



# Metropolitan Development Commission Hearing Examiner (April 23, 2026) Meeting Agenda

## Meeting Details

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission will hold public hearings on:

**Date:** Thursday, April 23, 2026

**Time:** 1:00 PM

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

## Business:

### Special Requests

#### PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2026-MOD-003 | 8600 Combs Road**  
Franklin Township, Council District #25  
I-3  
Punjab Property Inc., by Patrick Rooney

Modification of Commitments related to petition 2005-ZON-160 to include Commitment Number 1, to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only manufacture, assembly of repair of machinery and machinery components in the I-3-S district); Commitment Number 2 to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only construction companies, contractors, and home remodeling companies in the I-2-S district); Commitment Number 5 to provide for one building subject to the plans and elevations dated February 10, 2026, (required certain exterior materials on mini-warehouse buildings); Commitment Number 6 to protect and preserve existing trees outside of the construction limits and install landscaping subject to the landscaping plan dated February 10, 2026, (commitment provided for landscaping and exterior building materials related to mini-warehouse development); Commitment Number 11 to provide for parking/storage of trucks and trailers subject to the site plan dated February 10, 2026, (identified location of outdoor storage and eliminated outdoor storage of commercial vehicles, semi-truck and trailers); Commitment Number 19 to provide for one building subject to the site plan dated February 10, 2026, (commitment limited building height to 35 feet and not to exceed total of 15,000 square feet); Commitment Number 26 would provide for a perimeter fence and landscaping subject to the site plan dated February 10, 2026, (commitment identified location and materials of fencing); and Commitment Number 17 would be terminated and deleted (commitment limited semi-truck traffic to an average of a total of not more than two trips to and from the site per week).

**\*\*Automatic Continuance to May 28, 2026, filed by Registered Neighborhood Organization**

- 2. 2026-ZON-002 | 456 South Emerson Avenue**  
Center Township, Council District #14  
Singh Auto Repair LLC, by Steven Brown

Rezoning of 0.42-acre from the D-5 district to the C-4 district to provide for commercial uses.

**\*\*Petitioner request for continuance for cause to May 28, 2026, with Notice**

- 3. 2026-ZON-023 | 5436 Brookville Road**  
Warren Township, Council District #14  
Brew Brothers Inc, by Baldeep Baidwan

Rezoning of 1.6 acres from the C-3 district to the I-2 district to provide for light industrial uses, including warehousing and distribution.

**\*\*Automatic Continuance to May 28, 2026, filed by Registered Neighborhood Organization**

- 4. 2026-ZON-024 | 5 West Epler Avenue**  
Perry Township, Council District #22  
Leedom & Terrell, LLC, by Jacob Bowman

Rezoning of 0.68-acre from the D-A district to the C-5 district to provide contractor uses.

**\*\*Staff request for continuance for cause to May 14, 2026**

- 5. 2026-ZON-025 | 1719 Roosevelt Avenue**  
Center Township, Council District #8  
Diego Abraham Gomez Lara, by Jorge Oscar Gonzales Vasquez

Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential development.

**\*\*Staff and Petitioner request for continuance for cause to May 26, 2026**

- 6. 2025-CZN-865 / 2025-CVR-865 | 405, 409, and 411 South Shortridge Road**  
Warren Township, Council District #20  
C-S  
SRMK Realty, LLC, by Justin Kingen

Rezoning of 8.48 acres from C-S to C-S to provide for all C-1 and I-1 uses, truck and trailer parking, auto-related service or repair, outdoor storage of contractor equipment, vehicles awaiting repair, and recreational vehicles.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 140-foot front yard setback (maximum front yard setback of 85 feet permitted), off-street parking areas within the front yard (not permitted), and a ten-foot-tall chain link fence within the side and rear yards (maximum six-foot-tall fence permitted within the side and rear yards).

**\*\*Staff request for continuance for cause to May 14, 2026, with Notice, if required**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

- 7. 2026-MOD-002 | 7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive**  
Decatur Township, Council District #21  
C-S  
Oberlin Development, LLC and Taylor Morrison of Indiana, LLC, by Brian J. Tuohy

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

- 8. 2026-ZON-018 / 2026-VAR-004 | 5510 Millersville Road**  
Washington Township, Council District #3  
R. Michael Thomas, by Ted Nolting

Rezoning of 2.75-acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor animal run/exercise area located 88 feet from a protected district (100-foot separation required).

- 9. 2026-ZON-020 / 2026-VAR-003 | 3520 Robson Street**  
Center Township, Council District #13  
Freddy Licon and Doris Serrano, by Josh Smith

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

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of the existing dwelling, with a zero-foot front setback (10-foot front setback required), a zero-foot east side setback (8-foot corner setback required), and a 14-foot rear setback (15-foot rear setback required).

**10. 2026-ZON-021 | 2065 Yandes Street**

Center Township, Council District #13  
RD Construction & Holding, LLC, by John Cross

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

**11. 2026-ZON-028 | 6555 Carrollton Avenue**

Washington Township, Council District #7  
Cuyahoga Company, LLC, by Thomas Perkins

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

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**12. 2026-MOD-001 | 7536 South Emerson Avenue**

Perry Township, Council District #24  
D-P  
HSL Emerson, LLC, by Joseph D. Calderon

Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

**13. 2026-CVR-803 / 2026-CVC-803 | 1437 – 1533 (odd) Saulcy Street, 1422 – 1528 (even) Astor Street, and 219 Koehne Street**

Center Township, Council District #18  
D-8 (RC)  
Union Holdings III, LLC, by Michael Rabinowitch

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

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

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

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

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**14. 2026-ZON-026 | 3565 South Keystone Avenue**

Perry Township, Council District #22  
Farnsworth Metal Recycling, LLC, by Joseph Csikos

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

**15. 2026-ZON-031 | 1750 West Morris Street**  
Center Township, Council District #18  
ANLU Property Investment, LLP, by Josh Smith

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

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

Any decision of the Hearing Examiner may be **appealed** to the Metropolitan Development Commission (MDC), subject to deadlines prescribed by the MDC Rules of Procedure. Please contact the Current Planning staff, **317-327-5155**, or [planneroncall@indy.gov](mailto:planneroncall@indy.gov), within one to two days after the hearing, to determine the appropriate appeal process. Please see this link for the Appeal form: [REQUEST FOR APPEAL](#)

**HEARING EXAMINER**

for

**METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

<b>Contractual Zoning Professional</b>	<b>Approving Authority</b>	<b>Term</b>
Judy Weerts Hall	MDC	01/01/2026 - 12/31/2026
David DiMarzio (Alternate)	MDC	01/01/2026 - 12/31/2026

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](#). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](#).



Department of Metropolitan Development  
Division of Planning  
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

April 23, 2026

**Case Number:** 2026-MOD-003

**Property Address:** 8600 Combs Road

**Location:** Franklin Township, Council District # 25

**Petitioner:** Punjab Property, Inc., by Patrick Rooney

**Request:** Modification of Commitments related to petition 2005-ZON-160 to include Commitment Number 1, to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only manufacture, assembly of repair of machinery and machinery components in the I-3-S district); Commitment Number 2 to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only construction companies, contractors, and home remodeling companies in the I-2-S district); Commitment Number 5 to provide for one building subject to the plans and elevations dated February 10, 2026, (required certain exterior materials on mini-warehouse buildings); Commitment Number 6 to protect and preserve existing trees outside of the construction limits and install landscaping subject to the landscaping plan dated February 10, 2026, (commitment provided for landscaping and exterior building materials related to mini-warehouse development); Commitment Number 11 to provide for parking/storage of trucks and trailers subject to the site plan dated February 10, 2026, (identified location of outdoor storage and eliminated outdoor storage of commercial vehicles, semi-truck and trailers); Commitment Number 19 to provide for one building subject to the site plan dated February 10, 2026, (commitment limited building height to 35 feet and not to exceed total of 15,000 square feet); Commitment Number 26 would provide for a perimeter fence and landscaping subject to the site plan dated February 10, 2026, (commitment identified location and materials of fencing); and Commitment Number 17 would be terminated and deleted (commitment limited semi-truck traffic to an average of a total of not more than two trips to and from the site per week).

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

A timely automatic continuance has been filed by a registered neighborhood organization that would **continue this petition from the April 23, 2026 hearing, to the May 28, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.



**METROPOLITAN DEVELOPMENT COMMISSION** **April 23, 2026**  
**HEARING EXAMINER**

**Case Number:** 2026-ZON-002  
**Address:** 456 South Emerson Avenue (Approximate Address)  
**Location:** Center Township, Council District #14  
**Petitioner:** Singh Auto Repair LLC, by Steven Brown  
**Request:** Rezoning of 0.42-acre from the D-5 district to the C-4 district to provide for commercial uses.

**Staff Recommendation:** To be determined.  
**Current Land Use:** Automotive Repair  
**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This petition was previously automatically continued at the request of the petitioner from the February 26, 2026, hearing, to the March 26, 2026, hearing, and automatically continued at the request of a Registered Neighborhood Organization to the April 23, 2026, hearing.

The petitioner has requested this petition **be continued to the May 28, 2026, hearing** with new notice, to allow time to amend the petition and provide new notice.



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

April 23, 2026

**Case Number:** 2026-ZON-023  
**Address:** 5436 Brookville Road (Approximate Address)  
**Location:** Warren Township, Council District #14  
**Petitioner:** Brew Brothers Inc, by Baldeep Baidwan  
**Request:** Rezoning of 1.6 acres from the C-3 district to the I-2 district to provide for light industrial uses, including warehousing and distribution.  
**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

A Registered Neighborhood Organization has filed an Automatic Continuance, **continuing this petition to the May 28, 2026, hearing**, from the April 23, 2026, hearing.

This will require the Hearing Examiner’s acknowledgement.



**METROPOLITAN DEVELOPMENT COMMISSION** **April 23, 2026**  
**HEARING EXAMINER**

**Case Number:** 2026-ZON-024  
**Property Address:** 5 West Epler Avenue  
**Location:** Perry Township, Council District #22  
**Petitioner:** Leedom & Terrell, LLC, by Jacob Bowman  
**Request:** Rezoning of 0.68 acres from the D-A district to the C-5 district to provide contractor uses.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

Staff is requesting a continuance **from the April 23, 2026 hearing, to the May 14, 2026 hearing**, to provide additional time for discussions with the petitioner’s representative to determine the most appropriate steps to move this request forward.



**METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER** **April 23, 2026**

**Case Number:** 2026-ZON-025  
**Property Address:** 1710 Roosevelt Avenue  
**Location:** Center Township, Council District #8  
**Petitioner:** Diego Abraham Gomez Lara, by Jorge Oscar Gonzales Vasquez  
**Request:** Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide residential development.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

Staff and the petitioner’s representative is requesting a continuance **from the April 23, 2026 hearing, to the May 28, 2026 hearing**, to provide additional time for discussions with the petitioner’s representative to discuss the proposed residential development.



