with existing street parking to the South on East Street representing a more significant impact on traffic safety than proposed structure.

On Parking Requirement: Street parking exists on Orange Street and most houses in the area have alley access to garages for resident parking. Also, existing bus stop directly in front of the site will alleviate the need for the full amount of parking spaces required by ordinance. Petitioner will be creating affordable housing in an area zoned for density and on-street parking alternatives will not be injurious to a community already utilizing on-street parking.

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

Areas adjacent to the property currently utilize on-street parking, are located in an area close to public transportation, and are in an area where the City of Indianapolis desires to create Compact Context Area residential density. Proposed new development would bring new commercial activity and residents to the area.

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

Table 744-402-1 requires a minimum of 1 off-street parking space per Residential dwelling unit. A calculation of the commercial square footage utilizing the "shared parking factor" requires a total of 11 spaces for the development, with one being ADA compliant. Street parking (which can sometimes satisfy off-street parking requirements in ordinance) exists on Orange Street, but the spaces are located on the opposite side of the road, so ordinance does not allow for counting those spaces. Furthermore, most residents in the area have alley access to garages for parking. SEND is requesting variances to allow the sight triangle intrusion and 6 on-site parking spaces total, one being ADA (allowing 5 fewer parking spaces than required by ordinance). Strict application of the sight triangle ordinance would preclude any development of significant density. Furthermore, achieving residential density often precludes off-street parking options and this site is located in close proximity to public transportation.

DECISION

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

Adopted this _____ day of _____, 20 _____



View looking north along South East Street



View looking south along South East Street



View looking east long East Orange Street



View looking northwest across the intersection of South East Street and East Orange Street



View of site looking northeast across East Orange Street



View of site looking west from north / south alley to the east



View of site looking west from north / south alley to the east



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 9, 2025

Case Number:	2024-CZN-849 (Amended) / 2024-CVR-849
Property Address:	1629 Deloss Street (approximate address)
Location:	Center Township, Council District #18
Petitioner:	Abolaji Oladipupo
Current Zoning:	I-2
	Rezoning of 0.08-acre from the I-2 district to the D-5 classification to legally establish a detached single-family dwelling.
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an existing detached single-family dwelling, with a zero-foot east side yard setback (minimum five-foot side yard setback required).
Current Land Use:	Single-family dwelling
Staff Recommendations:	Approval
Staff Reviewer:	Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENUM FOR JANUARY 9, 2025 HEARING EXAMINER

This petition was continued from the December 12, 2024 hearing to the January 9, 2025 hearing at the request of staff to allow the petitioner additional time to mail out new notices since there was insufficient mailed notice previously provided.

The petitioner submitted an amended petition form to the case file to rezone the site to the D-5 district instead of the D-5II district as recommended by staff.

Staff now **recommends approval** of the rezone petition as amended and the variance request.

December 12, 2024

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends denial** of the requests as submitted.

Staff would **recommend approval** if the site was rezoned to the D-5 district instead of D-5II.



PETITION OVERVIEW

LAND USE

The 0.08-acre subject site is developed with a single-family dwelling located in the Fountain Square Neighborhood. It is surrounded by single-family dwellings to the west and east, zoned I-2, single-family dwellings to the south, zoned D-5, and an industrial property to the north, zoned I-2.

REZONING

This petition would rezone this site from the I-2 district to the D-5II district.

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. 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. 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.

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

VARIANCE OF DEVELOPMENT STANDARDS

The request would allow for an expansion of a single-family dwelling with a zero-foot east side yard setback.

Per Table 742.103.03 – Residential Building Type Standards, the D-5II district requires a minimum three-foot side yard setback.

STAFF ANALYSIS

Staff determined that the rezoning to the D-5II would not be supportable at this location.

An approval to the D-5II district would create a precedent for additional rezonings to the D-5II district along this section of residential housing that is currently zoned I-2. To prevent spot zoning and the possibility of row house development in the immediate area that would not align with the context of the surrounding neighborhood or the Infill Housing Guidelines, staff cannot support the request as submitted.



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

Instead, staff would support a rezoning to the D-5 district because it would allow for the continued residential use of the site to be permitted in line with the context of the surrounding area and historical residential use of the site per an 1898 Sanborn Map. The D-5 dwelling district would be more appropriate for the site due to the bordering D-5 district to the south and would align with the traditional neighborhood recommendation of the Comprehensive Plan.

The existing single-family residential use with the proposed second story and rear building addition would be permitted in the D-5 district and would require a five-foot side yard setback. Because the request is for a zero-foot side yard setback, the deviation from the D-5 development standard would be a slight deviation in staff’s opinion.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	I-2	Industrial
South:	I-2	Residential (Single-family dwellings)
East:	I-2	Residential (Single-family dwellings)
West:	D-5	Residential (Single-family dwellings)
Thoroughfare Plan		
Deloss Street	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes]	
Wellfield Protection Area	No	
Site Plan	November 14, 2024.	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	November 14, 2024.	
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)
- Blue Line Transit-Oriented Development Strategic Plan (2018)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends traditional neighborhood development of the site.
- The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.
- **Conditions for All Housing**
 - A mix of housing types is encouraged.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.
- **Detached Housing**
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
 - Secondary units are encouraged.
 - Lots should be no larger than one and a half times the adjacent lots.



Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site falls within the Blue Line Transit-Oriented Development Strategic Plan (2018).
- The site is located a ½ mile from the nearest transit station at Arsenal Avenue and Washington Street. It is classified as a District Center typology that promotes a dense mixed-use hub for multiple neighborhoods with tall buildings with minimum of three stories at core with no front or side setbacks, multi-family housing with a minimum of five units and structured parking only with active first floors.

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



Department of Metropolitan Development
Division of Planning
Current Planning

- 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)

- Not Applicable to the Site.



ZONING HISTORY

Zoning History - Vicinity

2010-HOV-012; 1656 English Avenue (southeast of site), Variance of development standards of the Commercial Zoning Ordinance to provide for three residential units with two off-street parking spaces (five off-street parking spaces required), **approved**.

2005-ZON-129; 1656 English Avenue (southeast of site), Rezoning of 0.07 acre, being in the D-5 District, to the C-3C classification to provide for commercial and residential uses, **approved**.

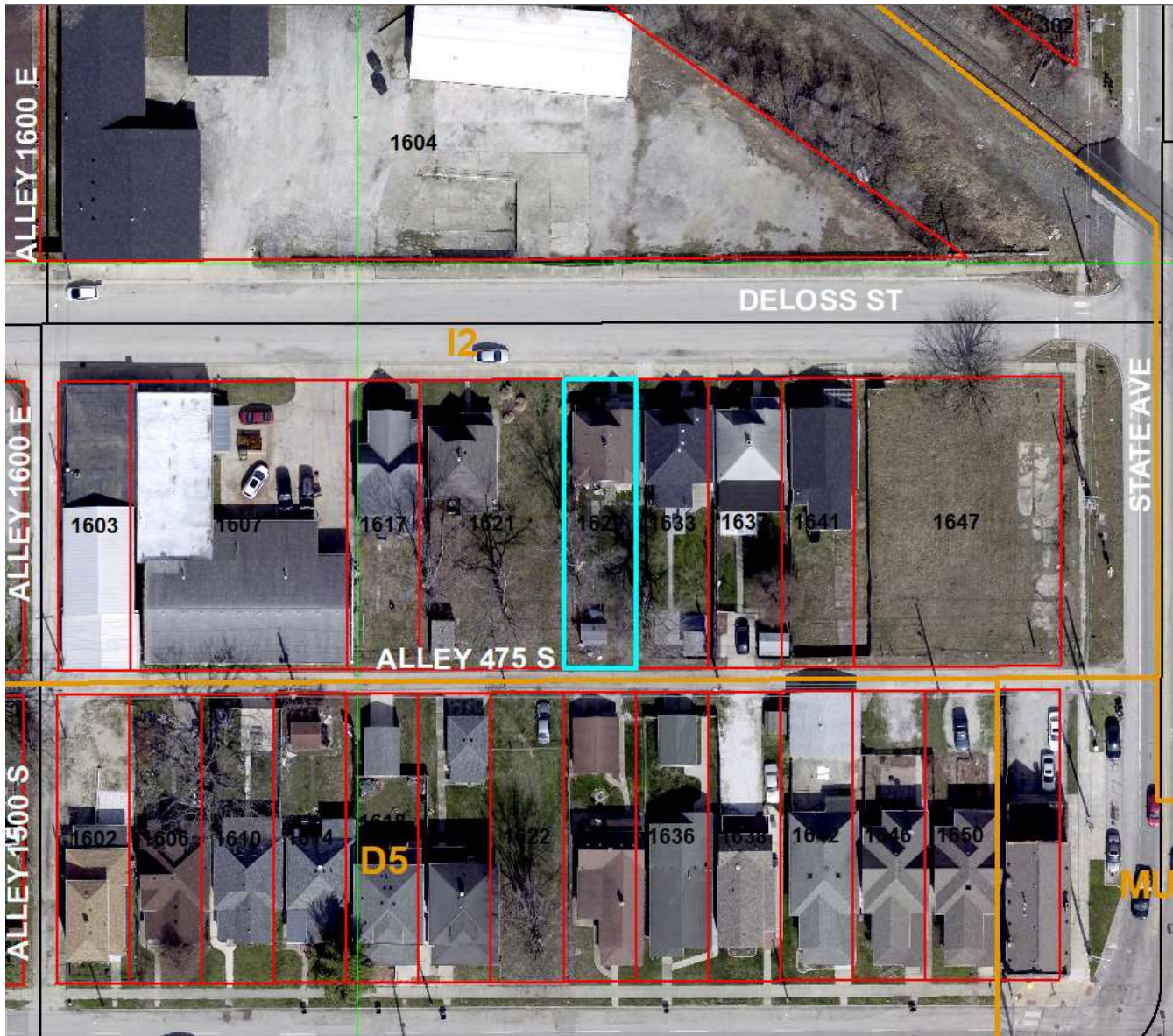
2004-UV3-030; 1641 Deloss Street (east of site), Variance of use of the Industrial Zoning Ordinance to provide for an off-site automobile storage lot for an automobile sales facility (not permitted), **granted**.

2003-ZON-103; 1641 Deloss Street (east of site), Rezoning of 0.567 acre from the I-2-U District to the C-ID District to provide for new and used vehicle storage, **withdrawn**.

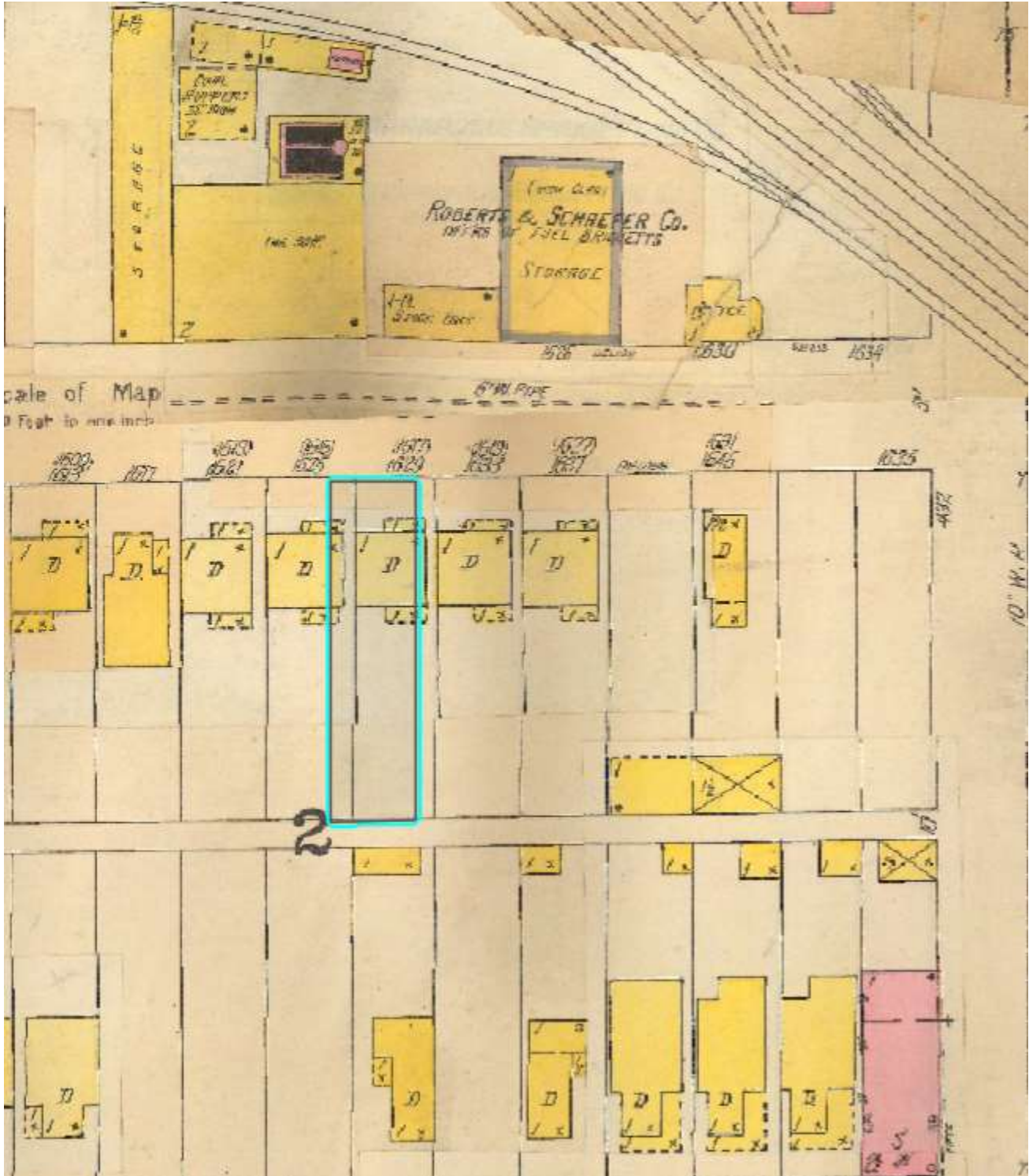
88-UV1-70; 1604 Deloss Street (northwest of site), Variance of use of the Industrial Zoning Ordinance to provide for the recycling and smelting of nonferrous metals and aluminum, **granted**.

84-V2-97; 1607 Deloss Street (west of site), Variance of development standards of the Industrial Zoning Ordinance to provide for a building addition to an existing machine shop within the required rear and side yards and without the required maneuvering space for off-street loading, **granted**.

EXHIBITS



1898 SANBORN MAP





Department of Metropolitan Development
Division of Planning
Current Planning

1629 DELOSS ST.
INTERIOR REMODEL/SECOND STORY ADDITION
INDIANAPOLIS, IN 46201
CONSTRUCTION DOCUMENTS

PROJECT ADDRESS:
1629 DELOSS ST.
INDIANAPOLIS, IN 46201

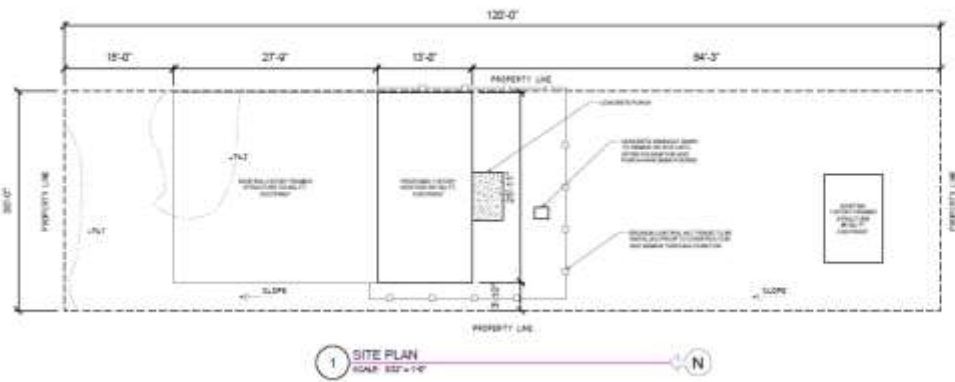
PARCEL #: 128884

PRIMARY ZONING:	OR
SUBJECT COUNTY AREA:	CONTRACT
LOT SIZE:	3,498 SQFT
EXISTING COVERAGE:	478 SQFT
PROPOSED COVERAGE:	1,173 SQFT (33%)
PROPOSED TOTAL OPEN SPACE:	2,327 SQFT (67%)

NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.
3. ALL UTILITIES SHALL BE LOCATED AND DELETED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
4. ALL UTILITIES SHALL BE LOCATED AND DELETED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM THE ADJACENT PROPERTY OWNERS.

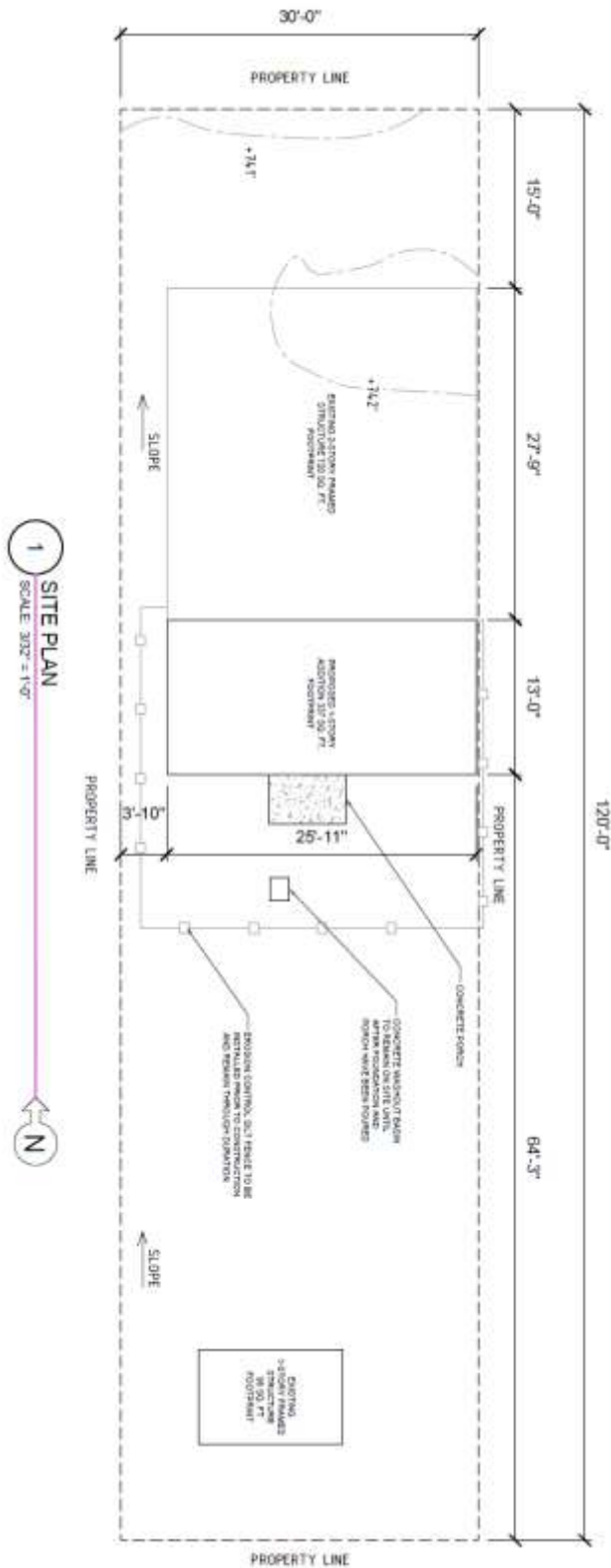
DATE: 08/14/2014
DRAWN: [Name]
CHECKED: [Name]