**METROPOLITAN DEVELOPMENT COMMISSION** **April 23, 2026**  
**HEARING EXAMINER**

**Case Number:** 2025-CZN-865 / 2025-CVR-865

**Property Address:** 405, 409 and 411 South Shortridge Road

**Location:** Warren Township, Council District #20

**Petitioner:** SRMK Realty, LLC, by Justin Kingen

**Request:** Rezoning of 8.48 acres from C-S to C-S to provide for all C-1 and I-1 uses, truck and trailer parking, auto-related service or repair, outdoor storage of contractor equipment, vehicles awaiting repair, and recreational vehicles.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 140-foot front yard setback (maximum front yard setback of 85 feet permitted), off-street parking areas within the front yard (not permitted), and a ten-foot-tall chain link fence within the side and rear yards (maximum six-foot-tall fence permitted within the side and rear yards).

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner continued these petitions from the February 26, 2026 hearing, to the March 26, 2026 hearing, at the petitioner’s representative request, to provide additional time for continued discussions with the neighborhood organization and staff.

The Hearing Examiner continued these petitions from the March 26, 2026 hearing, to the April 23, 2026 hearing, at the request of staff and the petitioner’s representative, to provide time for discussions related to the requests.

Because there are a couple more issues to address, staff is requesting a **continuance from the April 23, 2026 hearing, to the May 14, 2026 hearing**, with notice, if required.



**METROPOLITAN DEVELOPMENT COMMISSION** **April 23, 2026**  
**HEARING EXAMINER**

**Case Number:** 2026-MOD-002

**Property Address:** 7305 Kentucky Avenue and 8728, 8732, 8736 and 8740 Tolson Drive

**Location:** Decatur Township, Council District #21

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

**Current Zoning:** C-S

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

**Current Land Use:** Undeveloped

**Staff Recommendations:** Approval.

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

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

**STAFF RECOMMENDATION**

Approval.

**PETITION OVERVIEW**

This 41.43-acre site, zoned C-S, is undergoing residential development. It is undeveloped and surrounded by commercial uses to the north, across Kentucky Avenue, zoned D-3 / C-7; single-family dwellings to the south, zoned C-S; multi-family and single-family dwellings to the east, zoned D-7 and D-4 respectively; and single-family dwellings, commercial uses to the west, across Kentucky Avenue zoned D-3 and C-7.

This site was included in petition 2022-ZON-112 that rezoned 58.5 acres from the C-4 district to the C-S district to provide for certain uses permitted in the C-3 and all uses permitted in the D-4 and D-5II districts.

Petition 2019-ZON-036 provided for commercial and industrial uses, which was denied. Petition 96-Z-76 A-D provided for multi-family dwellings (A), community-regional commercial (B), self-storage (C) and single-family dwellings (D).



Department of Metropolitan Development  
 Division of Planning  
 Current Planning

**MODIFICATION**

This request would modify the C-S Statement and site plan related to 2022-ZON-112, to allow for single-family detached lots. See Exhibit A. The 2022 C-S Statement provided for single-family lots and paired patio lots. See Exhibit B.

**C-S Statement – March 5, 2026**

Except for the items related to paired patio lots that would be removed from the C-S Statement, the 2022 C-S Statement remains as previously approved. Therefore, detached single-family lots would be the only housing type permitted in this development and would be subject to the C-S Statement, file-dated March 5, 2026.

**Planning Analysis**

Staff supports this request because staff recognizes changes in the housing market occur due to items such as demand, inventory and mortgage rates. Staff would also note that staff’s approval of the previous request was not subject to the type of proposed housing but for alignment with the Comprehensive Plan recommendation of Suburban Neighborhood and the need for housing in this area.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-S	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Community Commercial / Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	D-3 / C-7	Single-family dwellings / commercial uses
South:	C-S	Single-family dwellings
East:	D-5 / D-7 / C-4	Single / Multi-family dwellings / undeveloped land
West:	D-3 / C-7	Commercial uses
<b>Thoroughfare Plan</b>		
Kentucky Avenue	Primary Arterial	Existing and proposed 215-foot right-of-way.
Camby Village Boulevard	Local Street	Existing and proposed 70-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	



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

<b>Wellfield Protection Area</b>	No
<b>Site Plan</b>	March 5, 2026
<b>Site Plan (Amended)</b>	N/A
<b>Elevations</b>	N/A
<b>Elevations (Amended)</b>	N/A
<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	N/A
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	February 17, 2026

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

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

**Pattern Book / Land Use Plan**

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

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

*Conditions for All Land Use Types – Suburban Neighborhood Typology*

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Hydrological patterns should be preserved wherever possible.
- Curvilinear streets should be used with discretion and should maintain the same general direction.



- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

*Conditions for All Housing*

- A mix of housing types is encouraged.
- Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

*Detached Housing*

- The house should extend beyond the front of the garage.
- Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

Not Applicable to the Site.

**Neighborhood / Area Specific Plan**

Not Applicable to the Site.

**Infill Housing Guidelines**

Not Applicable to the Site.



Department of Metropolitan Development  
Division of Planning  
Current Planning

### 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-ZON-112; 7305 Kentucky Avenue**, requested rezoning of 58.5 acres from the C-4 district to the C-S district to provide for certain uses permitted in the C-3 and all uses permitted in the D-4 and D-5II districts, **approved**.

**2019-ZON-036; 8900 Mooresville Road (includes site)**, requested rezoning of 121.1 acres from the C-4 and C-S Districts to the C-S classification to provide for all Manufacturing, Research and Development, Utilities, Wholesale Distribution uses permitted by the I-1 District; all Group Living, Community, cultural and Educational Facilities, and Office Uses permitted in the C-1 district; Vocational, Technical or Industrial Training School or Training Facility; Hospital; Animal Care, Boarding and Veterinary Services; Farmer's Market; Artisan Food and Beverage; Business, Home and Personal Services or Repair; Bar or Tavern; Eating Establishment or Food Preparation; Indoor Recreation and Entertainment; Indoor Spectator Venue; Hotel or Motel; Department Store; Grocery Store; Liquor Store; Light and Heavy General Retail; Automobile and Light Vehicle Wash; Automobile Fueling Station; Automobile, Motorcycle, and Light Vehicle Service or Repair; Commercial Parking Lot; Transit Center; and Recycling Station and the following accessory uses: wireless communications facility; game courts; outdoor storage; temporary outdoor display and sales; outdoor seating and patio; recycling collection point; renewable energy facility, solar, geothermal or wind; satellite dish antenna; signs; temporary construction yard, office or equipment storage; temporary outdoor event; and outside vending machines/self-serve kiosk, **denied**.

**96-Z-76 A; 7401 Kentucky Avenue (includes site)**, requested rezoning of 10.99 acres, being in the D-3 and C-4 Districts, to the D-7 classification to provide for multi-family development, **approved**.

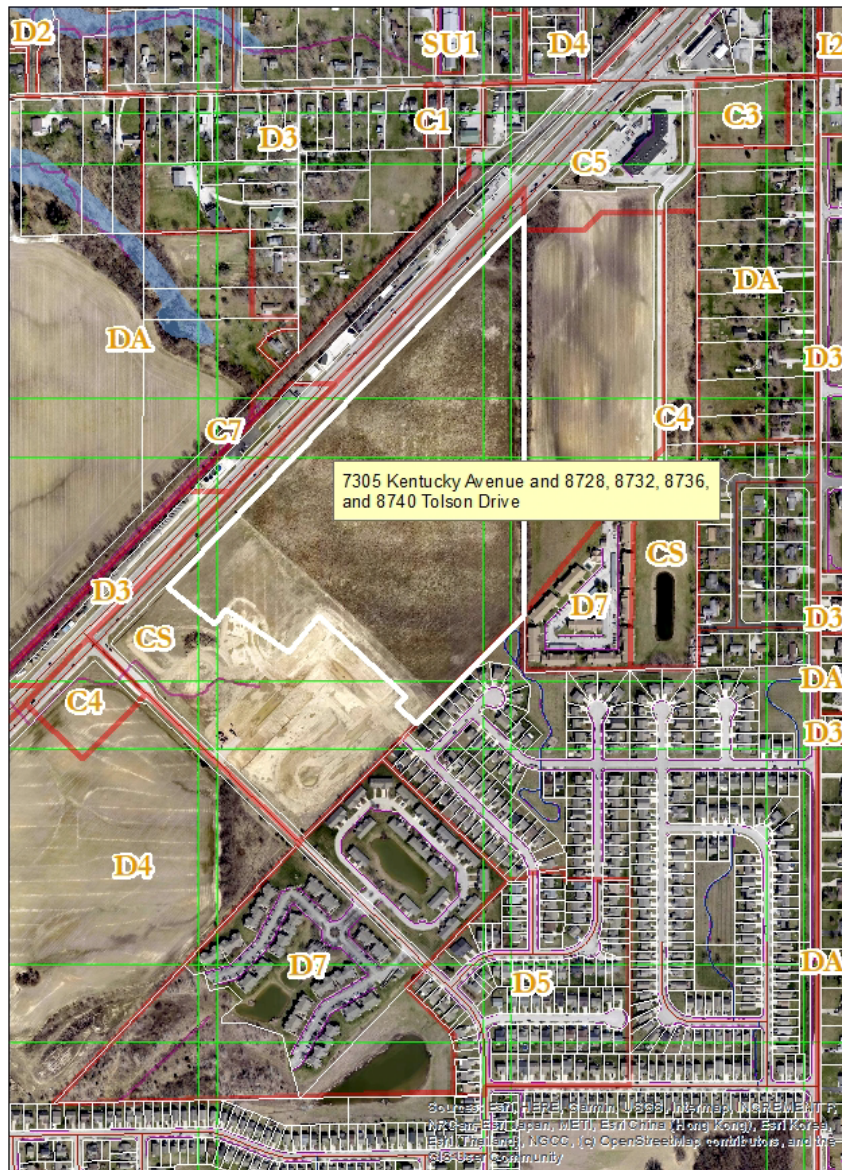
**96-Z-76 B; 7401 Kentucky Avenue (includes site)**, requested rezoning of 82.04 acres, being the D-3 and D-7 Districts, to the C-4 classification to provide a community-regional commercial development, **approved**.

**96-Z-76 C; 8201 Camby Road (includes site)**, requested rezoning of 52.62 acres, being in the D-3 and D-7 Districts, to the C-S classification to provide for the construction of a self-storage facility, with ancillary uses, including an office and resident manager; office, commercial, multi-family, industrial research and park uses, **approved**.

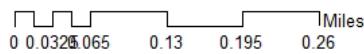
**96-Z-76 D; 8302 Trotter Road (includes site)**, requested rezoning of 120 acres, being in the D-A District, to the D-3 classification to provide for the construction of single-family residential development at 2.6 units per acre, **approved**.