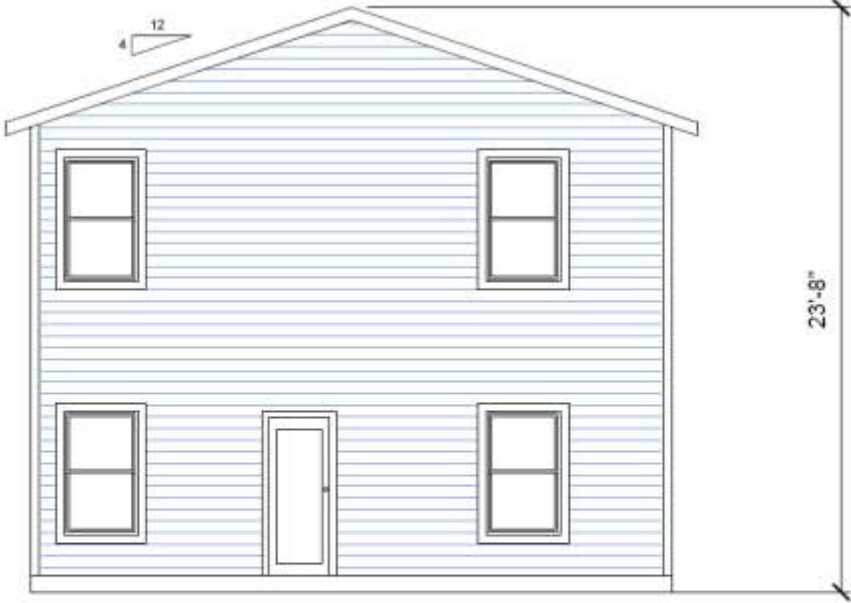


PROJECT NO.	1629
DATE	08/14/2014
1629 DELOSS ST. INDIANAPOLIS, IN 46201	
SCALE	C1.0

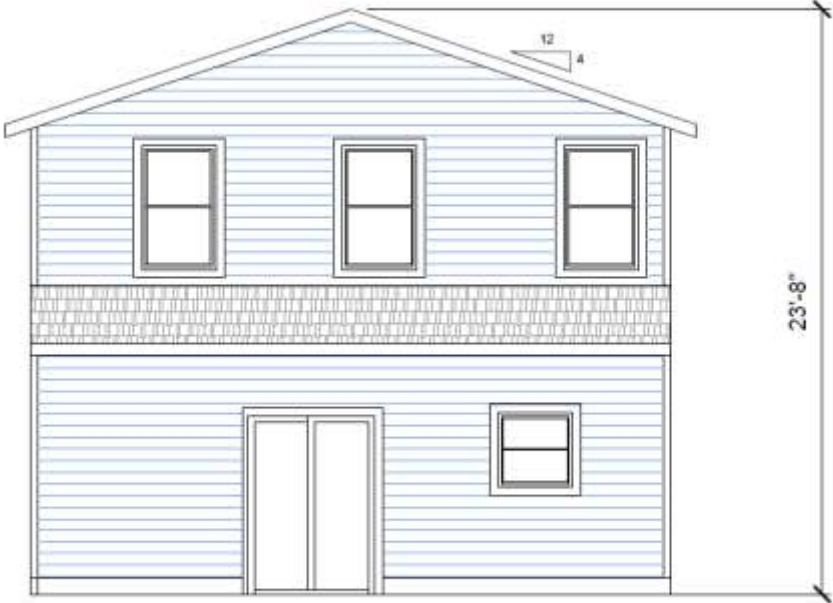


Department of Metropolitan Development
Division of Planning
Current Planning

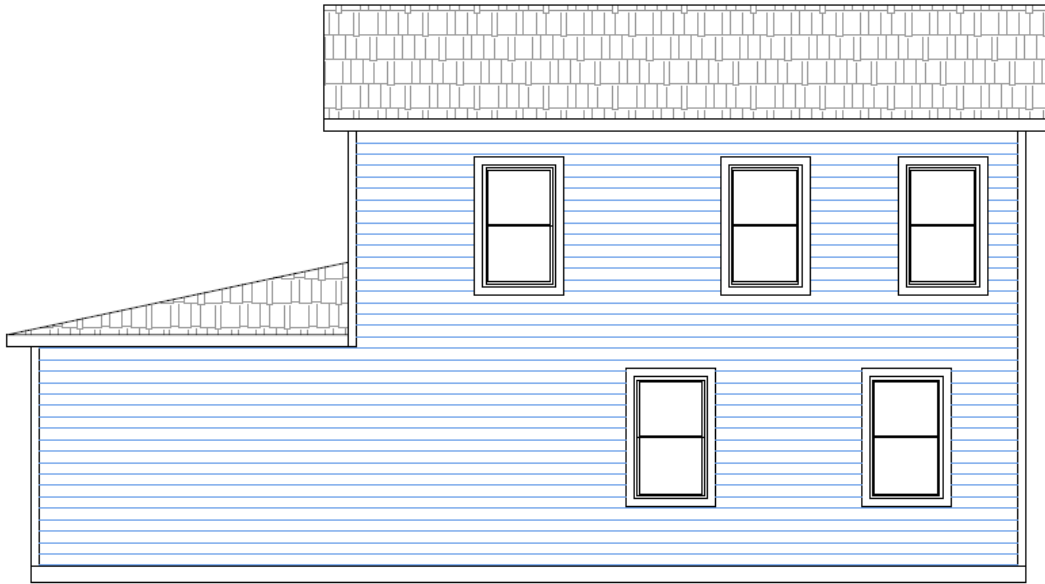




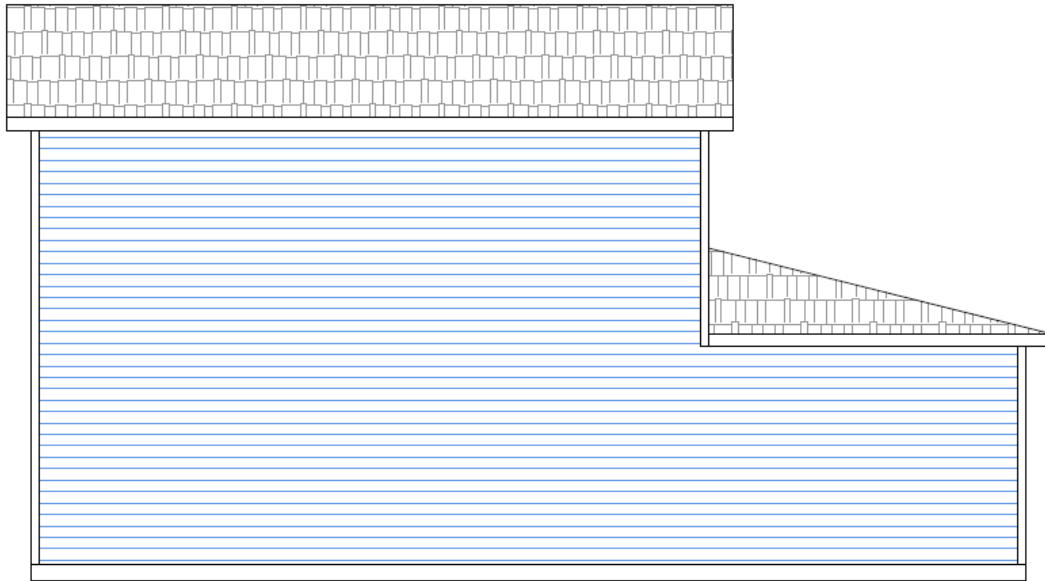
1 NORTH ELEVATION
3/16" = 1'-0"



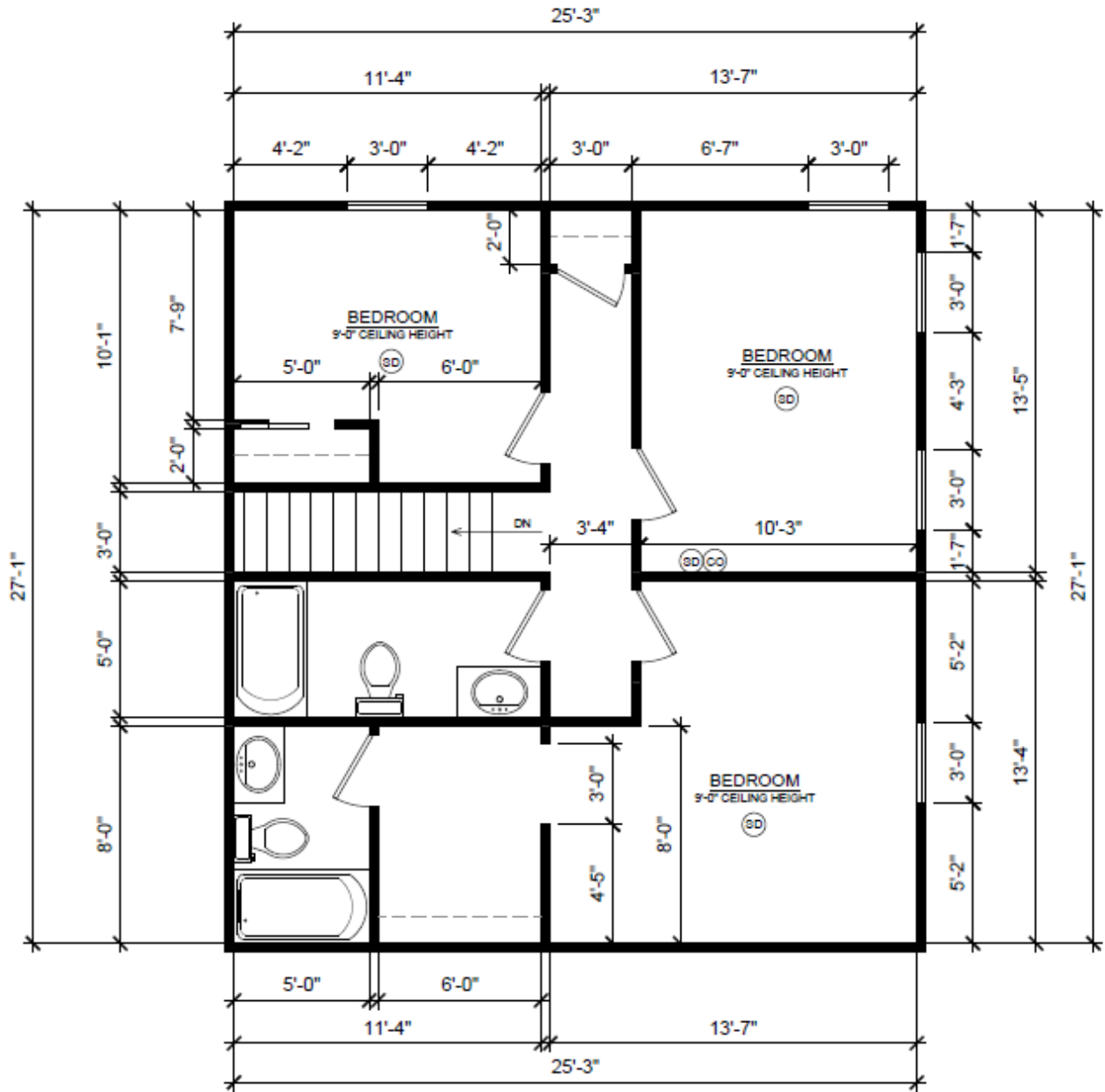
1 SOUTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"



2 SECOND FLOOR PLAN
3/16" = 1'-0"



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division [redacted]
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 property is intended to be used as residential for dwelling purpose. At least 5 lots on Deloss street have been remodeled as residential for dwelling purpose and none have injure the public health, safety, morals and general welfare of the community.

The existing building has 15'-0" front setback, 3'-10" west side setback, 64'-3" rear setback and 0' east side setback.

[Redacted area]

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 approval will be consistent with the character of the area. At least 5 lots on Deloss street have been remodeled for residential dwelling.

Facing the property, the parcel lot on the left has buffering setback, while the parcel lot on the right is currently vacant.

[Redacted area]

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

the strict application of the terms of the zoning ordinance would prohibit the expansion of the existing parcel building.

[Redacted area]

DECISION



Photo of the existing single-family dwelling on the subject site.



Photo of the rear yard where the proposed addition will be located.



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



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



Photo of the industrial site to the north of the subject site.



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-ZON-073 and 2024-ZON-073B

Property Address: 2155 Kessler Boulevard, West Drive

Location: Washington Township, Council District #2

Petitioner: Broadmoor Investments, LLC, Russell L. Brown

Current Zoning: SU-34 (FF)

Request: Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district and B. Rezoning of 7.68 Acres from the SU-34 district to the D-5II district to provide for residential uses.

Current Land Use: Undeveloped land

Staff Recommendations: Denial.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged a timely automatic continuance by a City-County Councilor that continued these petitions from the July 25, 2024 hearing, to the August 29, 2024 hearing.

The Hearing Examiner acknowledged a timely automatic continuance filed by the petitioner’s representative that continued these petitions from the August 29, 2024 hearing, to the September 26, 2024 hearing.

Based upon updated information from the petitioner’s representative, staff determined that a Traffic Impact Study (TIS) would be warranted. Consequently, the Hearing Examiner continued these petitions from the September 26, 2024 hearing, to the December 12, 2024 hearing, and to the January 9, 2025 hearing, to provide additional time for the TIS to be conducted, submitted to the file and reviewed by staff.

STAFF RECOMMENDATION

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

1. Final site plan and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. 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.



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

3. A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to preliminary plat approval and prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
4. A 59.5-foot half right-of-way shall be dedicated along the frontage of 2155 Kessler Boulevard West Drive and a 45-foot half right-of-way along the frontage of Knollton 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

This 13.69-acre site, zoned SU-34 (Club rooms, fraternal rooms / fraternity and lodge and public ballroom) (FF), is undeveloped and surrounded by a driving range to the north, zoned SU-34; single-family dwellings to the south, zoned D-S; single-family dwellings to the east, across Knollton Road, zoned D-S; and a country club to the west, zoned SU-34.

The request would rezone the southern portion of the site to the D-4 (FF) and the northern portion of the site to the D-5II district. "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 D-5II district is intended for small-lot housing formats, primarily for small, detached houses, but also including a mix of small-scale multi-unit building types. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood or Traditional Neighborhood Typologies of the Land Use Pattern Book.



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

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

The Comprehensive Plan recommends the non-typology land use of regional special use.

As proposed, this request would not be consistent with the Comprehensive Plan recommendation of regional special use because the recommended land use serves as a specific and stable institutional purpose for a portion of the population.

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 covered by high quality woodlands, specifically identified as Forest Alliance Woodlands.

Tree Preservation / Heritage Tree Conservation

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

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



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

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

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

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

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

Floodway Fringe

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

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-4 and D-5II in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

The southeast corner of the site is located within the unregulated 500-year floodplain.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 59.5-foot half right-of-way along Kessler Boulevard West Drive and a 45-foot half right-of-way along Knollton Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.



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

Traffic Impact Study (TIS)

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

The TIS, file dated November 25, 2024, studied baseline existing conditions; impact of proposed development (trip generation, directional distribution diverted trips / site access); 2024 forecasted conditions; and 2034 forecasted conditions.

Four intersections were studied:

- Kessler Boulevard and Broadmoor Country Club
- Kessler Boulevard and West 56th Street
- Kessler Boulevard and Knollton Road
- West 56th Street and Knollton Road

Analysis was conducted for two scenarios. Scenario One – Access to the Broadmoor Country Club along Kessler Boulevard would be removed and relocated to Knollton Road access that would also serve the proposed residential development. Scenario Two – Access to the Broadmoor Country Club would remain along Kessler Boulevard and the access drive along Knollton Road would serve only the proposed residential development.

Recommendations:

- A westbound left-turn lane is recommended at the intersection of Kessler Boulevard and Knollton Road.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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



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

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.

If approved, 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

The proposed development of approximately 13.7 acres is part of a 200-acre country club development that has existed for at least 87 years. The 1937 aerial is the earliest aerial that depicts development of the golf course and club buildings.

Staff believes that the proposed residential development would not be supportable on this site that has a Comprehensive Plan recommendation of regional special use that is a land use that does not contemplate residential uses.

The density of the proposed D-4 district (approximately six acres) would be 2.5 units per acre. The density of the proposed D-5II district (approximately 7.5 acres) would be 4.6 units per acres.

Very low density (D-S) is adjacent to the site to east and south and described as “intended for suburban areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low-density development (such as adjacent to floodplains, aquifers, urban conservation areas, within the extended alignment of airport runways, etc.). Generous front yards with trees along roadways that follow the natural terrain of the land are envisioned for the D-S district. Estate development in a natural setting is the typical realization of the district. The D-S district provides for single-family residential lots consisting of at least one acre. A typical density for the D-S district is 0.4 units per gross acre. This district fulfills the lowest density residential classification of the Comprehensive General Land Use Plan. Development plans would likely use the cluster option when subdividing and should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.”



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

This area did not develop in a manner that would allow for this dense of housing. The proposal would also create or encourage a disjointed pattern of residential development that would not be compatible with the existing residential land uses and could have a destabilizing impact on the neighborhood.

The proposed site plan depicts an access drive along Knollton Road that could also serve as a primary entrance to the country club. There would be a detention pond and 10 attached dwellings (townhomes) north of the access drive. Development south of the access drive would include 18 attached dwellings (townhomes) and 15 detached single-family dwellings.

Street A and Street B would likely be private streets, with gates installed at the western boundary of the site and the intersection of Street A and Street B.

GENERAL INFORMATION

Existing Zoning	SU-46 (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Regional Special Use	
Surrounding Context	Zoning	Land Use
	North: SU-46	Golf driving range
	South: D-S (FF)	Single-family dwellings
	East: D-S (FF)	Single-family dwellings
	West: SU-46	Country club buildings
Thoroughfare Plan		
Kessler Boulevard, West Drive	Primary Arterial	Existing 100-foot right-of-way and proposed 119-foot right-of-way.
Knollton Road	Primary Collector	Existing 60-foot right-of-way and proposed 90-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes, unregulated 500-year floodplain	
Overlay	Yes, Environmentally Sensitive	
Wellfield Protection Area	No	
Site Plan	June 20, 2024	
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 the non-typology land use of regional special use. This category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway.

The non-typology land uses are stand-alone uses that are outside the typology system due to their scale or the nature of their use.

Pattern Book / Land Use Plan

- Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- 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.”