EXHIBITS

AERIAL



7305 Kentucky Avenue and 8728, 8732, 8736, and 8740 Tolson Drive







**EXHIBIT A - 2026 C-S STATEMENT**

**2026 C-S Statement**

7305 Kentucky Avenue; 8728, 8732, 8736 & 8740 Tolson Dr (“Site”)

The approximately 41.46 acre Site (which is part of the Oberlin at Camby Village subdivision (“Subdivision”)) shall be developed as set forth below and as approximately depicted on the Conceptual Site Plan attached hereto as Exhibit A:

- A. **Uses:** All permitted, accessory, temporary and special exception uses permitted in the D-4 zoning district set forth in the Zoning Ordinance shall be permitted within the Site.
- B. **Development Standards:** The following development standards shall apply to the Site:

Maximum Dwelling Units	131 lots within Site (180 lots within the Subdivision)
Minimum Lot Area	6,000 sf
Minimum Lot Width	50'
Minimum Lot Frontage	25'
Minimum Open Space	50%
Maximum Height	35' for a primary structure 24' for accessory structure
Minimum Main Floor Area (sq. ft.)	1,200 sq. ft. for one-story 600 sq. ft for two-story
Minimum Front Yard Building Setback	20'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	20'
Minimum Distance Between Homes	10'

- C. **Architectural Standards:** The following development standards shall apply to the Site:

- i. Permitted exterior materials shall include but are not limited to brick, stone, wood, cement fiber board, stucco, shake, board and batten, and E.I.F.S. Vinyl siding and aluminum siding are prohibited.
- ii. All homes shall contain a minimum of brick or stone wainscot on the front and side façade up to the bottom of the first-floor windows excluding doors and garage doors. For homes on Lots 52-76 with rear elevations facing Kentucky Avenue, the rear elevation shall contain a minimum brick or stone wainscot exclusive of doors.
- iii. Unless adjacent to brick or stone, all front façade windows shall have a minimum nominal one-inch by four-inch wood or fiber surround trim, shutters or decorative trim or headers.
- iv. All homes shall have a minimum Roof Pitch of five to twelve (5:12) for the primary Roof Pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate

roof structures) shall not be considered primary roof for the purposes of the five to twelve (5:12) Roof Pitch requirement.

- v. All homes shall have a minimum of a twelve (12") inch overhang on homes where the sides consist of siding at the eaves, and a minimum of an eight (8") inch gable overhang on homes where the sides consist of brick at the eaves. This measurement does not include the gutter system.
- vi. All homes shall have dimensional or architectural grade roof shingles.
- vii. All homes shall have a minimum two car garage with a minimum size of 380 sq. ft. Third car garages shall have a separate door and shall be recessed a minimum of two (2') feet from the other bays.
- viii. All homes shall have a minimum of two dusk to dawn carriage lights on the front of each garage.
- ix. All homes shall have fully sodded front yards installed by the home builder including the area between the street and sidewalk. The rear and side yards shall be seeded by the home builder.
- x. All homes shall include at least one (1) front yard tree, with corner lots to include an additional two (2) trees in the street side yard, with all being a minimum two-inch (2") caliper at time of planting. In addition, all homes will include a minimum of twelve (12) shrubs or bushes in the front foundation planting bed and all shrubs or bushes will be at least eighteen inches (18") in height at the time of planting.
- xi. Homes shall have individual mailboxes to be installed by the developer for each house and shall be uniform in design. Mailboxes will be installed in accordance with the direction of the local United States Postal Service.
- xii. All homes shall have a street number permanently affixed to the front of the home.
- xiii. All homes shall have hard surfaced driveways with concrete.
- xiv. The same home elevation will not be constructed on an adjacent lot or directly across the street.

**D. General Development Standards:** The following general development standards shall apply to the Site:

- a. Streets. The streets within the Site shall be built in accordance to Indianapolis Department of Public Works ("DPW") current standard of 28' wide back to back of curb and 24' wide pavement. On street parking shall be permitted on both sides of the streets within the Development.
- b. Sidewalks/Multi-Purpose Asphalt Path. Sidewalks shall be installed by Developer of the Site on the Site side along the frontage of Camby Village Boulevard. Sidewalks shall be installed on both sides of the new streets in the Site. In lieu of a sidewalk along Kentucky Avenue, Developer of the Site shall install a 10' wide multi-purpose asphalt path along Kentucky Avenue as approximately depicted on the Conceptual Site Plan. Such multi-purpose asphalt path may be installed in sections and such



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installation for each section shall occur within six (6) months of the recording of the Final Plat for each portion of the Site which contains the real estate upon which that particular section of the path shall be located.

- c. Street Lights. The Site shall have uniformed street lights at each intersection and no more than 500' apart between intersections. Street lights shall conform with the standards of the Zoning Ordinance and shall be maintained by the Homeowners' Association ("HOA") to be formed by the Developer of the Site.
  - d. Signage. Signage within the Site, including neighborhood entrance identification signage, directional or informational signage, and any amenity area signage shall be subject to the approval of the Administrator of the Department of Metropolitan Development.
  - e. Stormwater. The Developer of the Site, subject to DPW's approval, shall install stormwater detention ponds as approximately depicted on the attached Conceptual Site Plan. All detention ponds shall be maintained by the HOA.
  - f. Phasing of Development. The Site shall be constructed in multiple phases.
- E. Amenities. Amenities within the Site shall include but are not limited to the following:
- Playground area
  - Multipurpose trails
  - Landscaping in common areas
  - Tree preservation (along property lines)

The above amenities shall be installed by the Developer of the Site prior to the completion of the Site and turnover to the HOA.

In addition to the Multi-Purpose Asphalt Path along Kentucky Avenue described in Section D.b. above, Developer of the Site shall install five-foot (5') wide multi-purpose asphalt paths within the Site, as approximately shown on the Conceptual Site Plan, which will be maintained by the HOA. The 5' wide multi-purpose asphalt paths may be installed in sections and such installation for each section shall occur within six (6) months of the recording of the Final Plat for each portion of the Site which contains the real estate upon which that particular section of the path shall be located.

- F. Homeowners' Association / Covenants. The following shall apply to the Site and shall be incorporated into the Declaration of Covenants, Conditions and Restrictions ("Covenants") for the Site that shall be recorded prior to or simultaneously with the final plat for the Site. The Homeowners' Association ("HOA") shall be established by the Developer of the Site pursuant to the terms of the Covenants and the HOA shall govern the Site by the Covenants.
  - a. The Covenants shall apply to all the real estate within the Site.
  - b. The maintenance and upkeep of the Open Space within the Site including the detention ponds, common areas and amenities shall be the responsibility of the HOA.



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- c. Upon the sale of 80% of the homes within the Subdivision the Developer of the Site shall work with the homeowners within the Development to establish a Homeowner Board of Directors to be responsible for management of the HOA.
- d. Mini-barns or outside storage sheds shall be prohibited within the Site.
- e. Above ground swimming pools shall be prohibited within the Site, excluding small inflatable pools that are no larger than 25 square feet which shall be stored out of sight when not in use.
- f. Basketball goals shall be prohibited within the Site.
- g. No campers, motor homes, buses, truck trailers, boats or other recreational vehicle shall be stored on any common area, public street, or Lot in public view, nor shall unlicensed or disabled vehicles be stored outdoors within the Site.



**EXHIBIT B - 2022 C-S STATEMENT**

**Third Amended C-S Statement**

Petitioner respectfully requests that the approximately 58.5 acre +/- site (the “Site”) located at the northeast corner of Kentucky Avenue and Camby Village Boulevard (the “Intersection”) be rezoned to the C-S district to provide for residential and commercial uses on the Site.

The development proposed by Petitioner includes a Commercial Area and a Residential Area. Attached as Exhibit A is a proposed preliminary Conceptual Site Plan, which approximately depicts the proposed development (“Conceptual Site Plan”).

**A. Commercial Area.**

1. **Uses:** All permitted, accessory, temporary and special exception uses permitted in the C-3 zoning district set forth in the Zoning Ordinance shall be permitted on approximately 2 acres at the northeast corner of the Intersection (the “Commercial Area”); provided that the following uses shall not be permitted within the Commercial Area:
  - a. Plasma center
  - b. Substance abuse treatment facility
  - c. Check cashing service
  - d. Tattoo parlor
  - e. Adult entertainment (live and retail)
  - f. Bar; provided that a restaurant that serves alcohol or has a bar area shall be permitted
  - g. Night club
  - h. Extended stay hotel
  - i. Firearm sales
  - j. Fireworks sales (including temporary)
  - k. Liquor store
  - l. Pawn shop
  - m. Gas station
  - n. Vape shop
  - o. Tobacco shop (stand-alone kind)
  
2. **Site Development:** Development within the Commercial Area shall comply with the development standards for C-3 Zoning District as set forth in the Zoning Ordinance. The Commercial Area shall include a 10’ wide multi-purpose asphalt path along Kentucky Avenue as approximately depicted on the Conceptual Site Plan. The multi-purpose asphalt path shall be installed by the Developer of the Commercial Area within six (6) months of the recording of the Final Plat for the Commercial Area.

**B. Residential Area:** A residential neighborhood shall be developed on approximately 56.5 acres near the northeast corner of the Intersection (the “Residential Area”), which shall include approximately 20 acres of open space and two types of residential sections as follows:



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1. **Single-Family Detached Section:** The easternmost portion of the Residential Area shall include single-family detached residences, as approximately depicted as Lots 1-133 on the attached Conceptual Site Plan (the “Single-Family Detached Section”).
  - a. **Uses:** All permitted, accessory, temporary and special exception uses permitted in the D-4 zoning district set forth in the Zoning Ordinance shall be permitted within the Single-Family Detached Section.
  - b. **Development Standards:** The following development standards shall apply to the Single-Family Detached Section:

Maximum Dwelling Units	133
Minimum Lot Area	6,000 sf
Minimum Lot Width	50'
Minimum Lot Frontage	25'
Minimum Open Space	50%
Maximum Height	35' for a primary structure 24' for accessory structure
Minimum Main Floor Area (sq. ft.)	1,200 sq. ft. for one-story 600 sq. ft for two-story
Minimum Front Yard Building Setback	20'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	20'
Minimum Distance Between Homes	10'

- c. **Architectural Standards:** The following development standards shall apply to the Single-Family Detached Section:
      - i. Permitted exterior materials shall include but are not limited to brick, stone, wood, cement fiber board, stucco, shake, board and batten, and E.I.F.S. Vinyl siding and aluminum siding are prohibited.
      - ii. All homes shall contain a minimum of brick or stone wainscot on the front and side façade up to the bottom of the first-floor windows excluding doors and garage doors.
      - iii. Unless adjacent to brick or stone, all front façade windows shall have a minimum nominal one-inch by four-inch wood or fiber surround trim, shutters or decorative trim or headers.
      - iv. All homes shall have a minimum Roof Pitch of five to twelve (5:12) for the primary Roof Pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the five to twelve (5:12) Roof Pitch requirement.