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

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

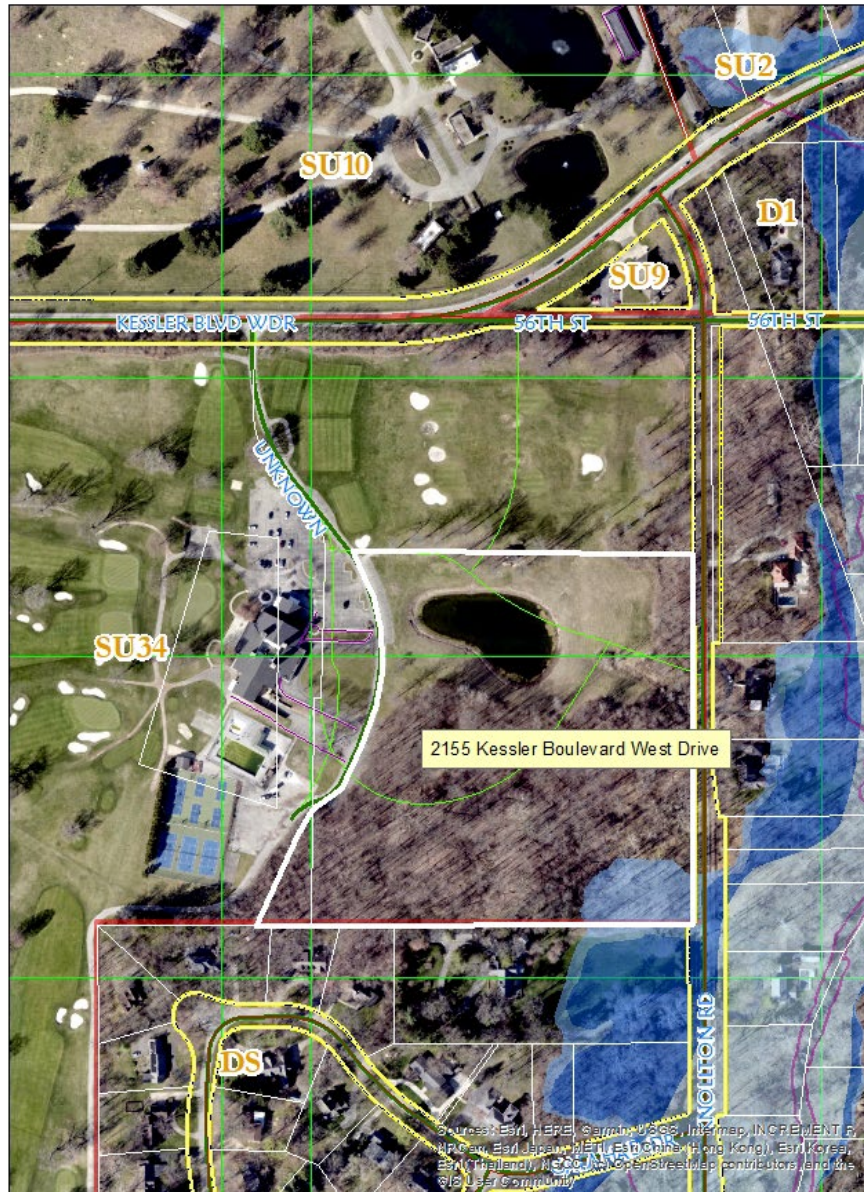
- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW)
- Identify roadways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



ZONING HISTORY

None.

EXHIBITS



Source: Esri, HERE, Garmin, Swisstopo, Intermap, INCREMENT P, NRCan, Esri Japan, Swisstopo, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, IGN, CNRS, and OpenStreetMap contributors, and the GIS User Community

2155 Kessler Boulevard West Drive

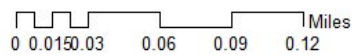




EXHIBIT A

Heritage Tree Conservation

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

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

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



View of site looking west across Knollton Road



View of site looking west across Knollton Road



View of site looking west across Knollton Road



View of site looking west across Knollton Road



View of site looking west across Knollton Road



View of site looking east across existing driving range



View of site looking south along drive that abuts the western site boundary



View of site looking north along drive that abuts the western site boundary



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-ZON-102
Property Address: 525 South East Street
Location: Center Township, Council District #18
Petitioner: Mark and Kim Crouch
Current Zoning: I-3 (RC) (TOD)
Request: Rezoning of 0.07 acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district to construct a three-unit multi-family residential building.
Current Land Use: Vacant property
Staff Recommendations: Denial.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged a timely automatic continuance from a registered neighborhood organization that continued this petition from the September 26, 2024 hearing, to the October 24, 2024 hearing.

The Hearing Examiner continued this petition from the October 24, 2024 hearing to the January 9, 2025 hearing, with notice, at the request of the petitioner. The petitioner requested additional time to engage a representative and amend the petition. No new information has been submitted to the file.

STAFF RECOMMENDATION

Denial.

PETITION OVERVIEW

This 0.07-acre site, zoned I-3 (RC) (TOD), is vacant and surrounded by a single-family dwelling to the north, zoned I-3 (RC) (TOD); a two-family dwelling to the south, zoned CBD-2 (RC) (TOD); a single-family dwelling to the east, zoned D-8; and an industrial complex to the west, across South East Street, zoned I-3 (RC) (TOD).

The request would rezone the site to the CBD-2 (Central Business District). “The CBD-2 district is for the general downtown area of Indianapolis, surrounding the CBD-1 and CBD-3 districts. The district represents the typical urban core of Indianapolis to be developed at very high density. It is a pedestrian oriented environment that is also the focus of the City’s transit system providing excellent accessibility. The grid pattern of streets are mostly high-volume arterials which function efficiently due to the service



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

areas being accessed by a thorough network of alleys. The CBD-2 district accommodates a diverse mixture of uses including residential, retail, restaurants, entertainment, major public facilities, major convention facilities, sports venues, hotels and memorials.”

The Comprehensive Plan recommends traditional neighborhood typology. According to historical maps, this site was originally developed with a two-family dwelling but has remained vacant for many years.

As proposed, this request would not be consistent with the Plan recommendation of traditional neighborhood with a typical density of five to 15 units per acre. The density of this residential project would be 42.85 units per acre.

The CBD-2 district is intended to serve as a buffer surrounding the CBD-1 and CBD-3 districts, which are those areas of monuments, large plazas, and government buildings. This site is not in proximity of any of these features and is, therefore, not appropriate for this area. Staff would note that staff recommended denial of petition 2003-ZON-047 that requested rezoning to the CBD-2 district that abuts this site to the south.

The Transit Oriented Development overlay recommends a higher density; however, The Pattern Book guidelines recommend that attached housing be located “around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.” This site is located mid-block along a primary arterial between a single-family dwelling and a two-family dwelling.

The approximate 63-foot tall, four-story structure would not be compatible with the surrounding land uses and would be wholly inappropriate development along this corridor. Furthermore, the architecture character and building mass would be a dominate feature, rather than harmonious infill development that would respect the existing character in the area.

Staff would reconsider this rezoning if the request would be amended to the D-8 district. Staff, however, believes the Regional Center Guidelines should also be met.

During the site visit, staff observed that the real estate sign indicates this site is zoned CBD-2.

GENERAL INFORMATION

Existing Zoning	I-3 (RC) (TOD)	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	I-3 (RC) (TOD)	Single-family dwelling
South:	CBD-2 (RC) (TOD)	Two-family dwelling
East:	D-8 (RC) (TOD)	Single-family dwelling
West:	I-3 (RC) (TOD)	Industrial uses

Thoroughfare Plan		
South East Street	Primary Arterial	Existing 80-foot right-of-way and proposed 78-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes, Regional Center and Transit Oriented Development (TOD)	
Wellfield Protection Area	No	
Site Plan	August 2, 2024	
Site Plan (Amended)	N/A	
Elevations	August 2, 2024	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Traditional Neighborhood typology. The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of five to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.
- Indianapolis Regional Center Plan 2020 (2004).
 - This Plan recommends residential development (garden apartment and townhouses) at 16-26 dwelling units per acre.
- Indianapolis Regional Center Guidelines (2008).
 - These design guidelines provide a community standard for urban design. They were developed to encourage creativity, interest, and variety, and to build upon local heritage and character. The guidelines are intended to protect the investments of stakeholders by



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

- maintaining downtown Indianapolis as an efficient, sustainable, and vital place in which to live, work, learn and spend free time.
- The purpose of these Guidelines is to set standards that will produce a more thoughtful design response to Regional Center development projects. They focus on a wide range of characteristics of the built environment.
 - This proposed development would be required to file an approval petition for Regional Center that would require design review in accordance with the Guidelines.

Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Traditional Neighborhood Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged
- *Conditions for All Housing*
 - A mix of housing types is encouraged.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Primary structures should be no more than one and a half times the height of other adjacent primary structures
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways, or parks.



Department of Metropolitan Development
Division of Planning
Current Planning

- *Attached Housing (defined as duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium.)*
 - Duplexes should be located on corner lots, with entrances located on different sides of the lot.
 - It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.
 - If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes but should not make up more than 25% of the primary residential structures on a block.
- *Modified Uses – Transit-Oriented Development Overlay*
 - Attached Housing - A residential density of 15+ units per acre is recommended.

Red Line / Blue Line / Purple Line TOD Strategic Plan

The Red Line Transit-Oriented Development Strategic Plan (2021)

- This site is also located within an overlay, specifically the Transit Oriented Development (TOD). “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”
- The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.
- This site is located within a ¼ mile walk (approximately 585 feet) of Fletcher Place transit stop located at the intersection of Virginia Avenue and Merrill Street with a District Center typology.
- District Center stations are located at the center of regionally significant districts with several blocks of retail or office at their core. Development opportunities include infill and redevelopment, dense residential, employment near transit stations, neighborhood retail and a focus on walkability and placemaking.

- Characteristics of the District Center typology are:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of three stories at core with no front or side setbacks
 - Multi-family housing with a minimum of five units
 - Structured parking only with active first floor

- 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 Transit-Oriented Development overlay that recommends a density of 15+ units per acre for attached housing.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

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

Site Configuration

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

Aesthetic Considerations

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

Additional Topics

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

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

Indy Moves

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

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

2019-CZN-858 / 2019-CVR-858; 501-511 (odd) South East Street (north of site), requested rezoning of 0.20 acre from the I-3 (RC) and CBD-2 (RC) districts to the D-8 (RC) district and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four, 38-foot tall single-family dwellings with attached garages, with reduced setbacks, separation between dwellings, open space and encroachment into the clear sight triangle, **approved and granted**.

2019-CZN-832 / 2019-CVR-832; 514 East Warsaw Street (east of site), requested a rezoning of 0.07 acre, from the I-3 (RC) district to the D-8 (RC) district and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot west side yard setback for an existing single-family dwelling, additions to the existing single-family dwelling, with a three-foot east side yard setback for a proposed covered patio and 47.9% open space, **approved and granted**

2017-HOV-069; 514 East Warsaw Street (east of site), requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish primary and accessory single-family residential uses, **granted**.

2018-DV3-033; 509-535 East Warsaw Street (east of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for five dwellings, with front, side and between building setback reductions and for 49% open space, **granted**.

2018-ZON-008; 713 and 909 South East Street, 705, 709, 713, 725, 812 and 814 Greer Street, 605, 613, 617, 636, 637, 718, 727, 743, 747 and 751 East McCarty Street, 515, 526, 532, 534, 535 and 607 East Merrill Street, 710, 722, 730, 742 and 747 South Noble Street, 521, 612 and 633 Stevens, 812, 815 and 821 Wright Street and 316 South College Avenue (east of site), requested rezoning from the I-3-U (RC) and I-4-U (RC) districts, to the D-8 (RC) classification, **approved**.

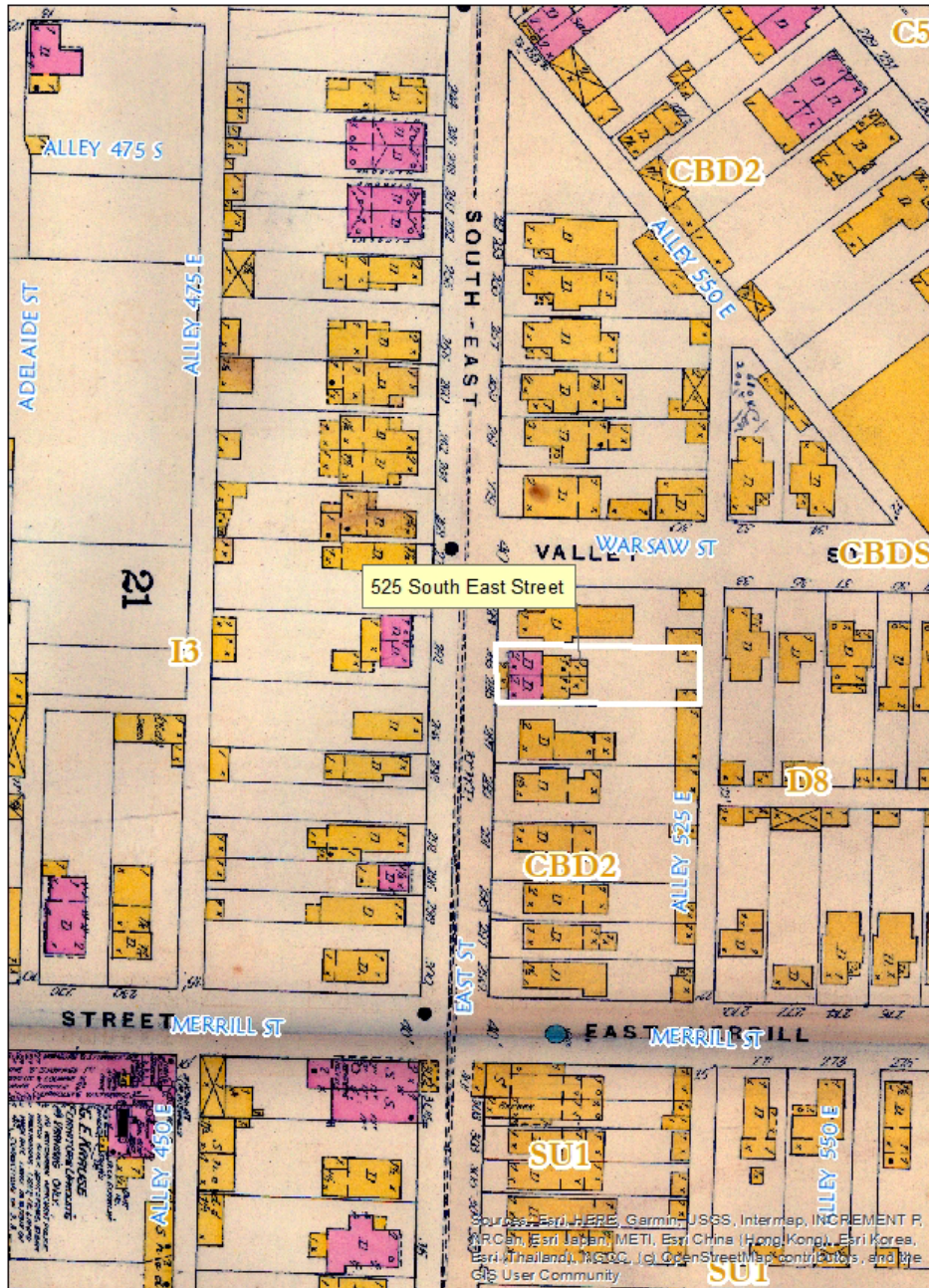
2003-ZON-047; 529, 533 and 537 South East Street (south of site), requested rezoning of 0.32 acres from the D-8 (RC) and I-3-U (RC) districts to the CBD-2 (RC) district to provide for residential development, **approved**.

99-CP-16Z / 99-CP-16V; 529-531 South East Street (south of site), requested rezoning of 0.12 acres from the I-3 U (RC) district to the C-8 (RC) classification to provide for construction of two-family dwelling and a variance of development standards of the Dwelling districts Zoning Ordinance to provide for construction of a two-family dwelling with reduced setbacks and open space, **approved and granted**.

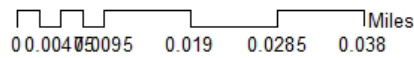
96-Z-127; 701-703 South East Street (south of site), requested rezoning from the I-3-U district to the SU-1 district to provide for religious uses, **approved**.

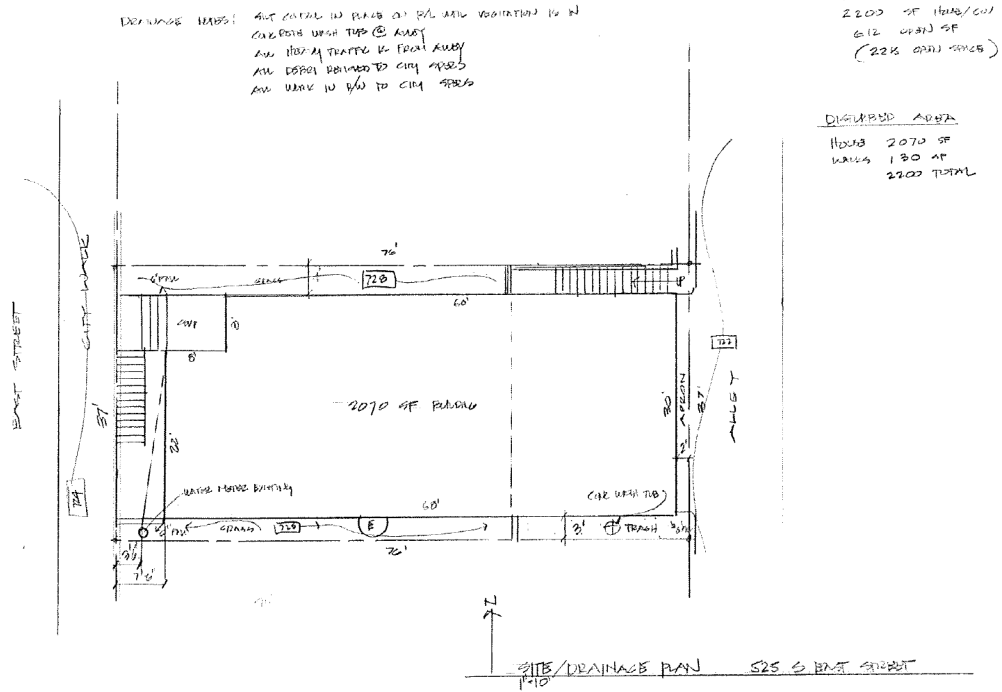
80-UV1-14; 545 South East Street (south of site), requested a variance of development standards of the Industrial Zoning Ordinance to provide for an addition to an existing electrical contractor, **granted**.