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- v. All homes shall have a minimum of a twelve (12”) inch overhang on homes where the sides consist of siding at the eaves, and a minimum of an eight (8”) inch gable overhang on homes where the sides consist of brick at the eaves. This measurement does not include the gutter system.
  - vi. All homes shall have dimensional or architectural grade roof shingles.
  - vii. All homes shall have a minimum two car garage with a minimum size of 380 sq. ft. Third car garages shall have a separate door and shall be recessed a minimum of two (2’) feet from the other bays.
  - viii. All homes shall have a minimum of two dusk to dawn carriage lights on the front of each garage.
  - ix. All homes shall have fully sodded front yards installed by the home builder including the area between the street and sidewalk. The rear and side yards shall be seeded by the home builder.
  - x. All homes shall include at least one (1) front yard tree, with corner lots to include an additional two (2) trees in the street side yard, with all being a minimum two-inch (2”) caliper at time of planting. In addition, all homes will include a minimum of twelve (12) shrubs or bushes in the front foundation planting bed and all shrubs or bushes will be at least eighteen inches (18”) in height at the time of planting.
  - xi. Homes shall have individual mailboxes to be installed by the developer for each house and shall be uniform in design. Mailboxes will be installed in accordance with the direction of the local United States Postal Service.
  - xii. All homes shall have a street number permanently affixed to the front of the home.
  - xiii. All homes shall have hard surfaced driveways with concrete.
  - xiv. The same home elevation will not be constructed on an adjacent lot or directly across the street.
2. **Paired-Patio Section:** The western portion of the Residential Area shall include paired patio homes, as approximately depicted as Lots 134-159 (each numbered Lot shall contain one building with two attached units) on the attached Conceptual Site Plan (the “Paired Patio Section”).
- a. **Uses:** All permitted, accessory, temporary and special exception uses permitted in the D-5II zoning district set forth in the Zoning Ordinance shall be permitted within the Paired Patio Section.
  - b. **Development Standards:** The following development standards shall apply to the Paired Patio Section:

Maximum Dwelling Units	52
Minimum Lot Area, Two Family	11,000 sf
Minimum Lot Width, Two Family	90’
Minimum Lot Frontage, Two Family	60’
Minimum Open Space	40%



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Maximum Height	35' for a primary structure 24' for accessory structure
Minimum Main Floor Area (sq. ft.)	1,200 sf for one-story 800 sf for two-story
Minimum Front Yard Building Setback	20'
Minimum Side Yard Setback	5'
Minimum Rear Yard Setback	20'
Minimum Distance Between Buildings	10'

- c. **Architectural Standards:** The following development standards shall apply to the Paired Patio Section:
- i. Permitted exterior materials shall be brick, stone, wood, fiber cement, stucco, shake, board and batten, and EFIS. Vinyl siding and aluminum siding are prohibited.
  - ii. All homes shall contain a minimum of brick or stone wainscot on the front and side façade up to the bottom of the first-floor windows excluding doors and garage doors.
  - iii. Unless adjacent to brick or stone, all front façade windows shall have a minimum nominal one-inch by four-inch wood or fiber surround trim, shutters and decorative trim or headers.
  - iv. The roof pitch over the primary body of the homes shall be a minimum of 5/12 and each home shall have a minimum of 12-inch overhang on all sides. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, each with separate roof structures) shall not be considered as primary body and may have less than 5/12 pitch.
  - v. All homes shall have dimensional or architectural grade roof shingles.
  - vi. Each home (dwelling) shall have an attached 2-car garage with a minimum size of 380 square feet.
  - vii. The total width of front facing garage doors of the buildings (2 dwellings) shall not exceed 50% of the front façade width.
  - viii. All homes shall have a minimum of two dusk to dawn lights on the front of each garage.
  - ix. All homes shall have fully sodded front yards installed by the home builder including the area between the street and sidewalk. The rear and side yards shall be seeded by the home builder.
  - x. Each home (dwelling unit) shall have a minimum of one (1) shade or ornamental tree and eight (8) shrubs.
  - xi. All homes shall have uniform mailboxes.
  - xii. All homes shall have a street number permanently affixed to the front of the home.
  - xiii. All homes shall have hard surfaced driveways of concrete.
  - xiv. No home with the same front yard facing elevation shall be built next door to a home with the same front yard facing elevation.

3. **General Development Standards:** The following general development standards shall apply to the Residential Area:
- a. **Streets.** The streets within the Residential Area shall be built in accordance to Indianapolis Department of Public Works (“DPW”) current standard of 28’ wide back to back of curb and 24’ wide pavement. On street parking shall be permitted on both sides of the streets within the Development.
  - b. **Sidewalks/Multi-Purpose Asphalt Path.** Sidewalks shall be installed by Developer of the Residential Area on the Residential Area side along the frontage of Camby Village Boulevard. Sidewalks shall be installed on both sides of the new streets in the Residential Area. In lieu of a sidewalk along Kentucky Avenue, Developer of the Residential Area shall install a 10’ wide multi-purpose asphalt path along Kentucky Avenue as approximately depicted on the Conceptual Site Plan. Such multi-purpose asphalt path may be installed in sections and such installation for each section shall occur within six (6) months of the recording of the Final Plat for each portion of the Residential Area which contains the real estate upon which that particular section of the path shall be located.
  - c. **Street Lights.** The Residential Area shall have uniformed street lights at each intersection and no more than 500’ apart between intersections. Street lights shall conform with the standards of the Zoning Ordinance and shall be maintained by the Homeowners’ Association (“HOA”) to be formed by the Developer of the Residential Area.
  - d. **Signage.** Signage within the Residential Area, including neighborhood entrance identification signage, directional or informational signage, and any amenity area signage shall be subject to the approval of the Administrator of the Department of Metropolitan Development.
  - e. **Stormwater.** The Developer of the Residential Area, subject to DPW’s approval, shall install stormwater detention ponds as approximately depicted on the attached Conceptual Site Plan. All detention ponds shall be maintained by the HOA.
  - f. **Phasing of Development.** The Residential Area shall be constructed in multiple phases.
4. **Open Space and Amenities.** The Residential Area shall have a minimum amount of permanent open space of 20 acres or approximately 35% of the total land area. Amenities within the Residential Area shall include but are not limited to the following:
- Playground area
  - Multipurpose trails
  - Landscaped entry area
  - Landscaping in common areas
  - Tree preservation (along property lines)

The above amenities shall be installed by the Developer of the Residential Area prior to the completion of the Residential Area and turnover to the HOA.

In addition to the Multi-Purpose Asphalt Path along Kentucky Avenue described in Section B.3.b above, Developer of the Residential Area shall install five-foot (5') wide multi-purpose asphalt paths within the Residential Area, as approximately shown on the Conceptual Site Plan, which will be maintained by the HOA. The 5' wide multi-purpose asphalt paths may be installed in sections and such installation for each section shall occur within six (6) months of the recording of the Final Plat for each portion of the Residential Area which contains the real estate upon which that particular section of the path shall be located.

5. **Homeowners' Association / Covenants.** The following shall apply to the Residential Area and shall be incorporated into the Declaration of Covenants, Conditions and Restrictions ("Covenants") for the Residential Area that shall be recorded prior to or simultaneously with the final plat for the Residential Area. The Homeowners' Association ("HOA") shall be established by the Developer of the Residential Area pursuant to the terms of the Covenants and the HOA shall govern the Residential Area by the Covenants.
- a. The Covenants shall apply to all the real estate within the Residential Area.
  - b. The maintenance and upkeep of the Open Space within the Residential Area including the detention ponds, common areas and amenities shall be the responsibility of the HOA.
  - c. Within the Paired Patio Section, the HOA shall be responsible for lawn mowing and treatment, snow removal and routine cleaning and maintenance of the following exterior elements of the homes in the Paired Patio Section: siding, shutters, trim and roof, provided that the HOA shall not be responsible for replacement of such exterior elements.
  - d. Upon the sale of 80% of the homes within the Residential Area the Developer of the Residential Area shall work with the homeowners within the Development to establish a Homeowner Board of Directors to be responsible for management of the HOA.
  - e. Mini-barns or outside storage sheds shall be prohibited within the Residential Area.
  - f. Above ground swimming pools shall be prohibited within the Residential Area, excluding small inflatable pools that are no larger than 25 square feet which shall be stored out of sight when not in use.
  - g. Basketball goals shall be prohibited within the Residential Area.
  - h. No campers, motor homes, buses, truck trailers, boats or other recreational vehicle shall be stored on any common area, public street, or Lot in public view, nor shall unlicensed or disabled vehicles be stored outdoors within the Residential Area.





View of site looking north across Camby Village Boulevard entrance



View of site looking north across Camby Village Boulevard



View of site looking north across Camby Village Boulevard



View of site looking northwest across intersection of Camby Village Boulevard and Hollander Drive



View from site looking south



View from site looking south



View from site looking northwest



View from site looking east



View from site looking southeast



View of site looking north across Hollander Drive



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

April 23, 2026

**Case Number:** 2026-ZON-018 / 2026-VAR-004  
**Address:** 5510 Millersville Road (approximate address)  
**Location:** Washington Township, Council District #3  
**Petitioner:** R. Michael Thomas, by Ted Nolting  
**Request:** Rezoning of 2.75-acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor animal run/exercise area located 88 feet from a protected district (100-foot separation required).

**Current Land Use:** Veterinary Hospital  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This petition was previously continued for cause by Staff, to the April 23, 2026, hearing, in order for it to be heard together with associated petition 2026-VAR-004.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the Rezoning request.

Staff recommends **approval** of the Variance request.

**PETITION OVERVIEW**

**LAND USE**

The 2.75-acre site is comprised of a parcel developed with a Veterinary Hospital, and a residential structure being used as offices. The site is adjacent to commercial uses zoned C-3, and single-family dwellings zoned D-3.



**REZONING**

The request would rezone the property to the C-3 district to allow for the construction of a new Veterinary Hospital that is not permitted in the existing D-3 district.

The C-3 District is intended to provide 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 insignificant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters.

**VARIANCE OF DEVELOPMENT STANDARDS**

The request would allow for an outdoor animal run / exercise area to be located approximately 88 feet from a protected district.

The proposed outdoor animal run. exercise area would be used primarily for the animal patients to relieve them selves under staff supervision. No run structure would be part of the area, instead it would consist of a fenced in grassy area.

**STAFF ANALYSIS**

The request would rezone the property to the C-3 district to allow for the construction of a new Veterinary Hospital, to replace the existing hospital.

Staff is supportive of the rezoning because it would remove a legacy D-3 zoning that is not compatible with existing commercial uses and would allow for the construction of a new veterinary hospital that is compatible with the surrounding area and would align with the Village Mixed Use recommendation of the Comprehensive Plan.