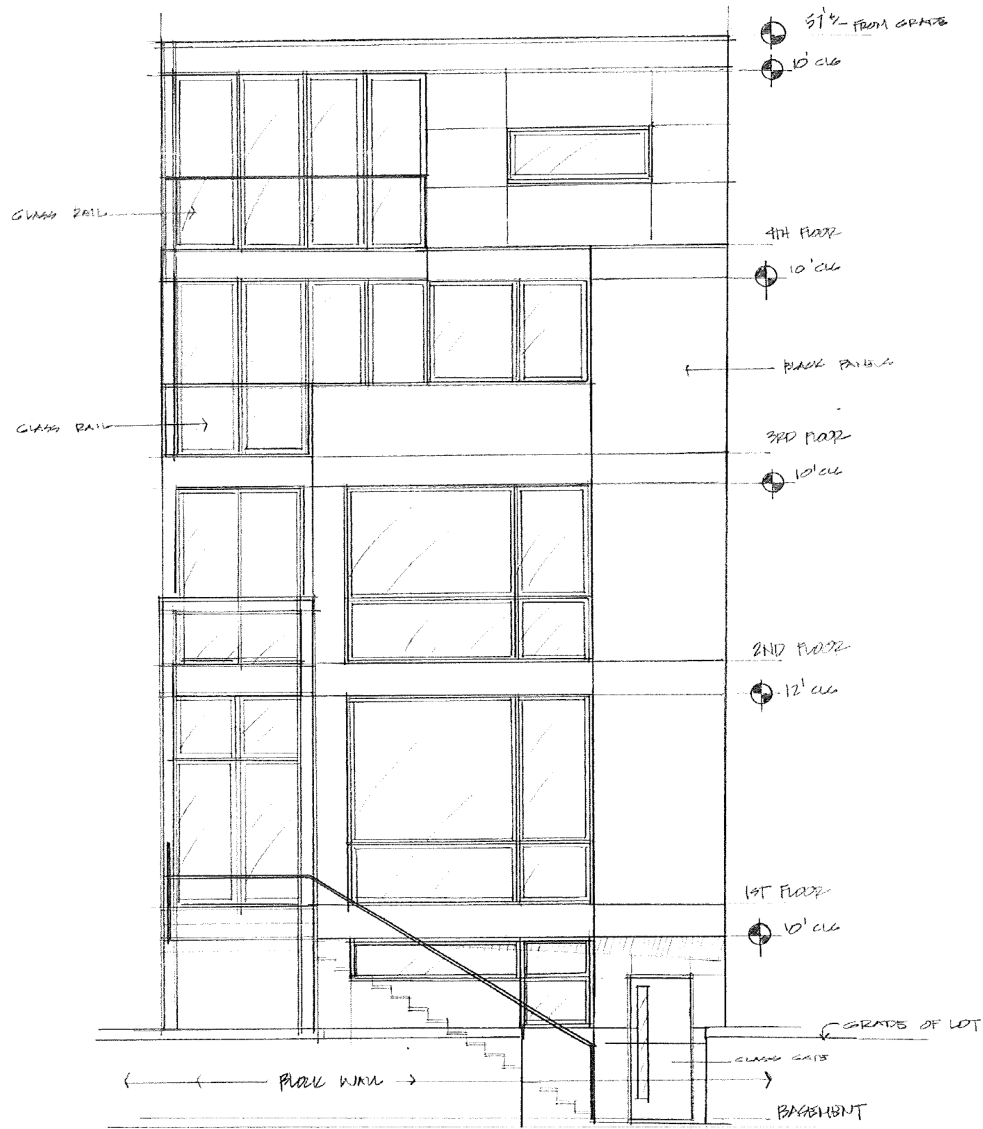
1887 Sanborn Map



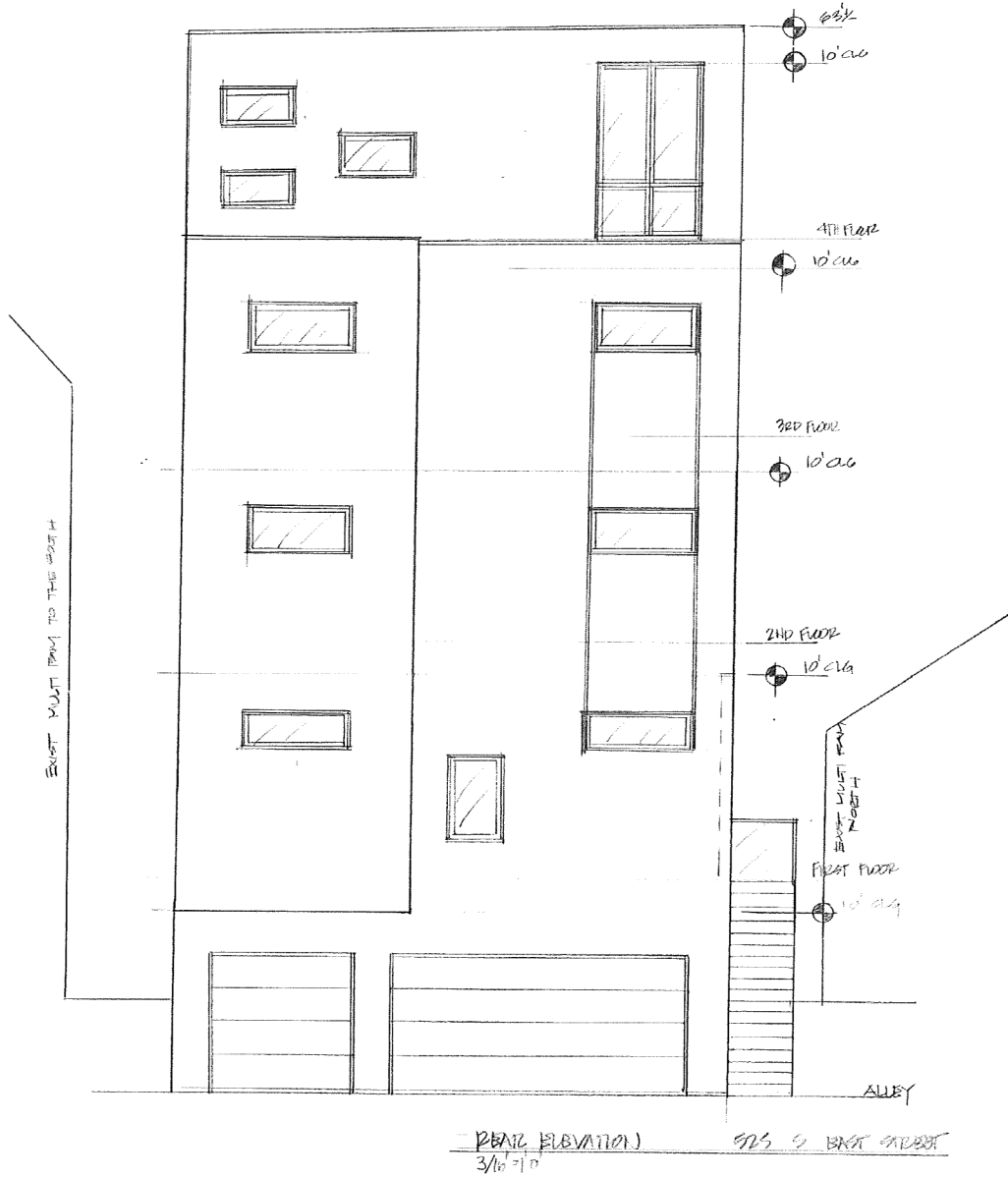
525 South East Street

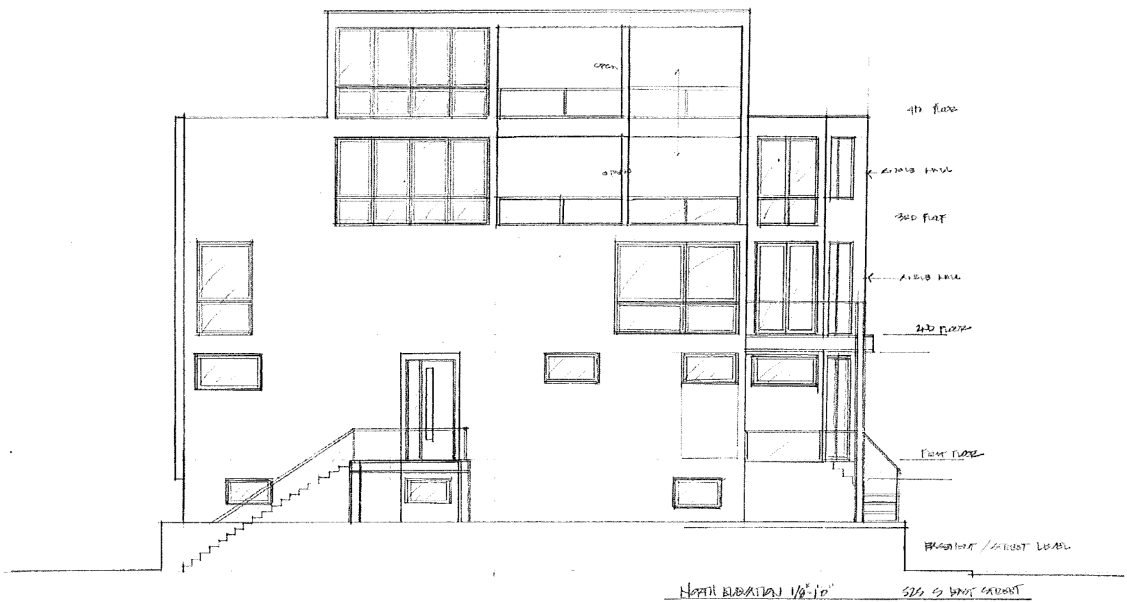


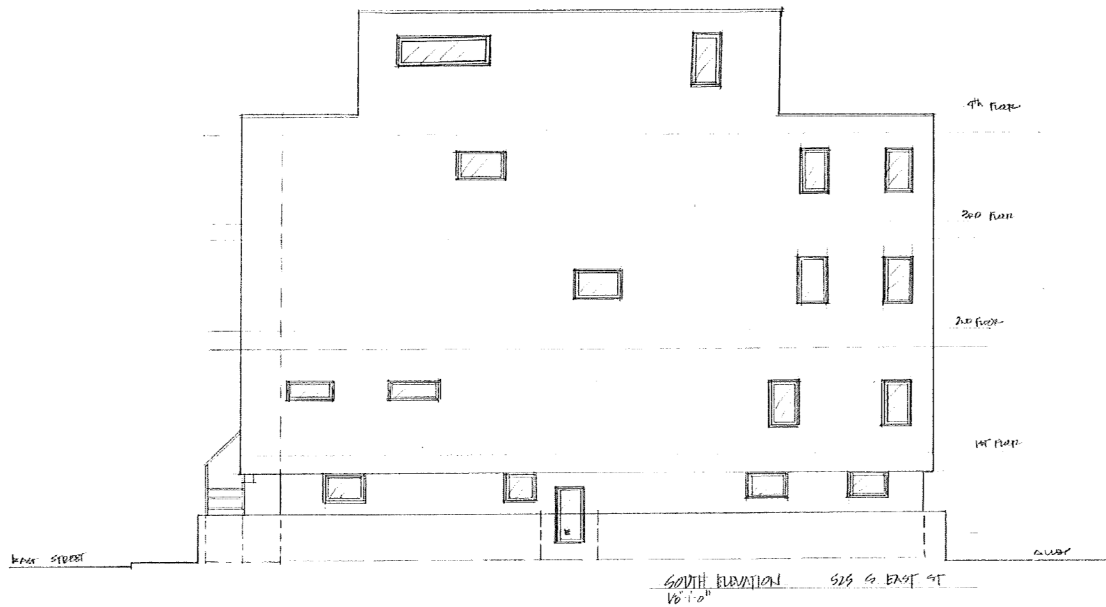




FRONT ELEVATION 525 S EAST STREET
 3/4" = 1'-0"









View looking south along South East Street



View looking north along South East Street



View looking north along north / south alley



View looking south along north / south alley



View of site looking east



View of site looking east over the wall



View looking northeast at adjacent single-family dwelling



View looking southeast at adjacent two-family dwelling



View of site looking west from the North / south alley



View of site looking west from the North / south alley



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-ZON-123

Property Address: 281 and 303 North Elder Avenue and 320, 322, 324, 326, 328, 330, 332, and 334 North Miley Avenue and 1821 West New York Street (approximate addresses)

Location: Center Township, Council District #18

Petitioner: NDZA, by David Kingen and Emily Duncan

Current Zoning: I-4, D-5, and D-5 (RC)

Request: Rezoning of 1.19 acres from the I-4, D-5, and D-5 (RC) districts to the SU-7 and SU-7 (RC) classifications to provide for not-for-profit uses.

Current Land Use: Not-for-profit use and undeveloped land

Staff Recommendations: Approval with a commitment.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

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

1. A 24-foot half right-of-way shall be dedicated along the frontage of New York 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 1.19-acre subject site consists of a dozen parcels, two of which are used for a non-for-profit organization, two others are developed with a playground, and the remaining are undeveloped.



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

The site is surrounded by single-family dwellings and undeveloped lots to the west and north, zoned D-5, undeveloped lots to the west, zoned I-4, and industrial lots to the east and south, zoned I-4 within the Regional Center.

REZONING

The grant of the request would rezone the site from the I-4, D-5, and D-5 (RC) districts to the SU-7 district to provide for not-for-profit uses.

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.

The I-4 district is for those heavy industrial uses which present an elevated risk to the general public and are typically characterized by factors that would be exceedingly difficult, expensive or impossible to eliminate. These industries are therefore buffered by a sizeable area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Location of this district should be as far as possible from protected districts and environmentally sensitive areas as practical and never be adjacent to protected districts.

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

Regional Center

The site falls within the Regional Center Secondary Zoning District and would require Regional Center Approval.

All development of land and demolition of structures located within the Regional Center and the North Meridian Street Corridor district shall be subject to the Commission's approval as included within a required Site and Development Plan approved as hereinafter provided.

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 24-foot half right-of-way along New York Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

STAFF ANALYSIS

The proposed not-for-profit uses could align with the Near West Neighborhood Land Use Plan (2014) depending on what type of operation occurs since half of the parcels are recommended for special use development. However, not-for-profit uses would not align with the high-density residential development recommendation for the remainder of the parcels.



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

However, this request would address the community principles and objectives outlined in the Neighborhood Plan to encourage and stimulate economic development, create job opportunities in the area, and provide an environment where blight and deterioration can be more easily reversed.

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

GENERAL INFORMATION

Existing Zoning	I-4, D-5, and D-5 (RC)	
Existing Land Use	Not-for-profit use and undeveloped land	
Comprehensive Plan	Special Use, 5 to 8 and 8 to 15 Residential Units per Acre	
Surrounding Context	Zoning	Land Use
North:	D-5	Residential (Single and two-family dwellings) / Undeveloped
South:	D-5 / I-4 (RC)	Residential (Single-family dwellings) / Undeveloped
East:	I-4 (RC)	Industrial
West:	D-5 / I-4	Residential (Single-family dwellings) / Undeveloped
Thoroughfare Plan		
Elder Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Miley Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
New York Street	Local Street	48-foot proposed right-of-way and 45-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

- Near West Neighborhood Land Use Plan (2014)
- Blue Line Transit-Oriented Development Strategic Plan (2018)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Near West Neighborhood Land Use Plan (2014) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site falls within the Blue Line Transit-Oriented Development Strategic Plan (2018) but does not fall within the Transit-Oriented Development Secondary District.
- The site is within ½ mile from the Harding Street and Washington Street proposed transit station classified as a community center.
- The Community Center typology recommends a dense mixed-use neighborhood center with a minimum of 2 stories at core, no front or side setbacks at core, zero to 10-foot front setbacks and zero to 10-foot. 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 are recommended as well.

Neighborhood / Area Specific Plan

- The site falls within the Near West Neighborhood Land Use Plan (2014).
- The site has split recommendations for Special Use, 5 to 8 and 8 to 15 Residential Units per Acre.
- The special use category consists of a variety of public, semi-public and private land uses that either serve a specific public purpose (such as schools, churches, libraries, neighborhood centers and public safety facilities) or are unite uses exhibiting significant impacts on adjacent property (such as the Indianapolis Airport, Indiana State Fair, and Indianapolis Motor Speedway).
- The recommendation for residential development greater than five and equal to 8 units per acre in suburban and rural areas is a common multi-family density and typically the highest density single-family category in suburban areas. In urban areas, it is common for both single-family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.



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

- The recommendation for residential development greater than eight and equal to 15 units per acre is typically the highest density serviceable in suburban areas. In suburban areas it would typically be a multi-family (apartment or condominium) category. In urban areas, this is the highest density single-family residential category and a common multi-family category. Development at this density is appropriate for all types of mass transit corridors.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.



ZONING HISTORY

Zoning History – Site

2005-UV2-020; 307 North Elder Avenue (subject site), Variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a one-story, 2,818-square foot community center (not permitted), with a 5.47-foot front yard setback along New York Street (minimum 25-foot front yard setback required), with a 2.5-foot encroachment into the clear sight triangle at the intersection of New York Street and Elder Avenue (not permitted), and with a lot open space of 62.88 percent (minimum 65 percent lot open space required), **granted**.

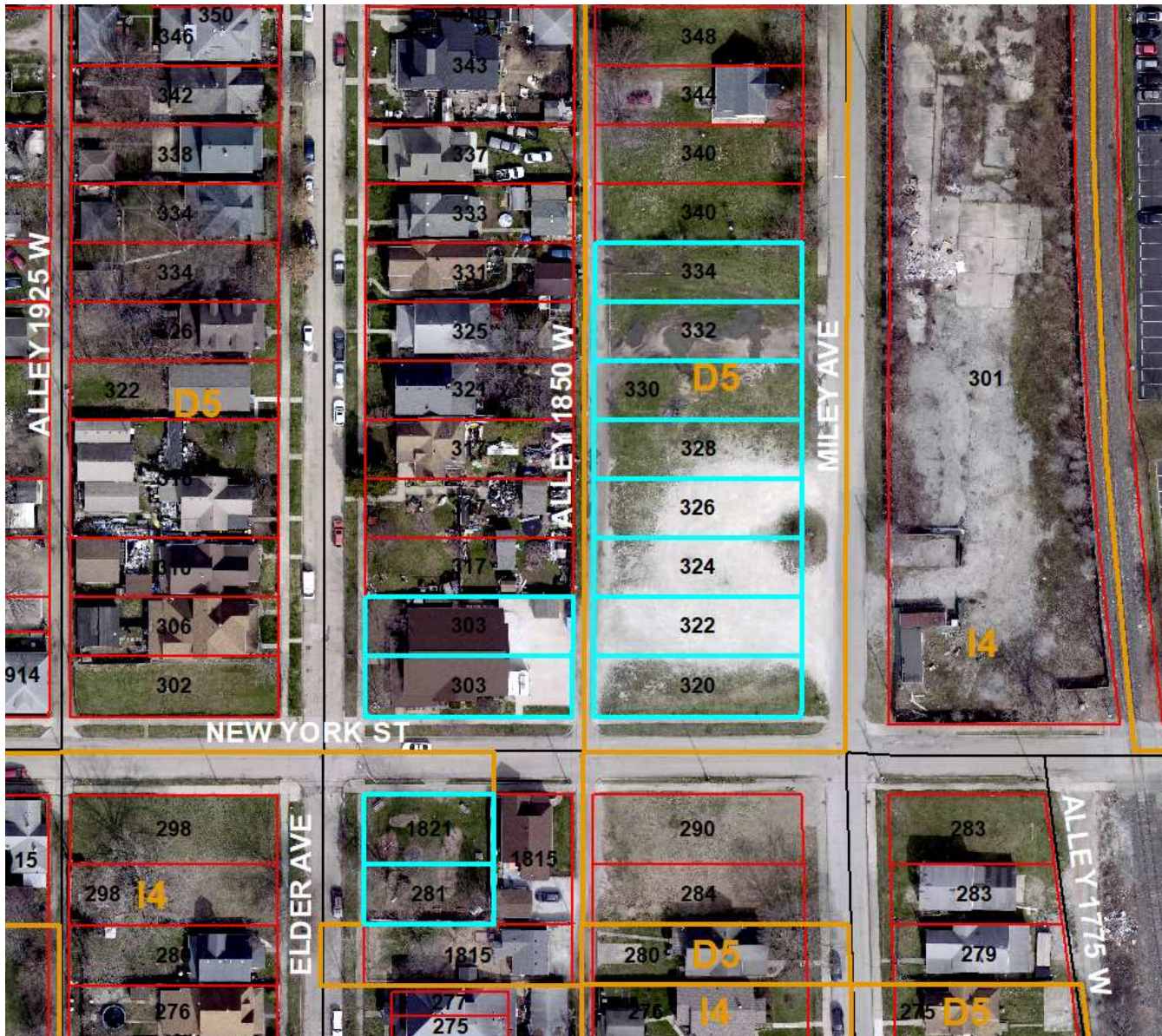
Zoning History – Vicinity

2016-ZON-038; 1730 Astor Street, 261 and 269 North Elder Street; 1721 West Market Street; 1746 West Miami Street; 221, 252, 259, 266, 268, 271, 275 and 280 Miley Avenue; 1815 West New York Street; 210, 211, 215, 217, 218 and 224 North Richland Street; 410 North White River Parkway; 1519 Wilcox Street (southeast of site), Rezoning of 2.6 acres from the I-4 (RC) (W-5), I-4 (W-5) and C-3 (RC) (W-1) districts to the D-5 (RC) (W-1) and the D-5 (RC) (W-5) and D-5 (W-5) classifications, **approved**.

2013-SE1-003; 1751 West Vermont Street (east of site), Special Exception of the Industrial Zoning Ordinance to legally establish a vehicle towing, wrecking, storage, and salvage operation, with two office trailers, **denied**.

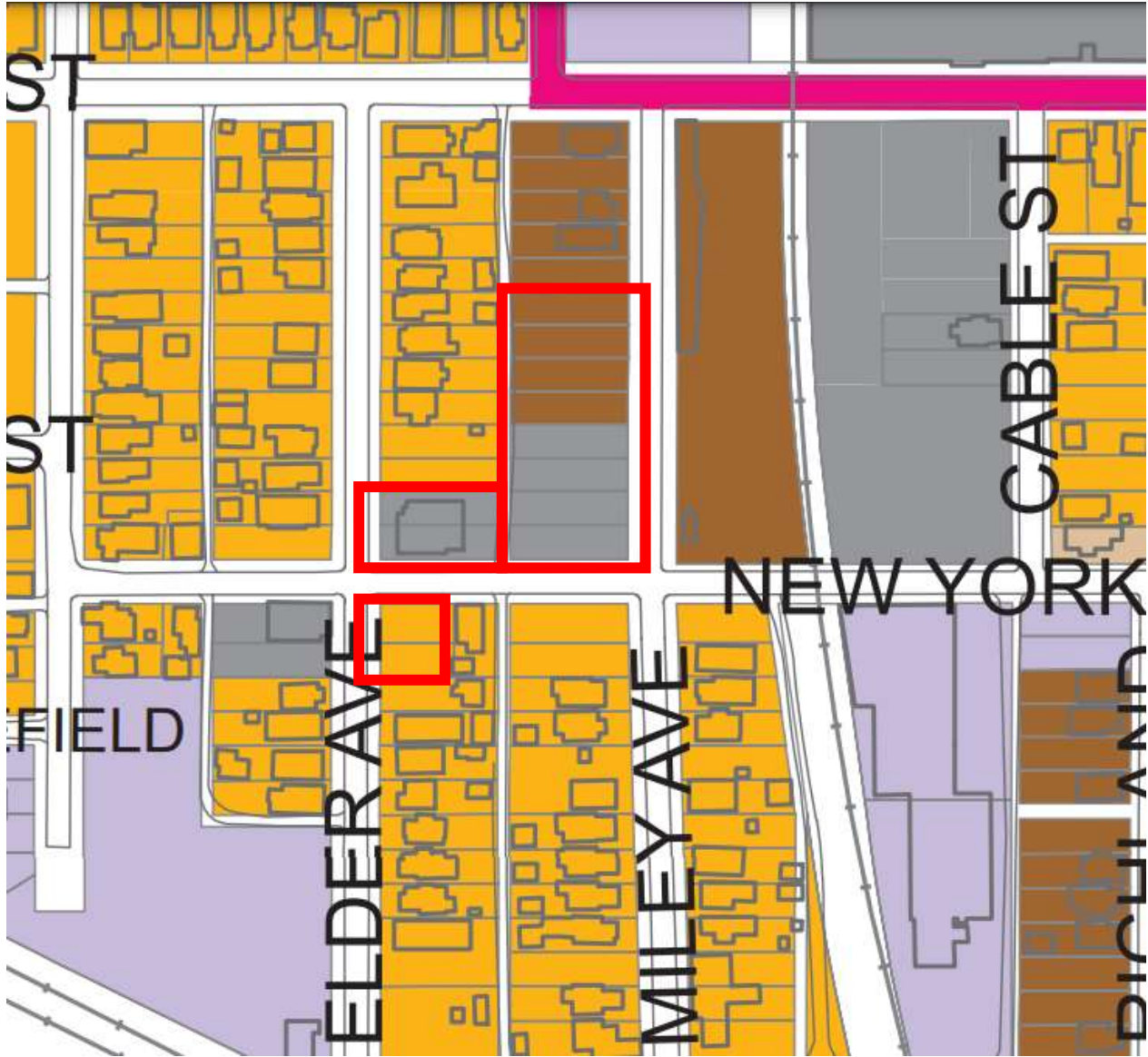
2002-ZON-154; 284-290 Miley Avenue (southeast of site), Rezoning of 0.22 acres from the I-4-U District to the SU-1 district for religious uses, **withdrawn**.

EXHIBITS





NEAR WEST NEIGHBORHOOD LAND USE PLAN (2014)



Land Use Plan - Southeast Portion of Neighborhood

(2) 1.75 - 3.5 Units/Acre	(7) Urban Mixed Use	(13) Office Commercial	Floodway
(3) 3.5 - 5 Units/Acre	(8) Village Mixed Use	(14) Community Commercial	Bodies of Water
(4) 5 - 8 Units/Acre	(10) Park	(15) Heavy Commercial	
(5) 8 - 15 Units/Acre	(11) Linear Park	(17) Light Industrial	
(6) Over 15 Units/Acre	(12) Special Use	(18) General Industrial	Critical



Photo of the subject site to the left looking north along Miley Avenue.



Photo of the subject site looking west toward New York Street from Miley Avenue.



Photo of the subject site at 303 North Elder Avenue looking west from the alley.



Photo of the alley that splits the subject sites looking north.



Photo of the subject site at 303 North Elder Avenue



Photo of the playground at 1821 West New York Street to the right of the residential building.



Industrial site east of the site.



Undeveloped lots and single-family dwelling to the north.



Photo of a two-family dwelling west of the site.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 9, 2025

Case Number:	2024-ZON-125
Property Address:	4460 & 4498 North Keystone Avenue (Approximate Addresses)
Location:	Washington Township, Council District #8
Petitioner:	Mark and Kim Crouch
Current Zoning:	D-5 (W-1) and C-3 (W-1)
Request:	Rezoning of 0.42 acres from the D-5 (W-1) and C-3 (W-1) districts to the C-4 (W-1) district to provide for commercial uses.
Current Land Use:	Auto Repair
Staff Recommendations:	Denial
Staff Reviewer:	Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENUM FOR JANUARY 9, 2025 HEARING EXAMINER

This petition was continued from the November 21, 2024 hearing to the January 9, 2025 hearing at the request of the petitioner. No new information was submitted to the case file.

November 21, 2024

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.

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

1. A 52-foot half right-of-way shall be dedicated along the frontage of Keystone Avenue, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP)



PETITION OVERVIEW

LAND USE

The 0.42-acre subject site is developed with two commercial buildings currently utilized for a car repair and maintenance service business.

REZONING

The grant of the request would rezone the property from the D-5 (W-1) and C-3 (W-1) districts to the C-4 (W-1) district to allow for commercial uses.

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.

The C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions.

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.

WELLFIELD

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



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

There are two wellfield district designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts is subject to Commission approval.

This site is specifically located within the Fall Creek W-1 Wellfield Protection District. Unless exempted by Section 742-204.D Technically Qualified Person review requirement, a Site and Development Plan shall be filed with and be subject to approval on behalf of the Commission by the Technically Qualified Person (TQP).

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 52-foot half right-of-way along Keystone Avenue. This dedication would also be consistent with the Marion County Thoroughfare Plan.

STAFF ANALYSIS

The southern subject parcel has historically been used as an office and the northern subject parcel was a fueling station with truck and trailer storage and rental. The site is currently operating an auto repair business with two commercial buildings on site.

Because of the existing Fall Creek W-1 Wellfield Protection District on site, staff is recommending denial of the rezoning to the C-4 district that allows uses that could cause additional contamination on the site. Furthermore, it is unclear to staff what type of business would be proposed on site although the site plan notes an existing gas station and fuel pumps that do not exist today.

If a fueling station were proposed, it would not be permitted since it is a prohibited use in the Wellfield Protection District. Additionally, the site would not be conducive for a fueling station if proposed since the site is difficult to exit considering the amount of traffic that runs along Keystone Avenue.

Staff recommended that the petitioner rezone to the C-3 district instead to align with the community commercial recommendation of the Comprehensive Plan and provide a less invasive district adjacent to the couple residential dwellings to the west.

GENERAL INFORMATION

Existing Zoning	D-5 (W-1) and C-3 (W-1)	
Existing Land Use	Auto Repair	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-S	Automobile Sales
South:	C-3	Dental Office
East:	C-5	Retail
West:	I-1	Residential (Single-family dwelling)



Department of Metropolitan Development
Division of Planning
Current Planning

Thoroughfare Plan		
Keystone Avenue	Primary Arterial Street	104-foot proposed right-of-way and 100-foot existing right-of-way.
45 th Street	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	Yes	
Site Plan	October 3, 2024	
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 Marion County Land Use Plan Pattern Book (2019) 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 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.



Department of Metropolitan Development
Division of Planning
Current Planning

- 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.
- A commercial rezoning of the site would align with this recommendation except for uses that would not be permitted in the wellfield protection district, which staff wants to prevent with the recommendation to lower the proposed commercial rezoning district to C-3.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

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

- Not Applicable to the Site.

ZONING HISTORY

Zoning History - Site

92-Z-150; 4456 and 4460 North Keystone Avenue (subject site), Rezoning of 0.92 acre, being in the D-5 District, to the C-3 classification to conform zoning with the present uses, **approved**.

77-UV3-14; 4498 North Keystone Avenue (subject site), Variance of use and development standards to continue open air storage and rental of 12 U-Haul trailers and 3 U-Haul trucks in conjunction with present service station, **granted**.

74-UV3-189; 4498 North Keystone Avenue (subject site), Variance of use and development standards to continue open air storage and rental of 12 U-Haul trailers and 3 U-Haul trucks in conjunction with present service station, **granted, temporary for 2 years**.

71-V2-16; 4460 North Keystone Avenue (subject site), Variance of use, setbacks, side and transitional yard requirements to erect an office building with pole sign, **granted**.

Zoning History - Vicinity

2023-UV2-006; 2320 Duke Street (southwest of site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the use of a rubber press, a Heavy Manufacturing operation (not permitted), **granted**.

2013-ZON-010; 4530 North Keystone Avenue (northwest of site), Rezoning of 2.9 acres, from the I-1-S (W-1) and D-5 (W-1) Districts to the C-S (W-1) classification to provide for I-2 uses and the rental of trucks, vans and trailers and the repair and maintenance of said vehicles, **approved**.

2008-ZON-827; 4510 North Keystone Avenue (north of site), Rezoning of 0.5 acre, from the D-5 (W-1) and I-2-S (W-1) Districts to the C-4 (W-1) classification to provide for general commercial uses, **approved with commitments**.

2003-UV3-035; 2219 East 45th Street (west of site), Variance of Use of the Industrial Zoning Ordinance to provide for a printing shop, **approved**.

99-HOV-32; 2301 East 46th Street (west of site), Variance of development standards to provide for an addition to a training center with a 16-foot front yard setback and a 13.6 side-yard setback, **granted**.

97-UV1-63; 2320 East Duke Street (southwest of site), Variance of use of the Industrial Zoning Ordinance to provide for the operation of a mechanical contractor, within an existing building, **granted**.

85-Z-153; 4502 North Keystone Avenue (north of site), Rezoning 0.713 acre, being in the D-5 and I-1-S district, to the C-S classification, to permit all uses I the C-5 and I-2-S districts except for gas station, live adult entertainment arcades and adult bookstores, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

84-UV3-18; 7301 North Illinois Street (north of site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for the expansion and remodeling of an existing guest house on a lot zoned for single-family dwellings only, **withdrawn**.

76-UV1-146; 2301 East 45th Street (north of site), Variance of use and Development Standards to permit storage and parking of new and used automobiles, in connection with existing auto sales and repair on north side of street, **denied**.



Photo of the subject site at 4460 North Keystone Avenue.

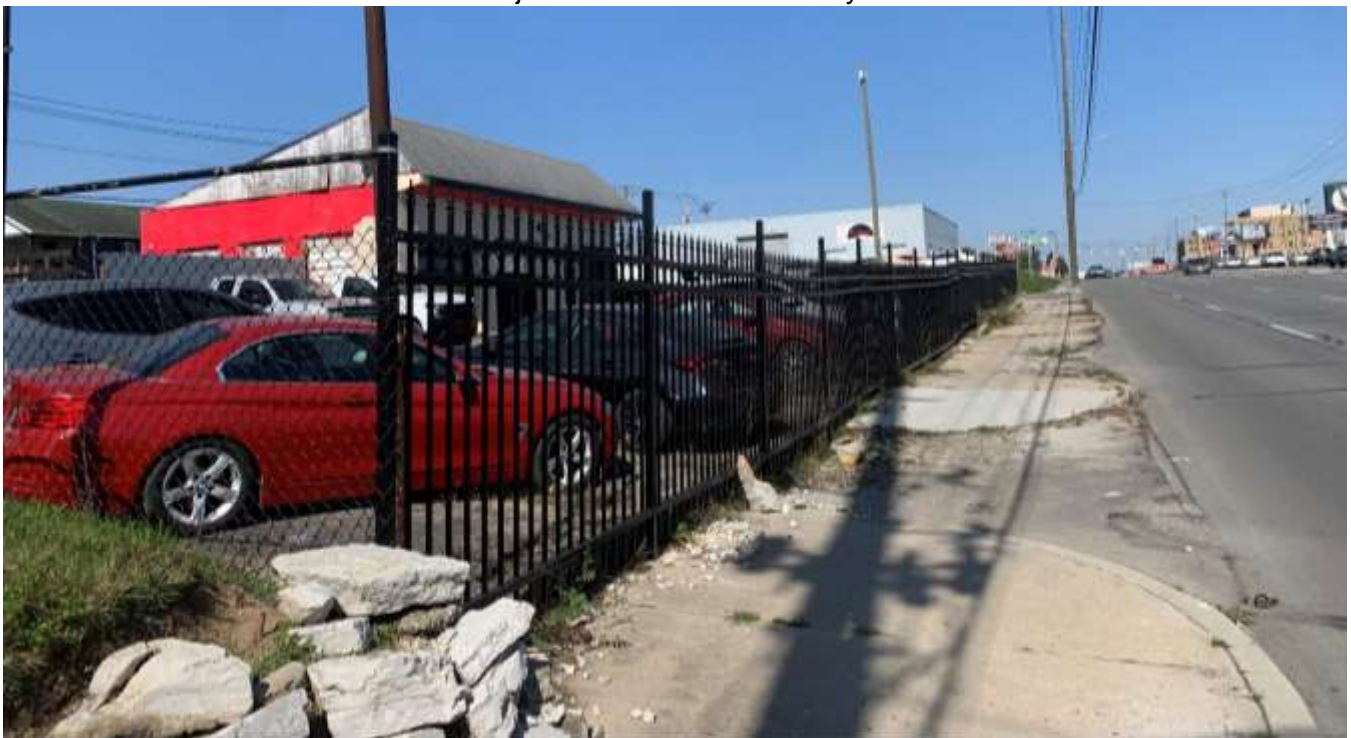


Photo of the subject site's street frontage looking north along Keystone Avenue.



Photo of the subject site's street frontage looking south along Keystone Avenue.



Photo of the subject site looking south from 45th Street.



Photo of the subject site looking southeast from 45th Street.



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



Photo of a commercial shopping strip east of the site.



Photo of the dentist office south of the site zoned C-3.



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-ZON-134

Property Address: 5802 West 71st Street

Location: Pike Township, Council District #6

Petitioner: Park 100 Investment, LLC, by Brian J. Tuohy

Current Zoning: C-S

Request: Rezoning of 2.16 acres from the C-S district to the C-S district to renovate two hotels into 68 studio, four one-bedroom and 22 two-bedroom apartments.

Current Land Use: Hotels

Staff Recommendations: Approval, subject to the commitment noted below:

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the December 12, 2024 hearing, to the January 9, 2025 hearing.

STAFF RECOMMENDATION

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

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

PETITION OVERVIEW

This 2.16-acre site, zoned C-S, is developed with two hotels. It is surrounded by commercial uses to the north, zoned C-3; single-family dwellings to the south, across West 71st Street, zoned D-3 (residential corridor reserve overlay); industrial uses to the east, zoned I-2 and commercial uses to the west, zoned C-3.



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

Petition 98-Z-81 rezoned this site to the C-S district to provide for office, warehouse, showroom, flex space, and hotel uses, and any use permitted in the C-3 district, except for fast food service restaurants, package liquor stores, gasoline service stations, night clubs, motion picture theaters, arcades, and adult entertainment uses.

REZONING

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

The Comprehensive Plan recommends community commercial typology for the site.

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

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

Staff, however, supports this request because it would be an adaptive reuse of existing structures that were constructed in 1998 to serve the traveling public, with sleeping and dining accommodations. The proposed renovation would provide similar living conveniences for the residents.

Furthermore, the proposed residential uses would complement, protect, and serve as a buffer to the residential corridor reserve overlay to the south of this site that is recommended by the Comprehensive Plan.

C-S Statement

The C-S Statement, file dated November 11, 2024, states that the rezoning would permit expansion of uses that would include apartments (multi-family dwellings) on this site in addition the existing uses.



Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Hotels	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-3	Commercial uses
South:	D-3	Single-family dwellings
East:	I-2	Industrial uses
West:	C-3	Commercial office uses
Thoroughfare Plan		
West 71 st Street	Primary Arterial	Existing 115-foot right-of-way and proposed 112-foot right-of-way.



Context Area	Metro
Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	November 11, 2024
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	November 11, 2024

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Community Commercial. The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Community Commercial Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

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

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database



ZONING HISTORY

98-Z-81 / 98-CV-17; 5802 West 71st Street, requested rezoning of 2.20 acres from the C-3 district to the C-S classification to provide for warehouse, showroom, flex space, and hotel uses, and any use permitted in the C-3 district, except for fast food service restaurants, package liquor stores, gasoline service stations, night clubs, motion picture theaters, arcades, and adult entertainment uses, **approved**.

95-AP-135; 5802 West 71st Street, requested approval to modify commitments related to petition 79-Z-83 to terminate all commitments related to petition 79-Z-83 and to incorporate alternative commitments regarding the minimum setback from the centerline of 7th Street being 70 feet; access location; permitting the use of the property for a fast food restaurant and permitting commercial-industrial uses on a portion of the property; prohibiting the use of the property for a package liquor store, nightclub, gasoline service station, movie theater, arcade, adult entertainment uses; maximum number of floors be two; finished faces required along 712nd Street; screening of parking; signs, **denied**.

79-Z-83; 5700 West 71st Street, requested rezoning of 19.43 acres from the A-2 district to the C-3 classification to provide for retail and office uses, **approved**.