Staff is supportive of the variance request as it would act as an accessory use to the hospital and would primarily be used for the animal’s relief under supervision.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-4 / D-3	
<b>Existing Land Use</b>	Veterinary Hospital and Office Building	
<b>Comprehensive Plan</b>	Village Mixed Use	
<b>Overlay</b>	N/A	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	North: C-3 / C-1	Commercial retail, office, and daycare
	South: D-3	Single-family dwellings
	East: C-3	Commercial retail
	West: D-3	Single-family dwelling



Thoroughfare Plan		
Millersville Road	Local Street	30-foot existing right-of-way and 50-foot proposed right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	N/A	
<b>Wellfield Protection Area</b>	N/A	
<b>Site Plan</b>	February 17, 2026	
<b>Elevations</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Commitments</b>	N/A	
<b>Findings of Fact</b>	March 17, 2026	
<b>C-S / D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Marion County Land Use Plan Pattern Book recommends the Village Mixed-Use typology that 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.



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- 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.

**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**

**2025-MO2-001; 5510 Millersville Road (subject site)**, requested a Modification of Commitments related to 2021-DV2-019, and 2023-MO2- 001, which provided for the location of a temporary modular building with a three-foot south side transitional setback, which expired two years from the date of their approval, being May 11, 2021, and May 11, 2025, respectively. The request is to extend this expiration date to May 11, 2026, **granted**.

**2023-MO2-001; 5510 Millersville Road (subject site)**, requested a Modification of Commitments related to 2021-DV2-019, which provided for the location of a temporary modular building with a three-foot south side transitional setback, which would expire two years from the date of approval, being May 11, 2021. The request is to extend this expiration date to May 11, 2024, **granted**.

**2021-DV2-019; 5510 Millersville Road (subject site)**, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a temporary modular building with a three-foot south side transitional setback, **granted**.

**90-V1-126; 5510 Millersville Road (subject site)**, requested a variance of development standards of the Commercial Zoning Ordinance to permit an addition to an existing veterinary office with an apartment with a 16-foot side yard, **approved**.

**69-Z-199; 5510 Millersville Road (subject site)**, requested the rezoning of 0.85 acre, being in the D-3 district, to C-4 classification to provide for a small animal clinic, **approved**.

**RU**

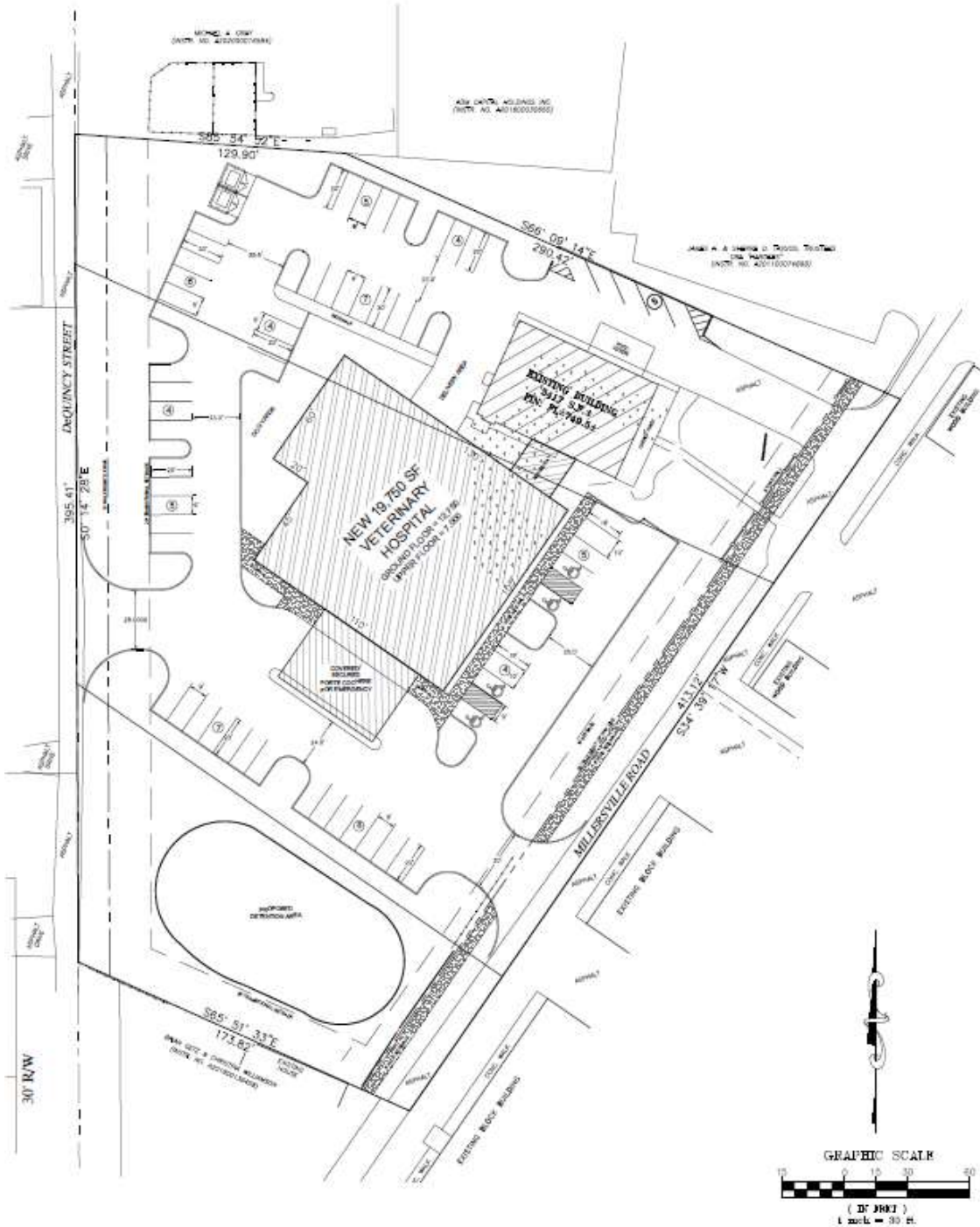
**EXHIBITS**

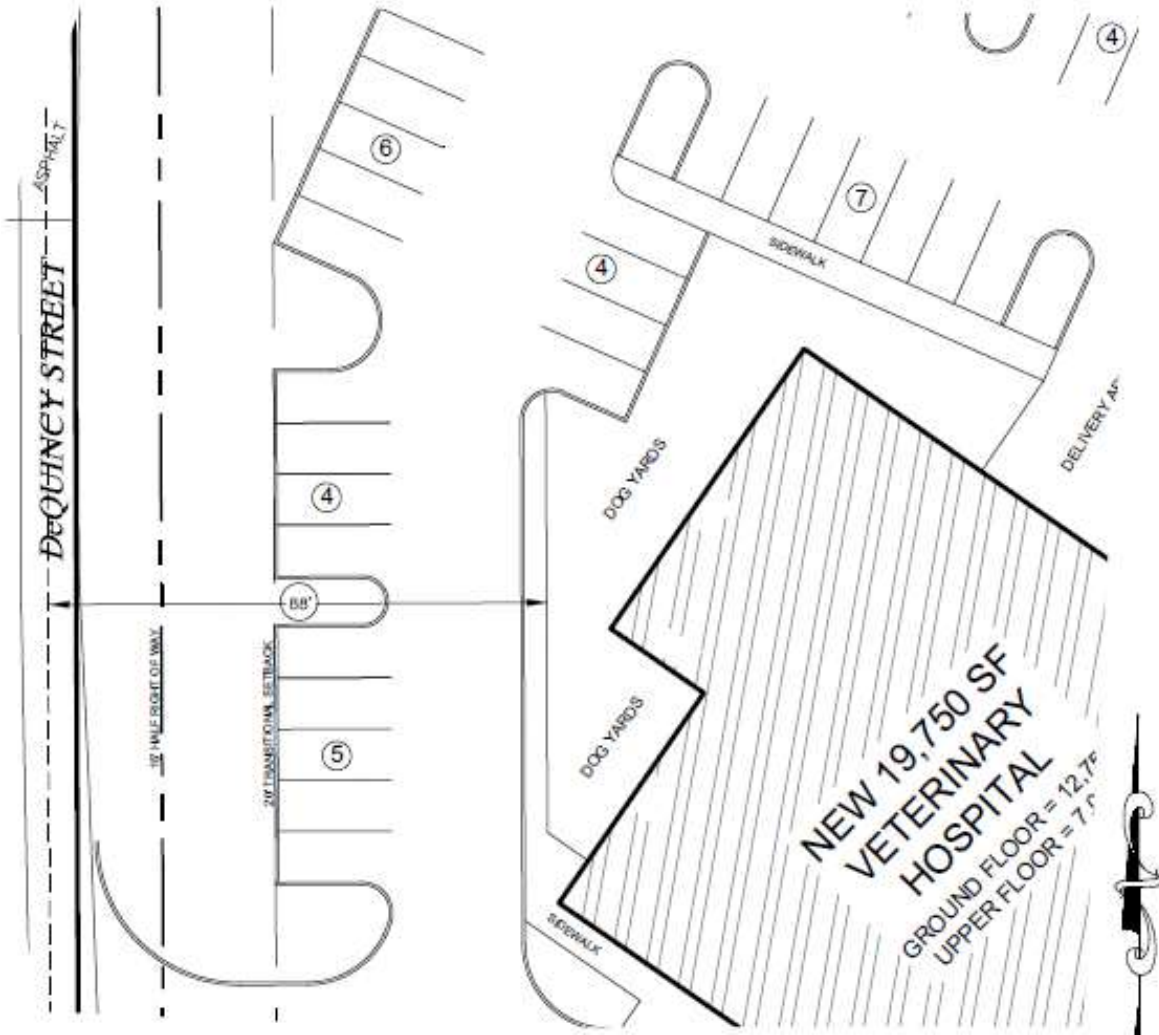
**LOCATION MAP**



**SITE PLAN**

PROPOSED SITE







**FINDINGS OF FACT**

Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

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

the proposed animal exercise area will function solely as an accessory area to the veterinary clinic for the brief outdoor movement and exercise of animals receiving treatment at the facility. The area will not be used for kennel operations, long-term boarding, or commercial animal housing. The exercise area will be located approximately eighty-eight (88) feet from the nearest dwelling district and is separated from nearby residential properties by a public street right-of-way, which provides an additional physical buffer. Given the limited and supervised nature of the activity and the separation created by the street, the variance will not create conditions that would adversely affect the public health, safety, morals, or general welfare of the community.

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

the proposed animal exercise area is a limited accessory component of the veterinary clinic intended only for the temporary outdoor movement of animals under staff supervision. The area will not function as a kennel, boarding facility, or location for prolonged animal activity. The exercise area will be located approximately eighty-eight (88) feet from the nearest dwelling district and is separated from nearby residential properties by a public street, providing an additional buffer between the area and neighboring homes. Because the use will be intermittent, controlled, and associated with veterinary treatment activities, the variance will not materially diminish the use or value of adjacent properties.

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

the veterinary clinic requires a small, designated outdoor area where animals receiving care may be briefly taken outside for movement and exercise as part of normal veterinary operations. Due to the configuration of the site and the placement of the proposed buildings, parking areas, and circulation drives, there is no reasonable location on the property where such an accessory area can be provided while fully satisfying the 100 foot separation requirement from a dwelling district. Strict enforcement of the 100-foot standard would therefore make it impractical to provide a functional and customary operational feature of a veterinary clinic on the property.

**PHOTOS**



Subject site, looking west.



Subject site temporary modular building behind the primary building, looking east.



Adjacent dwelling being used as an office related to the subject site, looking southwest.



Adjacent commercial use to the east, looking south.



Adjacent residential property on Dequincy to the west.



Adjacent residential property on Dequincy to the west.



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

April 23, 2026

**Case Number:** 2026-ZON-020 / 2026-VAR-003  
**Address:** 3520 Robson Street (Approximate Address)  
**Location:** Center Township, Council District #13  
**Petitioner:** Freddy Licona and Doris Serrano, by Josh Smith  
**Request:** Rezoning of 0.078-acre from the I-4 district to the D-5 district to provide for residential uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of the existing dwelling, with a zero-foot front setback (10-foot front setback required), a zero-foot east side setback (8-foot corner setback required), and a 14-foot rear setback (15-foot rear setback required).

**Staff Recommendations:** Approval  
**Current Land Use:** Residential accessory structure  
**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This is the first hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the request.

**PETITION OVERVIEW**

**LAND USE**

The 0.078-acre site is comprised of a parcel developed with a residential structure. The site is adjacent to the east by single-family dwellings zoned D-3.



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## REZONING

The request would rezone the property to the D-5 district to allow for residential uses that are not permitted in the existing I-4 district.

The I-4 District is intended 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 D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book

## VARIANCE OF DEVELOPMENT STANDARDS

The request would legally establish the existing residential dwelling setbacks and provide for an expansion to the dwelling along the same side setback.

## STAFF ANALYSIS

The request would rezone the property to the D-5 district to legally establish existing residential uses.

According to Assessor's records, the residential accessory structure was constructed in 2014. It is believed that the construction was associated with an adjacent property and would have been considered as construction in a side yard, which would allow for it to be permitted without a residential component. In 2017, the property was sold to the petitioner, who does not live adjacent to the site. This resulted in the property being non-compliant without it being attached to a primary dwelling unit.

Staff is supportive of the rezoning because it would allow for residential development that is compatible with the surrounding area and would align with the Suburban Neighborhood recommendation of the Comprehensive Plan.

Staff is supportive of the variance of development standards because it would allow for residential development that is compatible with the surrounding area and would align with the Suburban Neighborhood recommendation of the Comprehensive Plan.



**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-A		
<b>Existing Land Use</b>	Single Family Dwelling		
<b>Comprehensive Plan</b>	Light Industrial		
<b>Overlay</b>	N/A		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>	
	North:	I-4	Single-family dwellings
	South:	I-4	Single-family dwelling
	East:	D-5	Single-family dwellings
	West:	I-4	Undeveloped
<b>Thoroughfare Plan</b>			
	Robson Street	Local Street	48-foot existing and proposed right-of-way.
<b>Context Area</b>	Compact		
<b>Floodway / Floodway Fringe</b>	N/A		
<b>Wellfield Protection Area</b>	N/A		
<b>Site Plan</b>	February 18, 2026		
<b>Elevations</b>	N/A		
<b>Landscape Plan</b>	N/A		
<b>Commitments</b>	N/A		
<b>Findings of Fact</b>	March 19, 2026		
<b>C-S / D-P Statement</b>	N/A		

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

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

**Pattern Book / Land Use Plan**

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

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)

Not Applicable to the Site.

### ZONING HISTORY

None.

RU

**EXHIBITS**

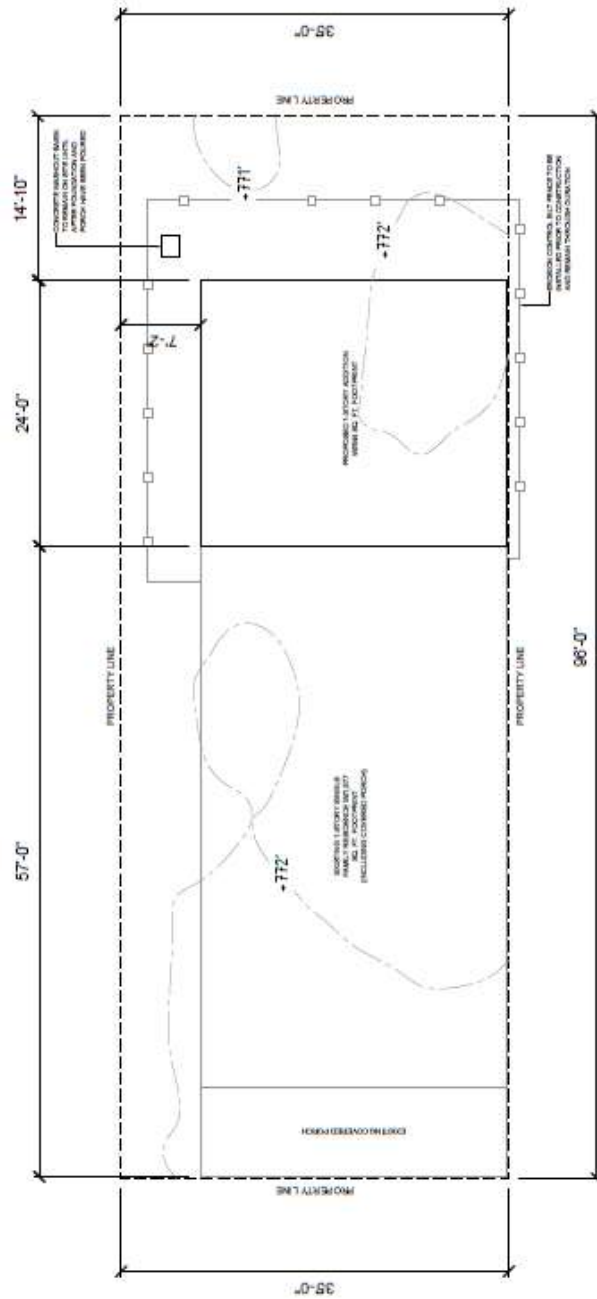
**LOCATION MAP**





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SITE PLAN





**FINDINGS OF FACT**

Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

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

The smaller than required open space and setback will not change the proposed or allowed uses of the property. The property will remain a single family home in-line with the current use and the surrounding 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 use of the home and property will remain a single family home with a larger footprint. The single family use is consistent with 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:

This home was built prior to 1925 on a smaller lot (approx. 3300sf) with a 0'ft front and east setback for the existing home. The proposed addition would be in-line with the east side of the home. To meet the required 20ft setback would require an addition to be 5' smaller to the north. To meet the minimum open space of 40%, the proposed addition would need to be cut back by 205sf (approximately 1/3 the size).

**PHOTOS**



Photo of subject site, looking northwest from Gale Street frontage.



Photo of subject site, looking west from Gale Street.



## MDC HEARING EXAMINER

April 23, 2026

<b>Case Number:</b>	2026-ZON-021
<b>Property Address:</b>	2065 Yandes Street ( <i>approximate address</i> )
<b>Location:</b>	Center Township, Council District #13
<b>Petitioner:</b>	RD Construction & Holding LLC, by John Cross
<b>Current Zoning:</b>	I-3
<b>Request:</b>	Rezoning of 0.129 acres from the I-3 district to the D-8 district to provide for residential development.
<b>Current Land Use:</b>	Undeveloped
<b>Staff Recommendations:</b>	Staff recommends <b>approval</b> of this petition.
<b>Staff Reviewer:</b>	Josh Levesque, Senior Planner

## PETITION HISTORY

This is the first public hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

## PETITION OVERVIEW

- 2065 Yandes is an undeveloped parcel of approximately .129-acres. This parcel is part of a larger area that has historically been zoned I-3. Over the past several years, many of the adjacent and proximate properties have been rezoned from the I-3 district to the D-8 district. In fact, this parcel is between D-8 zoned lots to the north and south.
- This trend of rezoning much of the block to D-8 reflects the growing movement towards residential use of this area and reflects that Comprehensive Plan which envisions this area as “Traditional Neighborhood”.
- While this lot is zoned I-3, it is not a buildable lot in this district as it cannot meet the development standards required. Conversely, in its current zoning district, housing is not allowed by right despite the surrounding area clearly being residential. This leaves the property in limbo.
- The proposed 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 part of new mixed-use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.”
- The proposed D-8 district would match the zoning of the properties to the north and south and is a compatible zoning district for the Traditional Neighborhood overlay. Furthermore, rezoning the



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property to D-8 would allow for development to occur as the lot can meet D-8 standards. Staff recommends **approval** of this petition.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	I-3	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	D-8	North: Undeveloped
South:	D-8	South: Residential
East:	I-3	East: Industrial
West:	D-P	West: Undeveloped
<b>Thoroughfare Plan</b>		
Yandes Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	2/16/2026	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

- Marion County Land Use Plan Pattern Book

**Pattern Book / Land Use Plan**

- The Marion County Land Use Plan Pattern Book assigns this property the “Traditional Neighborhood” living typology. This typology “includes a full spectrum of housing types, ranging



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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.

#### 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

Not applicable

### ZONING HISTORY – VICINITY

**2021-DV2-034; 2038 Yandes Street (southwest of site)**, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling with a 10.5-foot front setback and a detached garage with two-foot side setbacks and 50% open space (18-foot front setback or average, four-foot side setbacks, and 55% open space required) **approved**.

**2020-CVR-809; 2030 Yandes Street (southwest of site)**, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-family dwelling and detached garage with six feet between dwellings and 50% open space (10 feet between dwellings and 55% open space required) **approved**.