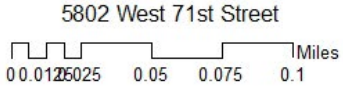
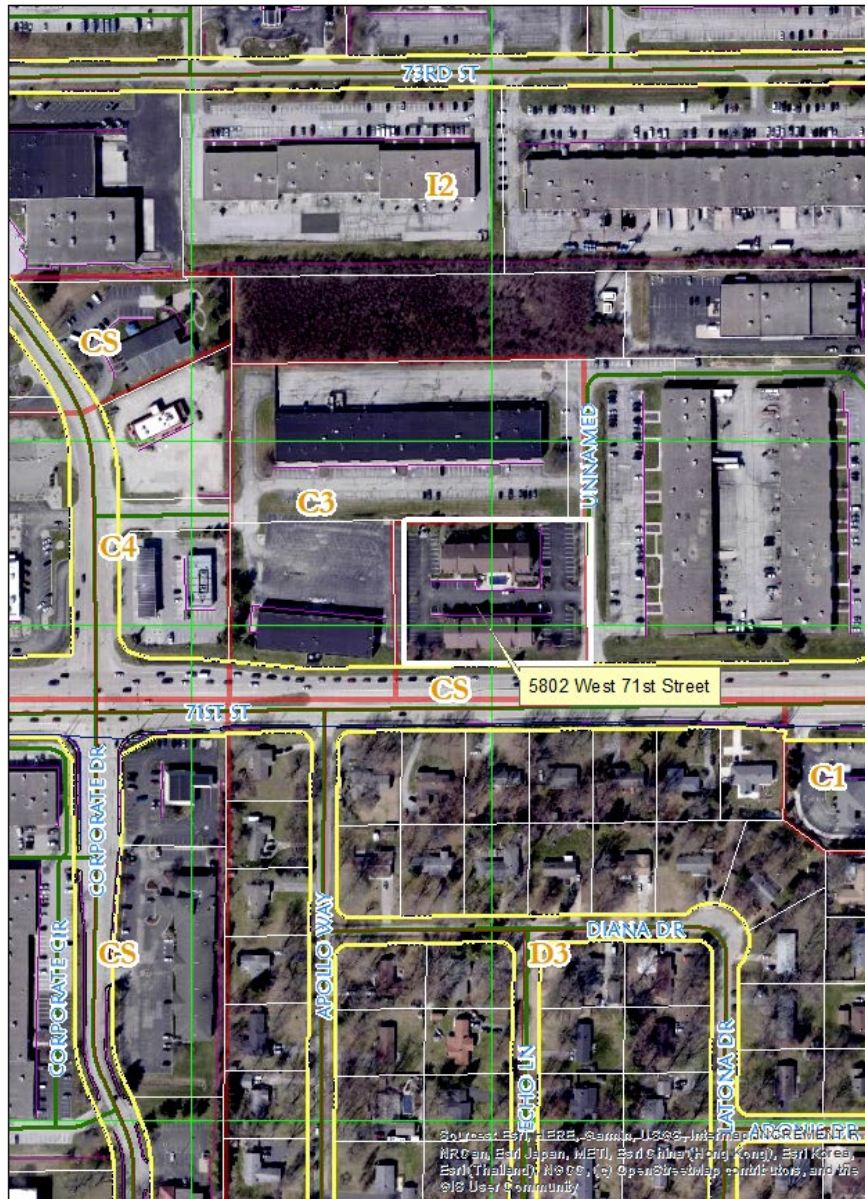
VICINITY

89-Z-197; 5605 West 71st Street, requested rezoning of 0.9 acres being in the A-2 district, to the C-3 classification to provide for the redevelopment of an existing gasoline service station, **approved**.

88-Z-187; 7210 Zionsville Road (east of site), requested rezoning of 4.9 acres, being in the A-2 district, to the I-2-S classification to provide for industrial uses, **approved**.

83-Z-175; 7110 Zionsville Road (east of site), requested rezoning of 9.6 acres from the C-e district to the I-2-S classification to provide for office / warehouse buildings, **approved**.

EXHIBITS





Department of Metropolitan Development
Division of Planning
Current Planning

Proposal Description / 2024 C-S Statement
5802 West 71st Street (“Site”)

Petitioner respectfully requests that the Site be rezoned from the C-S District to the C-S District to add residential multi-family dwelling uses as a permitted use on the site. Petitioner proposes to renovate and convert the two existing extended stay hotel buildings into approximately 68 studio, approximately 4 one-bedroom and approximately 22 two-bedroom apartments.



View of site looking west across access drive



View of adjacent property to the north looking northwest across access drive



View of site looking south from adjacent property to the north



View of site looking southeast from adjacent property to the north



View of site looking east from adjacent property to the west



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-ZON-136
Property Address: 10635 Indian Creek Road South
Location: Franklin Township, Council District #25
Petitioner: Gurudwara Shaheedan, Inc., by Joseph D. Calderon
Current Zoning: D-A (FF) (FW)
Request: Rezoning of 7.544 acres from the D-A (FF) (FW) district to the SU-1 (FF) (FW) to provide for religious uses.
Current Land Use: Accessory building / Agricultural uses
Staff Recommendations: Approval, subject to the commitments noted below:
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged a timely automatic continuance file by a remonstrator that continued this petition from the December 12, 2024 hearing, to the January 9, 2025 hearing.

STAFF RECOMMENDATION

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

1. A 40-foot half right-of-way shall be dedicated along the frontage of Indian Creek Road South, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.



PETITION OVERVIEW

This 7.544-acre site, zoned D-A (FF) (FW), is developed with an accessory building and agricultural uses. It is surrounded to the north, across Indian Creek Drive South, by a school campus and a single-family dwelling, zoned SU-2 and D-2, respectively; agricultural uses to the south, zoned D-A (FF) (FW); an accessory building to the east, zoned D-A (FF) (FW); and a single-family dwelling and agricultural uses to the west, zoned D-A and D-S (FF) (FW), respectively.

REZONING

The request would rezone the site from the D-A (FF) (FW) district to the SU-1 (FF) (FW) district to provide for religious uses.

The Comprehensive Plan recommends rural or estate neighborhood typology for the site.

Religious uses are generally considered compatible with residential development if they are designed and developed properly to address issues such as parking, hours of operation, outdoor activities, signs, setbacks, lighting and landscaping. A religious use at this location would be compatible with the surrounding development. As required for all Special Use (SU) districts, “no building, structure, premises or part thereof shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this article and until the proposed Site and Development Plan and landscape plan have been filed with and approved on behalf of the Commission by the Administrator or approved by the Commission.”

The standard of review for Administrator Approval for the SU-1 district would be the C-1 development standards.

Site Plan

The unscaled site plan, file dated November 13, 2024, depicts a 45,000 square-foot building and 175 parking spaces.

The minimum number of parking spaces for religious uses is one per four seats in the place of worship or one per 1,000 square feet of total floor area, whichever is greater. There is no maximum number of parking spaces.

Because the site is generally undeveloped, staff would not support any variances of development standards, including encroachment into the stream protection corridor.



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

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 Indian Creek Road South. This dedication would also be consistent with the Marion County Thoroughfare Plan.

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 southern portion of this site is located within the floodplain of Wildcat Brook.

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 (SU-1 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

Wildcat Brook bisects this site and impacts the southern portion of the site.



Stream Protection Corridor

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

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

The Stream Protection Corridor is defined as:

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

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

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

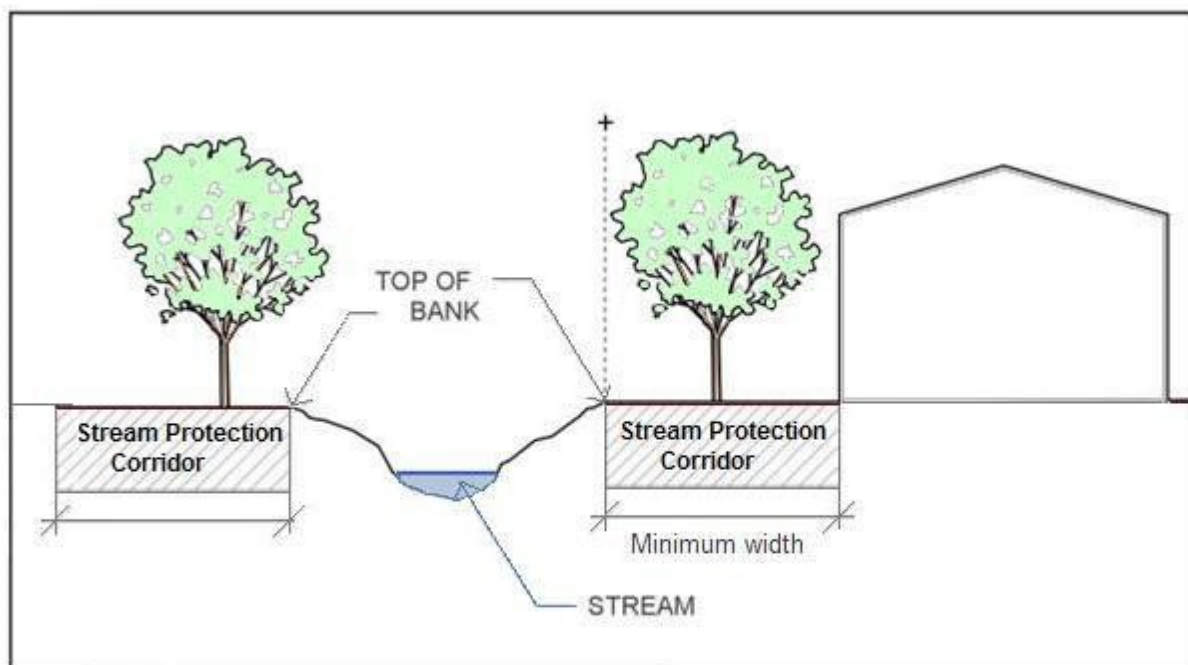
Stream Channel is defined as “part of a watercourse that contains an intermittent or perennial base flow of groundwater origin.”

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

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

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

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



Stream Protection Corridor

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.



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

Environmental public nuisance means:

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

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

GENERAL INFORMATION

Existing Zoning	D-A (FF) (FW)		
Existing Land Use	Agricultural uses / Accessory building		
Comprehensive Plan	Rural or Estate Neighborhood typology		
Surrounding Context	Zoning	Land Use	
	North:	SU-2 / D-2	School / single-family dwelling
	South:	D-A (FF) (FW)	Agricultural uses
	East:	D-A (FF) (FW)	Accessory building
	West:	D-A (FF) (FW) / D-S (FF) (FW)	Single-family dwelling / agricultural uses
Thoroughfare Plan			
Indian Creek Road Drive South	Primary Collector	Existing 30-foot right-of-way and proposed 80-foot right-of-way	
Context Area	Metro		
Floodway / Floodway Fringe	Yes. Wildcat Brook		
Overlay	Yes. Environmentally Sensitive Areas		
Wellfield Protection Area	No		
Site Plan	November 13, 2024		
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 Rural or Estate Neighborhood typology. “The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.”

Pattern Book / Land Use Plan

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

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

- *Recommended Land uses – Rural / Estate Neighborhood Typology*
 - Detached housing, working farms, group homes, bed / breakfast and wind / solar farms.
- *Modified Uses – Environmentally Sensitive Areas (ES)*
 - Modified uses – detached housing, group homes and bed / breakfast
 - Removed uses – working farms and wind / solar farms

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.



Department of Metropolitan Development
Division of Planning
Current Planning

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database



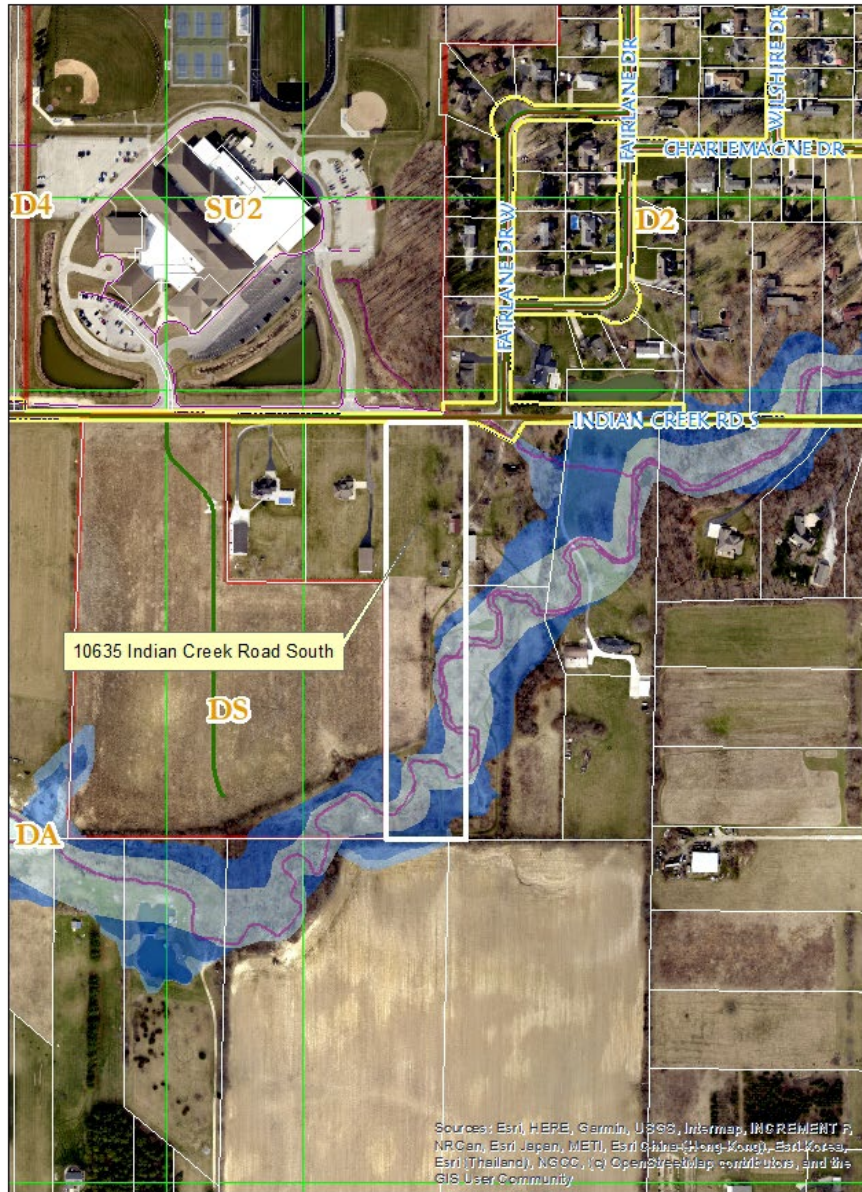
ZONING HISTORY

2022-CZN-843 / 2022-CVR-843 / 2022-CPL-843; 10505 Indian Creek Road South (west of site), requested rezoning of 23.665 acres from the D-A (FF) district to the D-S (FF) district, a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for six single-family detached lots with frontage on a private drive (public street frontage required), and approval of a Subdivision Plat to be known as Six Brothers Subdivision, dividing 23.665 acres into six lots, **approved and granted**

2020-ZON-045, 10000 Indian Creek Road South (west of site), requested rezoning from the D-A district to the D-4 classification, **approved**.

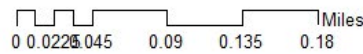
2005-ZON-174, 10505 East Edgewood Avenue (north of site), requested rezoning from the D-A district to the SU-2 classification to provide for construction of a middle school, **approved**.

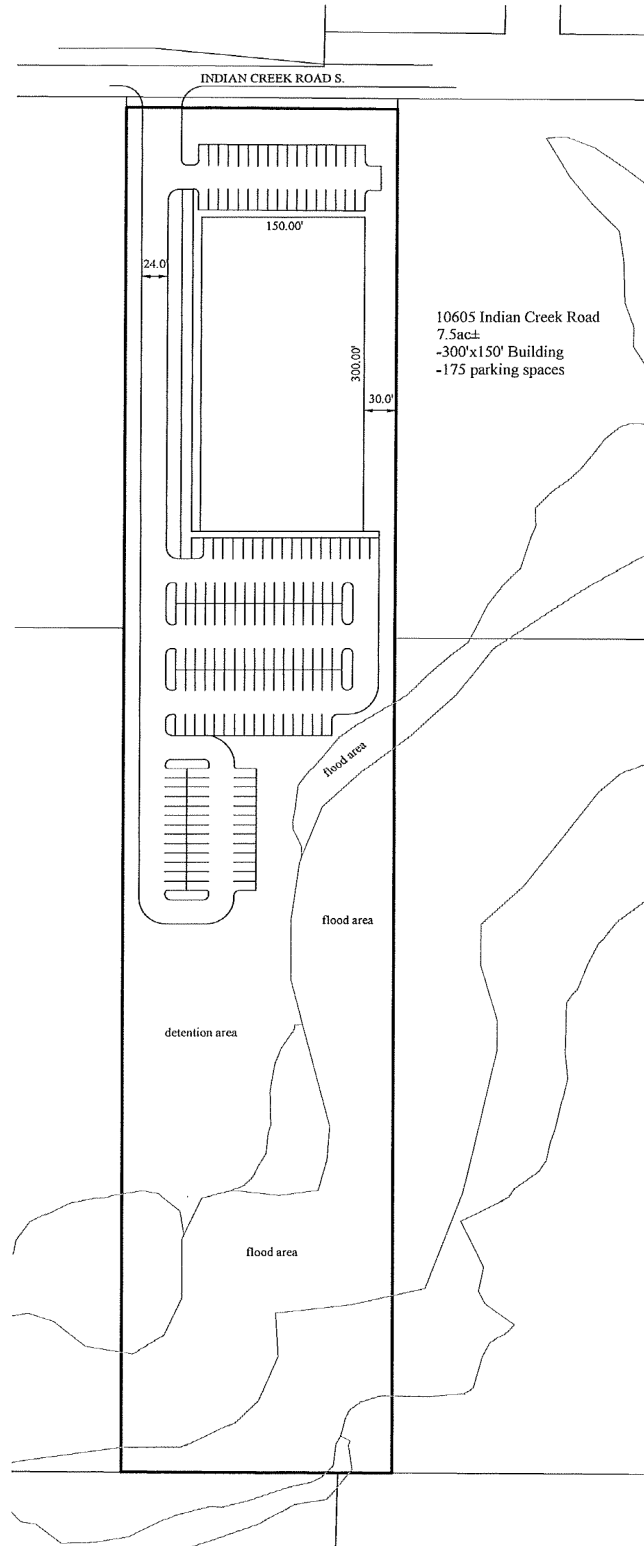
EXHIBITS



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

10635 Indian Creek South







View looking east along Indian Creek Road South



View looking west along Indian Creek Road South



View of site looking south across Indian Creek Road South



View of site looking southeast across Indian Creek Road South



View of site looking southeast across Indian Creek Road South



View of site looking southwest across Indian Creek Road South



METROPOLITAN DEVELOPMENT COMMISSION **January 9, 2025**
HEARING EXAMINER

Case Number: 2024-CVR-834 (2nd Amended) / 2024-CPL-834 (Amended)

Property Address: 6650 South Meridian Street

Location: Perry Township, Council District #22

Petitioner: Chinn United Pentecostal Church, by Katlyn Grey

Current Zoning: D-A

Request: Variance of Development Standards and a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One, with a zero-foot north side yard setback and a 20-foot south side yard setback (minimum 30-foot required) and a 15-foot rear yard setback (minimum 75-foot required).

Approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acre into two lots.

Current Land Use: Single-family dwelling / accessory building

Staff Recommendations: Approval of the plat request and special exception.

Staff Reviewer: Denial of the variance of development standards request.

Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the October 24, 2024 hearing, to the November 21, 2024 hearing, at the request of remonstrators.

The Hearing Examiner continued these petitions from the November 21, 2024 hearing, to the December 12, 2024, because the variance request was amended and new notice was required. The amendment removed the religious uses from Lot Two and requested religious uses for Lot One.

The Hearing Examiner continued these petitions from the December 12, 2024 hearing, to the January 9, 2024 hearing, at staff's request to amend the request and provide new notice because the lot lines on the Plat had to be adjusted to comply with the D-A development standards and another setback variance was required based upon an amended site plan.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated December 12, 2024, complies with the standards of the Subdivision regulations, subject to the following conditions:



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

1. That the applicant provides a bond as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

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

1. Final site plan, landscaping plan, photometric plan, and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. A tree inventory, tree assessment and preservation plan prepared by a certified arborist shall be submitted for Administrator Approval prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and e) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
3. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.

Staff recommends denial of the variances of development standards.



PETITION OVERVIEW

This 14.28-acre site, zoned D-A, is developed with a single-family dwelling and an accessory building. It is surrounded by single-family dwellings to the north, south and to the east, across South Meridian Street, all zoned D-3; and single-family dwellings to the west, zoned D-A.