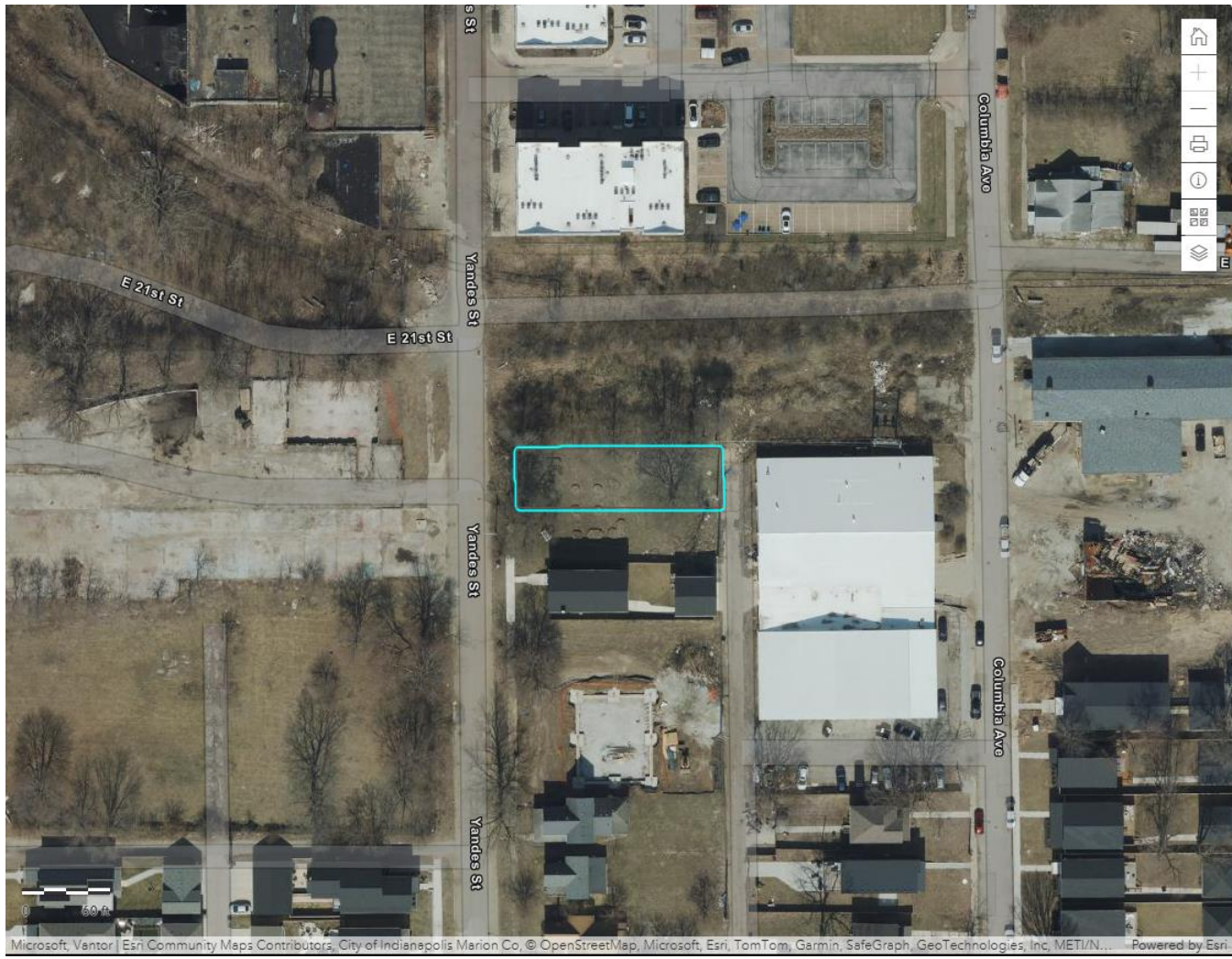
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**2023-CZN-848; 2069 Yandes Street (north of site)**, Rezoning of .42 acre from the I-3 district to the D-8 district; Approval of a Subdivision Plat to be known as Starks Minor Subdivision, dividing .042 acre into four lots, **approved**.

**2021-ZON-063; 2057 Yandes Street (south of site)**, Rezoning of .13 acre from the I-3 district to the D-8 district, **approved**.

**2024-ZON-015; 2053 Yandes Street (south of site)**, Rezoning of .13 acres from the I-3 district to the D-8 district, **approved**.

**EXHIBITS**  
**2026ZON021; Aerial Map**



**2026ZON021; Site Plan**

**SM - 1 SITE MAP**

**SITE MAP NOTES**

All exterior dimensions are to 7/8" ODB (shooting to Property Line / Setback Line)  
All interior dimensions are to wall framing.  
All opening dimensions are to rough opening or center line.  
All exterior walls are framed using 2x6 dimensional lumber at 16" OC unless otherwise noted.

Dimensions and locations derived from GIS resources and onsite property/survey monuments.  
THESE DRAWINGS ARE INTENDED TO OUTLINE THE GENERAL SCOPE OF THE WORK.  
CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK.  
CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND GENERALLY ACCEPTED TRADE PRACTICES.  
ALL SITE UTILITIES ARE PRESUMED TO BE EXISTING UNLESS NOTED OTHERWISE.  
COORDINATE SITE UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS, AS WELL AS LOCAL UTILITIES COMPANIES AS REQUIRED TO PROVIDE SERVICES.  
INCLUSIONS BUT NOT LIMITED TO WATER SUPPLY, SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS.

**GIS REFERENCE**  
Scale N/A



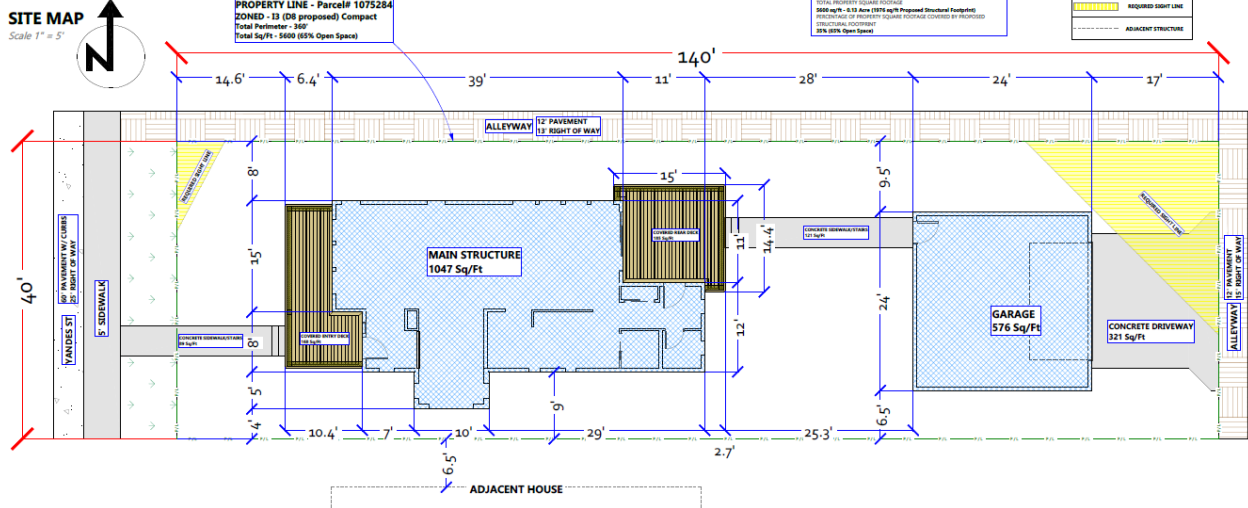
**SQUARE FOOTAGE TABLE**

STRUCTURAL FOOTPRINT	
TOTAL PROPOSED STRUCTURAL FOOTPRINT (Main Structure + Entry Deck + Spa Deck + Garage)	1818 sq/ft
TOTAL PROPOSED MAIN STRUCTURE FOOTPRINT	1047 sq/ft
TOTAL PROPOSED SERVICES GARAGE FOOTPRINT	274 sq/ft
TOTAL PROPOSED ENTRY DECK FOOTPRINT	184 sq/ft
TOTAL PROPOSED REAR DECK FOOTPRINT	183 sq/ft
TOTAL PROPOSED CONCRETE PLATFORM FOOTPRINT (Sidewalks + Stairs)	24 sq/ft
TOTAL PROPOSED CONCRETE SIDEWALK FOOTPRINT	222 sq/ft
TOTAL PROPOSED IMPERMEABLE FOOTPRINT (Main Structure + Deck + Garage + Spa Deck + Entry Deck)	2418 sq/ft
FINISHED LIVING SPACE	
TOTAL FINISHED SQUARE FOOTAGE (LIV + CL + DR + B)	2141 sq/ft
TOTAL FINISHED SQUARE FOOTAGE (LIV + B)	1047 sq/ft (104 sq/ft Finished Storage / MSF)
TOTAL FINISHED SQUARE FOOTAGE (LIV + B)	841 sq/ft
TOTAL FINISHED SQUARE FOOTAGE (LIV + B)	1047 sq/ft
TOTAL SITE SQUARE FOOTAGE	
TOTAL FINISHED SQUARE FOOTAGE	2666 sq/ft - 8.13 Acre (1874 sq/ft Proposed Structural Footprint)
PERCENTAGE OF FINISHED SQUARE FOOTAGE COVERED BY PROPOSED STRUCTURAL FOOTPRINT	87% (87% Open Space)

**SITE MAP / DRAINAGE LEGEND**

[Symbol]	EXISTING CONSTRUCTION
[Symbol]	CANTILEVER
[Symbol]	NEW CONSTRUCTION
[Symbol]	SEMI AREA
[Symbol]	GUTTER DOWNGPOUT
[Symbol]	DRAINAGE FLOW
[Symbol]	SETRACK LINE
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	CONTOUR LINE
[Symbol]	4" Pavement
[Symbol]	REQUIRED SIGHT LINE
[Symbol]	ADJACENT STRUCTURE

**SITE MAP**  
Scale 1" = 5'



DATE: 11/11/2024  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 PROJECT: 2026ZON021; Site Plan  
 SHEET: SM - 1  
 TOTAL SHEETS: 1

**2026ZON021; Photographs**



Photo 1: Subject parcel

**2026ZON021; Photographs (continued)**



Photo 2: Looking north from subject parcel at nearby apartment complex

**2026ZON021; Photographs (continued)**



Photo 3: Looking south from subject parcel

**2026ZON021; Photographs (continued)**



Photo 4: Looking across the street from subject parcel



**METROPOLITAN DEVELOPMENT COMMISSION** **April 23, 2026**  
**HEARING EXAMINER**

**Case Number:** 2026-ZON-028  
**Address:** 6555 Carrollton Avenue (approximate address)  
**Location:** Washington Township, Council District #7  
**Petitioner:** Cuyahoga Company, LLC, by Thomas Perkins  
**Request:** Rezoning of 0.39-acre from the D-4 (FF) (TOD) district to the MU-2 (FF) (TOD) district.

**Staff Recommendations:** Approval  
**Current Land Use:** Commercial Office Building  
**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This is the first hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the request.

**PETITION OVERVIEW**

**LAND USE**

The 0.39-acre site is comprised of a parcel developed with a multi-tenant commercial building. The site is surrounded by commercial uses zoned D-4, D-9, and C-1.

**REZONING**

The request would rezone the property to the MU-2 district to allow for mixed uses that are not permitted in the existing D-4 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.



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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 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.

**STAFF ANALYSIS**

The request would rezone the property to the MU-2 district to allow for mixed-uses. As proposed, the MU-2 district is consistent with the Plan recommendation of village mixed-use and would be appropriate for this site. This site is located within an area characterized primarily with single-family dwellings that have been converted to small-scale neighborhood commercial uses.

Staff is supportive of the rezoning because it would allow for a mix of uses that are compatible with the surrounding area and would align with the Village Mixed Use recommendation of the Comprehensive Plan.