PLAT

Site Plan

The request would provide for a subdivision plat known as 6650 South Meridian Street Addition that would divide the parcel into two lots. Lot One would have an “L” shape configuration and consist of approximately 8.174 acres, with proposed development for religious uses. Lot Two would be an approximately 5.508-acre lot that would maintain the existing dwelling and accessory building.

An amended plat, file-dated December 12, 2024, adjusted lot lines to comply with the D-A district development standards for the existing structures on Lot Two, including a 30-foot /combined 75-foot side yards and a 75-foot rear yard.

Streets

Both Lot One and Lot Two would front on South Meridian Street. No new streets are proposed as part of this petition.

Sidewalks

Sidewalks do not exist but would be required as development occurs.

Waivers

None requested.

SPECIAL EXCEPTION VARIANCE

This request would allow for religious uses on Lot One (northern lot).

Religious uses are generally considered compatible with residential development if they are designed and developed properly to address issues such as parking, hours of operation, outdoor activities, signs, setbacks, lighting and landscaping.



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

Given the required variances of development standards of the D-A district and the abutting neighborhoods, staff is concerned with the impact the proposed development would have on surrounding residential land uses. Consequently, staff's support of this request would be subject to Administrator Approval of the final site plan, landscaping plan, photometric plan, and building elevations to assure that all development standards of the D-A district are met to minimize impact on surrounding residential land uses.

Additionally, the amended site plan, file-dated December 12, 2024, provides for approximately 290 parking spaces. The Ordinance permits a minimum of four parking spaces for each seat in the place of worship or one parking space for each 1,000 square feet of floor area. It should be noted that no ADA spaces are shown when seven reserved ADA spaces would be required, two of which would be required to be van accessible.

Plan of Operation

The Plan of Operation, file-dated August 27, 2024, indicates that the worship hall would provide seats for between 250-300 people, with a capacity of 300+ people for special events.

Hours of operation would be Saturday from 6:00 P.M.-9:00 P.M. and Sunday from 12:00 p.m. to 4:00 p.m., with occasional hours for special holidays and celebrations.

VARIANCE OF DEVELOPMENT STANDARDS

As initially filed, this request would permit reduced setbacks that would include a zero-foot transitional side setback along the northern transitional boundary and 15-foot transitional side setback along the southern boundary.

The amended site plan, file dated December 12, 2024, increased the setbacks but pursuant to the Ordinance, the rear and northern side setbacks do not comply with the Ordinance because parking lots are treated as buildings and are required to comply with the setback requirements. As proposed, the parking lots encroach into those setbacks.

The Ordinance would require a 30-foot / combined 75-foot side setbacks and 75-foot rear setback to provide an appropriate buffer between the residential land uses and the proposed parking lots. Reduced setbacks would be wholly inappropriate and result in substantial impact on the residential uses abutting the northern boundary, the southern boundary and the western boundary.

The amended site plan also removes the "soccer field" label and replaces it with "green space," yet provides setbacks for the "green space." If, in fact, a soccer field is planned as part of the development on Lot One, staff believes the label should indicate that on the site plan and provide the appropriate setbacks to minimize the impact on adjacent residential uses.



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

Staff, therefore, does not support any of the requested variances for setbacks because of the detrimental impact on the surrounding residential uses. Failure to provide the required setbacks and appropriate buffers would result in substantial impact on the surrounding land uses and the quality of life.

Furthermore, the practical hardship noted in the Findings of Fact is self-imposed given the fact that the 8.174-acre parcel (Lot One) is undeveloped. Staff believes the site could be developed without any variances, while preserving the existing substantial wooded area and mitigating impact on the abutting residential uses by providing the required setbacks.

Tree Preservation / Heritage Tree Conservation

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

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

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

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

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

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



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

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

PLANNING ANALYSIS

As previously noted, staff supports the proposed amended plat and finds that it complies with the Subdivision Ordinance.

Staff supports the proposed special exception to provide for religious uses, subject to Administrator Approval of the final site plan, landscaping plan, photometric plan, and building elevations.

Staff's support is also subject to a tree inventory, tree assessment and preservation plan. The wooded area should be preserved because it could provide an amenity area.

Staff does not support any of the requested development standard variances. As previously noted, staff believes the undeveloped size of Lot One eliminates the need for any development standard variances and would not support any future requested variances. The requested reduced setbacks would be detrimental to the surrounding neighborhoods and result in substantial negative impact on their quality of life.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Single-family dwelling / accessory building	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-3	Single-family dwellings
South:	D-3	Single-family dwellings
East:	D-3	Single-family dwellings
West:	D-A	Single-family dwellings
Thoroughfare Plan		
South Meridian Street	Primary Arterial	Existing 100-foot right-of-way and proposed 102-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 27, 2024	
Site Plan (Amended)	December 12, 2024	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 27, 2024 / October 4, 2024	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood typologies. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology 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 one to five dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Suburban Neighborhood Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Hydrological patterns should be preserved wherever possible.
 - Where possible, contributing historic buildings should be preserved or incorporated into new development.
 - Curvilinear streets should be used with discretion and should maintain the same general direction.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- *Large-Scale Schools, Places of Worship Community Servicing Institutions / Infrastructure, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities would not be included in this definition and are considered to be regional special uses.)*

- Should be located along an arterial street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Schools should not be within 1000 feet of a highway, freeway, or expressway.
- Should be located within one-half mile of a bus or rapid transit stop unless there is no bus service within the institution's service area.
- In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
- Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

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

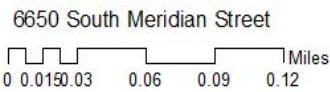
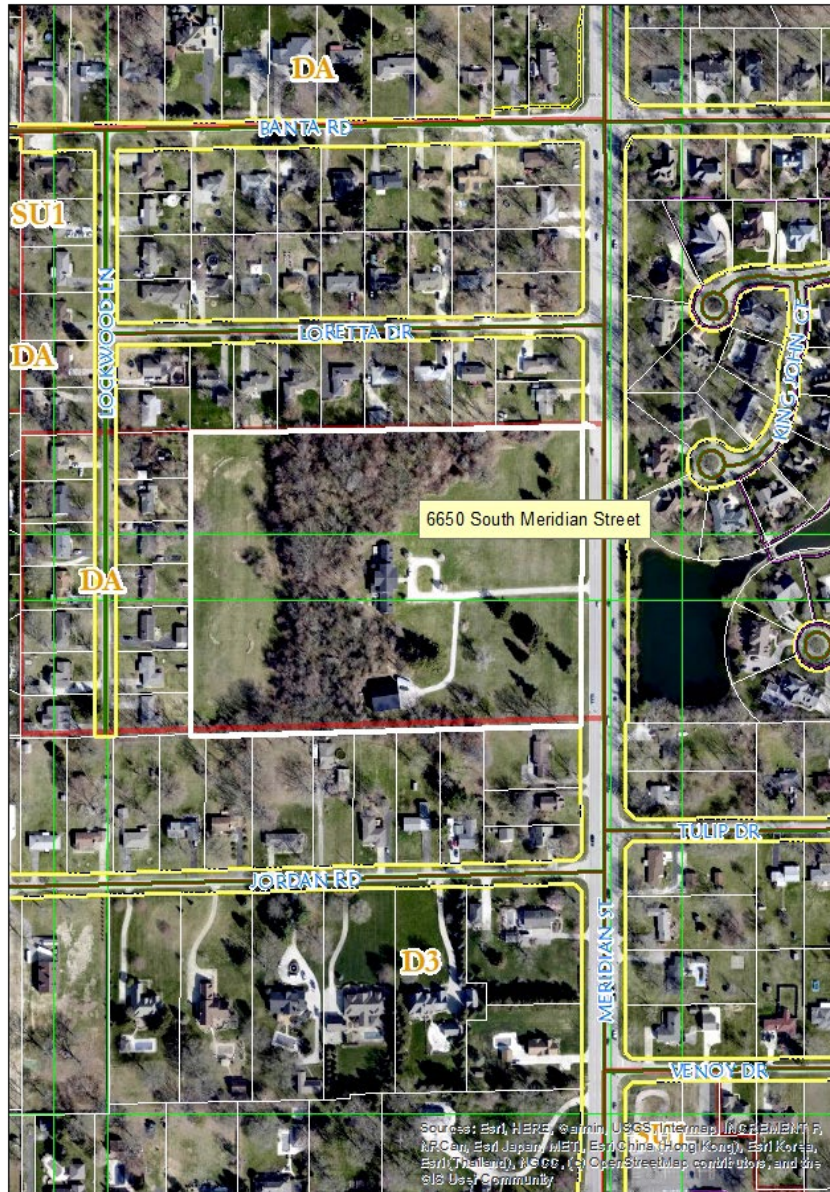
- The Marion County Thoroughfare Plan (2019) "is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area."
- The following listed items describe the purpose, policies and tools:
 - Classify roadways based on their location, purpose in the overall network and what land use they serve.
 - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
 - Set requirements for preserving the right-of-way (ROW)
 - Identify roadways for planned expansions or new terrain roadways
 - Coordinate modal plans into a single linear network through its GIS database



ZONING HISTORY

None.

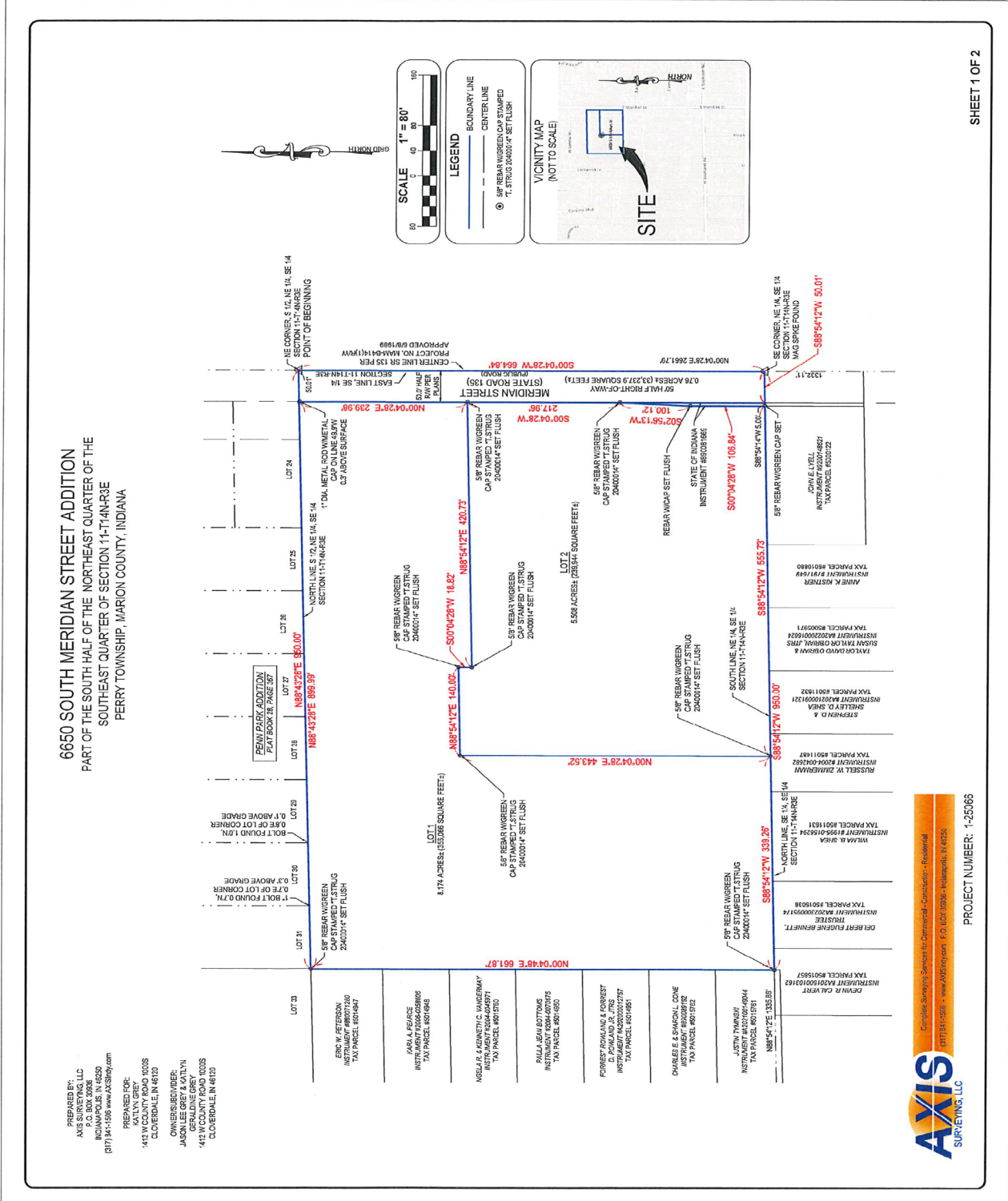
EXHIBITS





Department of Metropolitan Development
Division of Planning
Current Planning

Amended Plat - December 12, 2024



6650 SOUTH MERIDIAN STREET ADDITION
PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 11-T4N-R3E
PERRY TOWNSHIP, MARION COUNTY, INDIANA

PREPARED BY:
AXIS SURVEYING, LLC
P.O. BOX 30036
INDIANAPOLIS, IN 46220
(317) 341-1550 www.axisllc.com

PREPARED FOR:
KATLYN BECK
4413 W. CEDAR ROAD, 10033
CLOVERDALE, IN 46120

OWNER(S):
JANIS BECK
JANIS BECK & KATLYN
GERALDINE GREY
4413 W. COUNTY ROAD 10033
CLOVERDALE, IN 46120

ERIK W. FETTERSON
INSTRUMENT #20071480
TAX PARCEL #201947

JARI A. FEARCE
INSTRUMENT #200640886
TAX PARCEL #201948

ROSELEE J. KENNETHA HANSEN
INSTRUMENT #200404971
TAX PARCEL #201950

PALLALEAN BOTTOMS
INSTRUMENT #200409075
TAX PARCEL #201950

FOREST FOWLAND & FOREST
D. FOWLAND JR. JRS
INSTRUMENT #20071480
TAX PARCEL #201951

CHARLES E. & MARION L. COLE
INSTRUMENT #20071480
TAX PARCEL #201952

AUSTIN P. RAYCO
INSTRUMENT #20071480
TAX PARCEL #201951

PERNA & CALVERT
INSTRUMENT #2015010242
TAX PARCEL #201953

DEBERTER KENNETH BENNETT
INSTRUMENT #20020009174
TAX PARCEL #201958

HUMAR A. SHEA
INSTRUMENT #199504294
TAX PARCEL #201961

RUSSELL W. ZIMMERMAN
TAX PARCEL #20114482
INSTRUMENT #20020009174

STEPHEN D. &
SHELEA D. SHEA
INSTRUMENT #20020009174
TAX PARCEL #2011832

SUSAN TRAYLOR ORRMAN &
TAX PARCEL #20020009174
INSTRUMENT #20020009174

MARIE K. KOTNER
TAX PARCEL #2010880
INSTRUMENT #20020009174

588°54'12"W 555.73'
S88°54'12"W 555.73'

588°54'12"W 950.00'
S88°54'12"W 950.00'

588°54'12"W 339.20'
S88°54'12"W 339.20'

588°54'12"W 103.84'
S88°54'12"W 103.84'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

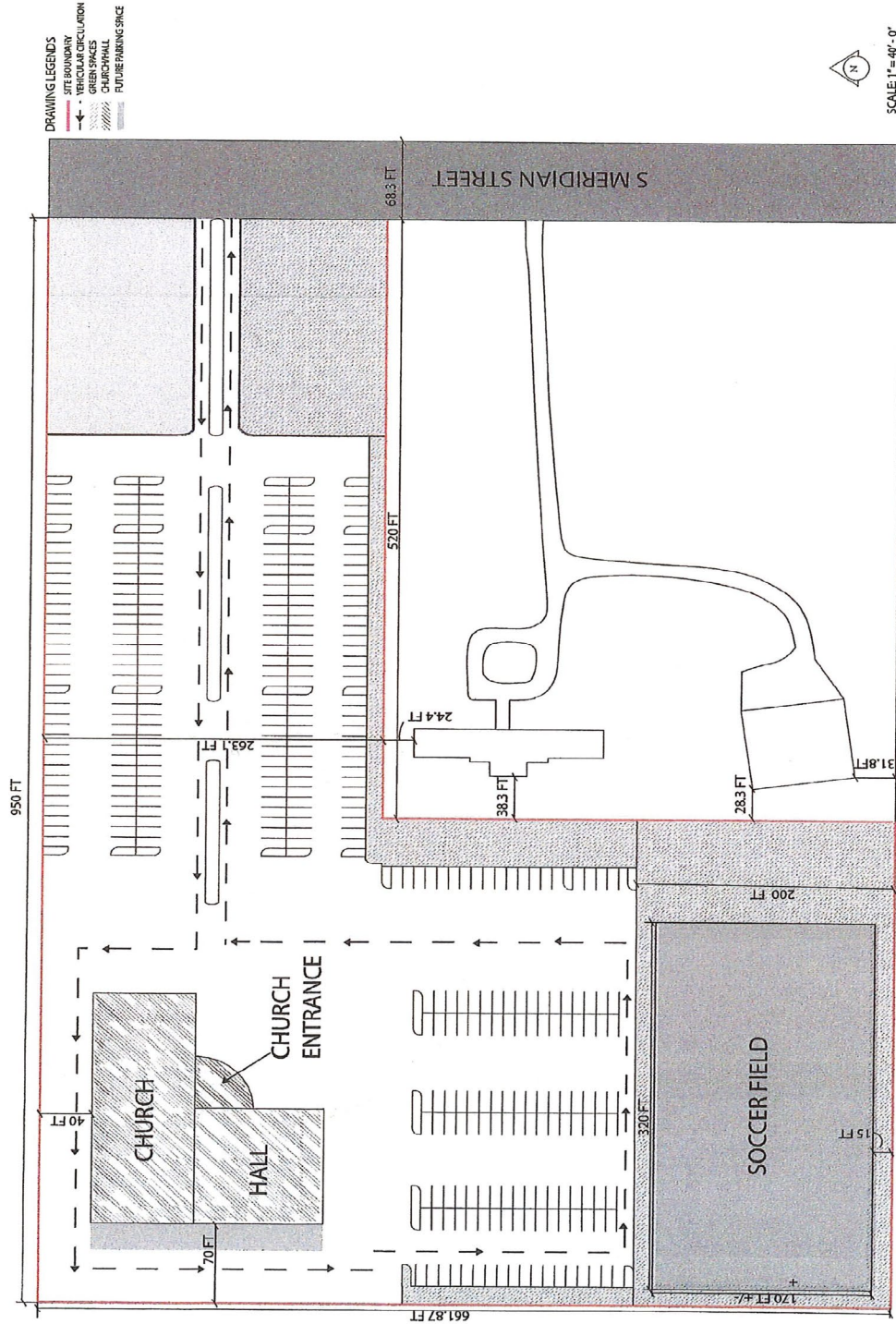
588°54'12"W 50.01'
S88°54'12"W 50.01'

588°54'12"W 50.01'
S88°54'12"W 50.01'

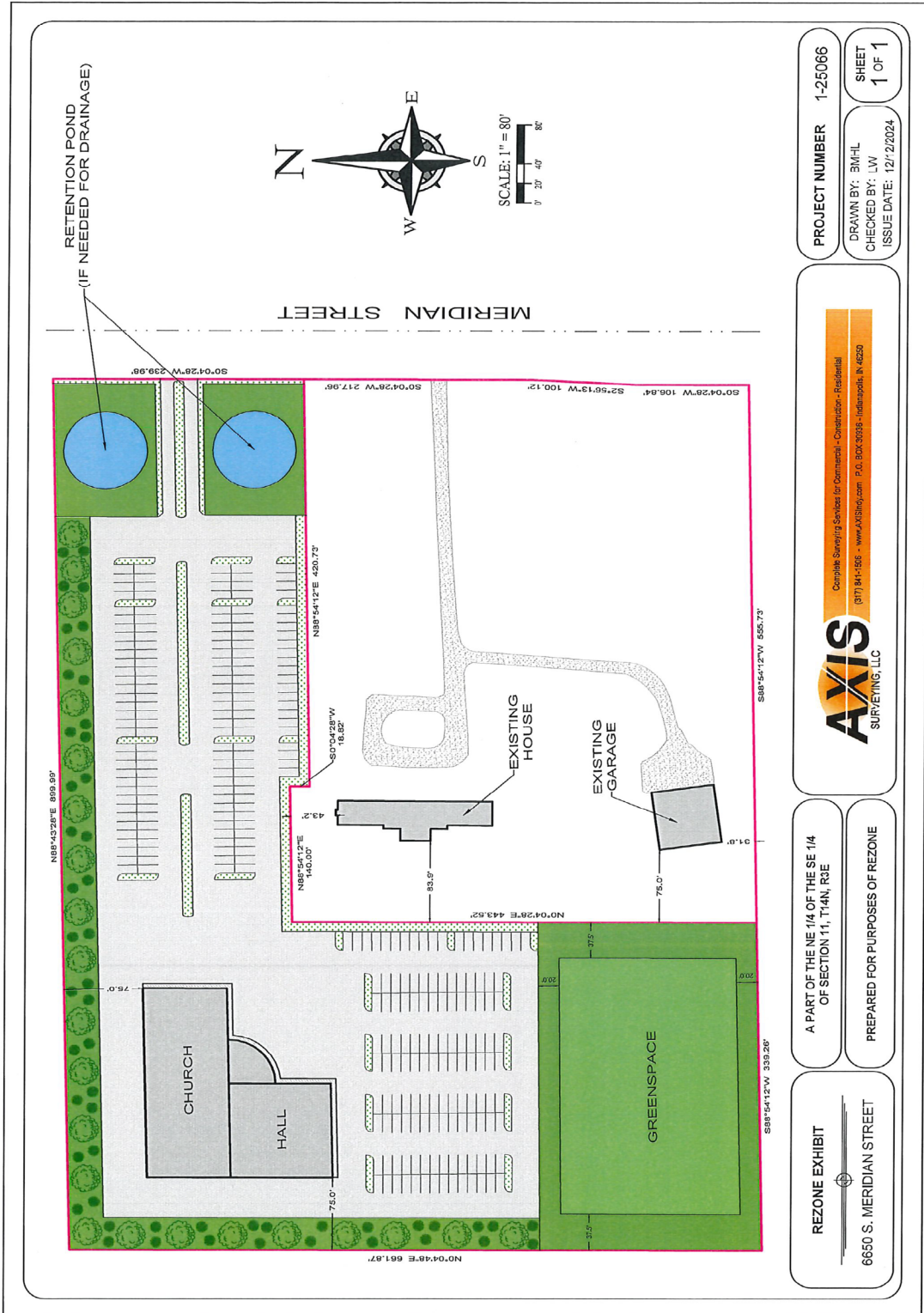
AXIS SURVEYING, LLC
101751-1550 • www.axisllc.com
PROJECT NUMBER: 1-25085

SHEET 1 OF 2

Site Plan – August 27, 2024



Amended Site Plan – December 12, 2024





Plan of Operation – Chin United Pentecostal Church

Proposed Future Site at 6648 S Meridian Dr.

The Chin United Pentecostal Church (CUPC) was started over 10 years ago and is steadily growing. This request for a Special Exception for the property located at 6648 S Meridian St, Indianapolis IN, to allow for land to be used for religious purposes.

CUPC would like to make this the future home of their worship and assembly halls, to accommodate the growing membership and provide services needed by members of our community and support the surrounding neighborhoods.

Currently there are two paid employees, and many volunteers that assist in the day to day operations. The hope in purchasing this property and receive a Special Exception to use for Religious purposes is to build a new, larger worship hall to seat between 250-300 people, expand the number and sizes of our Sunday School Classrooms, and build an assembly hall that will be used for larger events such as wedding receptions, funeral receptions and larger holiday celebrations, with intended capacity to be 300+.

Hours of operation for services will be Saturday 6:00-9:00 pm and Sundays 12:00-4:00 p.m. with occasional exceptions for special holidays and celebrations. All parking will be onsite with no street parking available at this location. There will be occasional weekday use by limited numbers of people with exception of occasional Religious holidays, celebrations, and special events such as funerals.



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 SPECIAL EXCEPTION
FINDINGS OF FACT

1. The proposed use meets the definition of that use in Chapter 740, Article II because
All the land and buildings that will be constructed will be for the sole purpose of divine Worship as well as
related accessory uses,, such as Sunday School, weddings, funerals, Religious Holiday Celebrations

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

the Church shall be a place of peaceful assembly, a few days per week use at most, will not operate activities overnight on any
regular basis, and any church functions or activities that take place outside of the building shall follow all city/county
noise ordinances and curfew laws.

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

Use of the land will not infringe on the adjoining properties or the rights of their occupants to enjoy the use of their properties,
as the purpose is for peacefull assembly for worship purposes.

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

the church is family oriented and assembles peacefully, and will be compatible with the neighboring homes. There are other
Churches and commerial properties in close vicinity on the main road of Meridian as well.

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

currently there is no structures on the property as it is vacant land. Any future construction, parking, landscaping will be
properly completed with permits and per community/city requirements.



Department of Metropolitan Development
Division of Planning
Current Planning

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

Intended use is for future construction of a Worship Hall and Assembly hall to host worship services as well as church functions.
Any construction, landscaping and parking designs will have city approval/permits prior to start of any work.

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

Relligous Use Is allowed with Special Exception for current zoning and meets the standards set forth.

DECISION

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

Adopted this _____ day of _____, 20 ____



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number 2024-CVR-834

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:

It is to allow for increased parking for church goers.

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 area will be used to expand parking and will not adversely affect the surrounding properties, as the parking areas will only be used a few hours a day, a few days a week.

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

It will reduce the amount of parking spaces available for our growing membership.

DECISION

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

Adopted this _____ day of _____, 20 ____



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

EXHIBIT A

Heritage Tree Conservation

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

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

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



View looking north along South Meridian Street



View looking south along Meridian Street



View from site looking east across South Meridian Street



View from site looking southeast across South Meridian Street



View of site looking southwest



View of site looking west



View of site looking southwest



View of site looking south



View of site looking west



View from site looking north



View from site looking north



View from site looking east towards South Meridian Street



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 9, 2024

Case Number:	2024-ZON-142
Property Address:	26 West Minnesota Street, 1643,1647, and 1651 South Illinois Street (Approximate Address)
Location:	Center Township, Council District #18
Petitioner:	James Farris, by Anthony Beal
Current Zoning:	I-1
Request:	Rezoning of 0.31-acre from the I-1 district to the D-8 classification to provide for four single-family dwellings.
Current Land Use:	Residential
Staff Recommendations:	Denial
Staff Reviewer:	Principal Planner II, Desire Irakoze

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.

PETITION OVERVIEW

LAND USE

The 0.31-acre subject site is developed with a two-family dwelling in the WM Hannaman's South Addition Subdivision in the Near Southside neighborhood.

It is bordered to the north and west by Industrial uses, zoned I-1, to the east by a Commercial Use, zoned C-1, C-3 and to the northeast, Southeast Residential, D-8 Uses. To the south by industrial business zoned I-3.

REZONING

This petition would rezone this site from the I-1 district to the D-8 district.

The I-1 district is designed for those industries that present the least risk to the public. In the I-1 district, uses carry on their entire operation within a completely enclosed building in such a manner that no



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

nuisance factor is created or emitted outside the enclosed building. No storage of raw materials, manufactured products, or any other materials is permitted in the open space around the buildings. Loading and unloading berths are completely enclosed or shielded by solid screening. This district has strict controls on the intensity of land use providing protection of each industry from the encroachment of other industries. It is usually located adjacent to protected districts and may serve as a buffer between heavier industrial districts and business or protected districts.

The 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.

STAFF ANALYSIS

Staff is not supportive of the rezoning to the D-8 district due to concerns about the location of the site, which would place residential dwellings in between commercial uses to the east and heavy industrial use to the west.

Surrounding Zoning and Use Concerns.

To the northeast of the subject properties, the properties located at 1634,4634 and 1638 South Meridian Street (2001ZON083) were rezone from D-8 & C-1 to C-3 to accommodate a Tavern. According to Article III. Section 05. H.1 (Bar or Tavern) such a use is prohibited within 100 feet of a protected district. If the current rezoning request is approval of this petition would create a non-conformity with this previously approved commercial property.

Street Frontage Concerns.

The properties located at 1643,1647, and 1651 South Illinois Street at this time do not have any street frontage. Their only access is of S Alley 50 W. According to Sec. 740.807 (Street frontage requirements), the applicant would not be permitted to obtain building permits for this lots with ought adequate street frontage.

Only the property at 26 W Minnesota abuts a constructed street frontage would allow for the continued residential use of the site to be permitted in line with the context of the surrounding area and historical residential use of the site per a 1927 Sanborn Map.

Comprehensive Plan

The comprehensive plan shows this area as Community Commercial, and light industrial, both of which do not support residential structures. To the east, the properties have a village Mixed-Use, which would support residential dwellings. However, they have been developed as Commercial use. Approving this rezoning would place three new dwelling units in between commercial to the east and Heavy Industrial uses to the west.



Department of Metropolitan Development
Division of Planning
Current Planning

Given the lack of street frontage, the conflicting land uses in the area, and the comprehensive Plan's land use designations, staff recommends that the rezoning request be denied. The proposed residential development would not be consistent with the surroundings area's land use patterns and would create an isolated residential environment placed between commercial and heavy industrial uses.

GENERAL INFORMATION

Existing Zoning	I-1	
Existing Land Use	Residential	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	I-1	Industrial Business
South:	I-3	Industrial Business
East:	C-1, C-3, D-8	Commercial Uses, Residential
West:	I-1	Industrial Use
Thoroughfare Plan		
Minnesota St	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way. 48-foot proposed right-of-way
Illinois St	Local Street	
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
Site Plan (Amended)	N/A	
Elevations	12/11/24	
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



Department of Metropolitan Development
Division of Planning
Current Planning

- The Marion County Land Use Plan Pattern Book (2019) recommends Community Commercial development for the subject 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.
- The **Light Industrial** typology provides for industrial, production, distribution, and repair use 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.

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)

- Thoroughfare plan proposed Illinois Street 48-foot right-of-way.
- Bicycle Master Plan Bikeway proposed along S Meridian Street.
- Greenways Master Plan: Not Applicable to the Site.
- Pedestrian Plan Priority Area: Tier 3



ZONING HISTORY

Zoning History - Vicinity

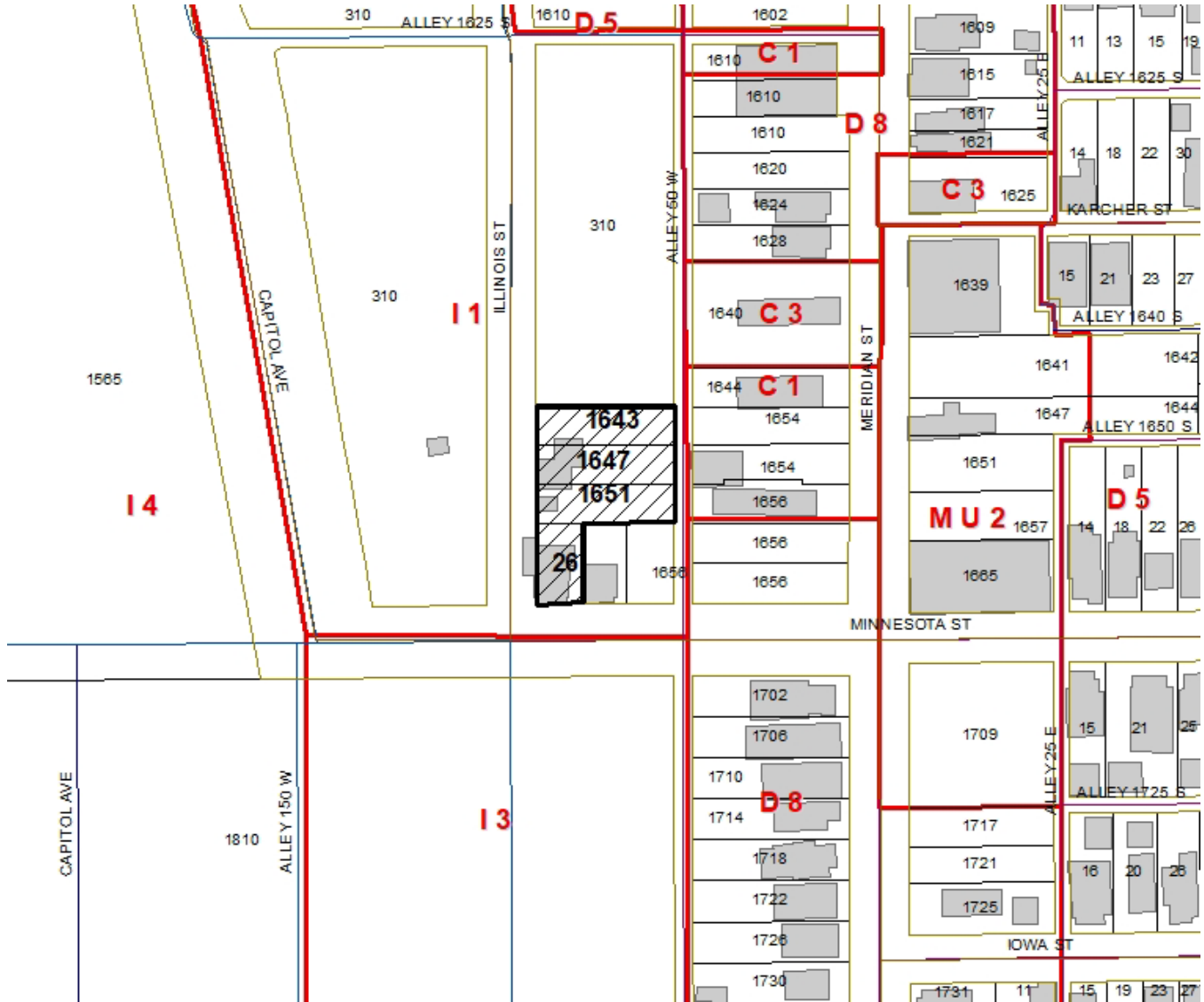
2001ZON083; 1634,4634 and 1638 South meridian Street (east of site), rezone 0.25 acre from D-8 and C-1 to C-3 to provide for a tavern and grill. **Approved.**

2003ZON157; 1639-1669 South Meridian Street (east of Site), Rezoning of 0.82-acre, being in the D-8 and C-1 Districts to the C-3-C Classification to provide for Neighborhood Commercial Uses. **Approved**

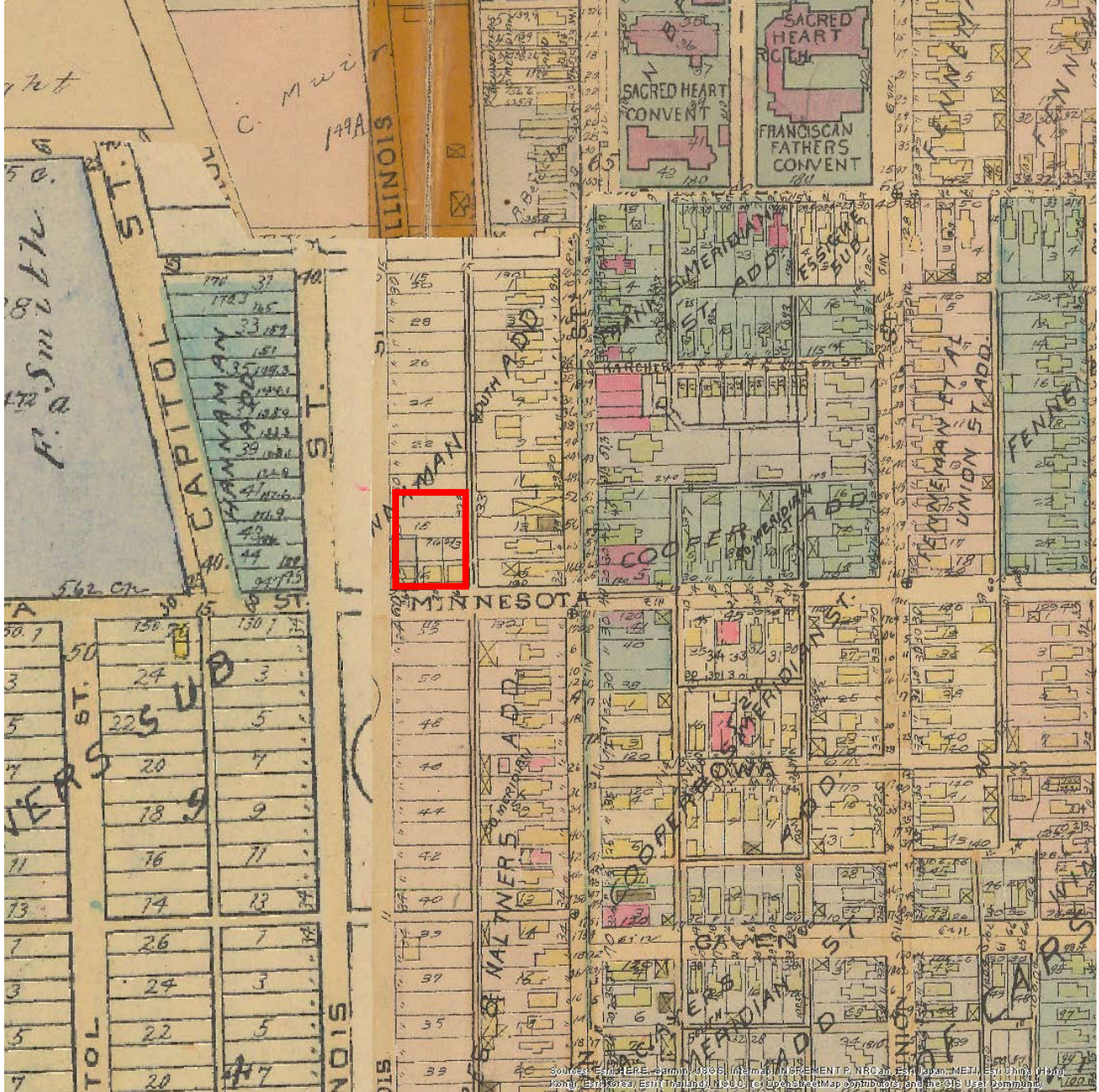
2018ZON014; 1665 South Meridian Street, (east of site), Rezoning of 0.05-acre, from the D-8 District to the MU-2 Classification. **Approved**

2021ZON097; 1747 South Meridian Street (east of site), Rezoning of 0.09-acre from the C-1 to the D-8 District. **Approved.**

EXHIBITS



1927 SANBORN MAP.



Source: Esri, HERE, Garmin, ©OpenStreetMap contributors, and the GIS User Community



Photo of the subject site looking north.



Photo of property west of subject site.



Photo of Access S Alley 50 W.



Photo of South Illinois Street