**Floodway Fringe**

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

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-4	
<b>Existing Land Use</b>	Commercial structure	
<b>Comprehensive Plan</b>	Village Mixed Use	
<b>Overlay</b>	N/A	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	North:	Commercial uses
	South:	Commercial uses
	East:	Commercial and Single-family dwelling



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West:	D-9	Multi-family dwellings
<b>Thoroughfare Plan</b>		
Carrollton Avenue	Local Street	48-foot existing and proposed right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	100 year	
<b>Wellfield Protection Area</b>	N/A	
<b>Site Plan</b>	March 6, 2026	
<b>Elevations</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Commitments</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>C-S / D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends the Village Mixed Use typology which is 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.



### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Red Line Transit-Oriented Development Strategic Plan (2020).
  - The subject site is located approximately 400 feet from the 66<sup>th</sup> Street Red Line transit station.
  - The 66<sup>th</sup> Street transit station has been categorized as a walkable neighborhood typology, which is characterized as a primary residential area.

### 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

#### 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)

Not Applicable to the Site.

**ZONING HISTORY**

**2020-DV1-021; 6407-6419 Ferguson Street** (south of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an office building located within the clear sight triangle of a driveway and alley, with 68 parking spaces, and parking within the right-of-way of 65th Street, **approved**.

**2017-DV1-039; 838 East 65<sup>th</sup> Street** (south of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot tall freestanding sign and 42-inch tall aluminum picket fence within the right-of-way of 65th Street, **granted**.

**2016-UV1-008; 6558 Ferguson Street (east of site)**, requested a Variance of Use to provide for contract florist office and staging facility for special events, **granted**.

**97-UV1-90; 6570 North Carrollton Avenue (north of site)**, requested a Variance of Use of the Dwelling Districts Zoning Ordinance to provide for professional office uses, **granted**.

**89-Z-177; 89-CV-28; 6524 North Carrollton Avenue (south of site)**, requested rezoning of 0.177 acre, being in the D-4 District, to the C-1 classification to provide for office uses and a variance of development standards to permit an addition to the existing structure with a front setback of 11 feet, 4 inches without required parking, landscaping and transitional yards, **approved**.

**89-UV2-18; 6539 North Carrollton Avenue (south of site)**, requested a variance of use to provide for a children's shoe store, **granted**.

**87-UV2-085; 6417 Carrollton Avenue (south of site)**, requested a Variance of Use to provide for the use of the existing building for the preparation and display of custom wedding cakes, granted subject to commitments.

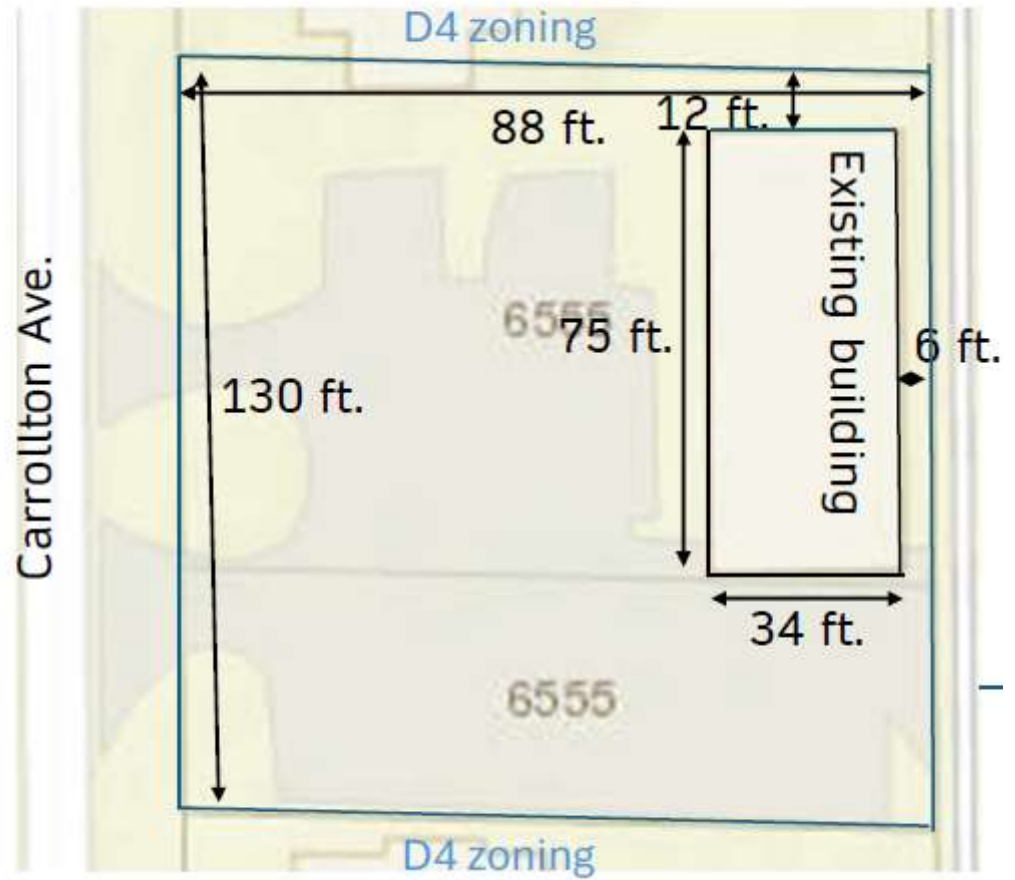
**84-UV2-25; 6553-6555 North Carrollton Avenue (subject site)**, requested a Variance of Use to provide for medical offices, a publishing office and a computer software office, **granted**.

**RU**



SITE PLAN

6555 Carrollton Ave. Site Plan 2026



**PHOTOS**



Photo of subject site, looking east from Carrollton Avenue frontage.



Photo of adjacent commercial office to the north, looking east.



**METROPOLITAN DEVELOPMENT COMMISSION** **April 23, 2026**  
**HEARING EXAMINER**

**Case Number:** 2026-MOD-001  
**Property Address:** 7536 South Emerson Avenue  
**Location:** Perry Township, Council District #24  
**Petitioner:** HSL Emerson, LLC, by Joseph D. Calderon  
**Current Zoning:** D-P

**Request:** Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

**Current Land Use:** Undeveloped.  
**Staff Recommendations:** Approval;  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

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

**STAFF RECOMMENDATION**

Approval.

**PETITION OVERVIEW**

This 5.67-acre site, zoned D-P, is developed with parking lots and accessory buildings associated with the religious uses to the south. It is surrounded by multi-family dwellings to the north, zoned D-6; religious uses to the south, zoned SU-1; the right-of-way of South Emerson Avenue to the east, zoned C-S; and open space and parking lots to the west, zoned D-6II.



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## MODIFICATION

The request would modify site plan and Development Statement related to 2023-ZON-050. See Exhibit A.

The site plan would be modified to provide for development of the site for 132 multi-family units within five buildings, rather than one building with 135 units. See Exhibit B.

Setbacks along the southern property line would be reduced from 20 feet to 10 feet.

Parking spaces would be increased from no less than 130 parking spaces to no less than 200 parking spaces, with the required bicycle parking spaces.

The amenities for this development would include a clubhouse and pool, in addition to games courts, playgrounds, community garden, pathways, sidewalks, benches and open space. The previous Development Statement included active / passive recreation space and a community room with a kitchenette.

The 2023 Development Statement required that the head of the household be at least 55 years of age. The use, as it relates to a multi-family development, would remove the age restriction of head of household.

Finally, all references to Lot A would be removed from the 2023 Development Statement

## Planning Analysis

The proposed modification request would continue to be consistent with the Comprehensive Plan recommendation of Suburban Neighborhood. Additionally, development would be compatible with surrounding development that consists of single-family dwellings and multi-family dwellings. It should also be noted that the abutting site to the west is zoned D-6II, which would anticipate multi-family development.

Furthermore, nearby commercial development to the north would provide for convenient services for the proposed residential uses.

Staff would note that infrastructure improvements, including sidewalks and additional drive lanes, along this portion of the South Emerson Avenue have been completed. Additionally, the development should provide for internal sidewalks that would connect to those located within the public rights-of-way to provide for safe pedestrian access and connections.

Staff would also note that IndyGo, Route #16, would provide transit service to this development via the route along South Emerson Avenue and a bus stop south of this development.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-P	
<b>Existing Land Use</b>	Accessory buildings and parking lot	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: D-6	Multi-family development
	South: SU-1	Religious uses
	East: C-S	South Emerson Avenue right-of-way
	West: D-6II	Open space / parking lots
<b>Thoroughfare Plan</b>		
McFarland Boulevard	Local Street	Existing 68-foot right-of-way and proposed 50-foot right-of-way.
South Emerson Avenue	Primary arterial	Existing 168-foot right-of-way and proposed 119-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	February 6, 2026	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	February 6, 2026	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	February 6, 2026	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends Suburban Neighborhood. “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



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development. Streets should be well connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

### Pattern Book / Land Use Plan

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

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

#### *Conditions for All Land Use Types*

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

#### *Conditions for All Housing*

- A mix of housing types is encouraged.
- Developments of more than 30 housing units must have access to at least one arterial street of three or more continuous travel lanes between the intersections of two intersecting arterial streets.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than five dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.



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*Multi-family Housing*

- Should be located along arterial or collector streets, parks, or greenways.
- Parking should be either behind or interior to the development.
- Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.

**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

**2023-ZON-050; 7525 McFarland Boulevard**, requested rezoning of 6.43 acres from the SU-1 district to the D-P classification to provide for a senior independent living facility, **approved**.

**2021-ZON-146; 7525 McFarland Boulevard**, requested rezoning of 13.614 acres from the SU-1 district to the D-P classification to provide for a senior independent living facility and multifamily housing, **denied**.

**90-Z-201; 7610 South Emerson**, requested rezoning of 27.92 acres, being in the D-6 and C-1 Districts, to the SI-1 classification to provide for the development of a church, **approved**.

## VICINITY

**2025-ZON-047; 7525 McFarland Boulevard (west of site)**, requested rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development, **approved**.

**88-Z-217; 7451 McFarland Boulevard (north of site)**, requested rezoning of 1.413 acre, being in the D-3 District, to the D-6 classification to provide for residential development, **approved**.

**88-Z-216; 7439 McFarland Boulevard, (north of site)**, requested rezoning of 1.24 acres, being in the D-3 District, to the D-7 classification to provide for residential development, **approved**.

**88-Z-7; 7702 South Emerson Avenue (south of site)**, requested rezoning of 20 acres, being in the A-2 District, to the C-1 classification to provide for kindergarten, day nursery, nursing and convalescent home uses, **approved**.

**88-Z-6; 5002 East Stop Eleven Road (south of site)**, requested rezoning of 11.64 acres, being in the A-2 District, to the C-2 classification to provide for neighborhood retail development, **approved**.

**88-Z-5; 4601 East Southport Road (north of site)**, requested rezoning of 51.89 acres, being in the A-2 District, to the D-7 classification to provide for multi-family residential development, **approved**.

**88-Z-4; 7502 South Emerson Avenue (south of site)**, requested rezoning of 21.53 acres, being in the A-2 District, to the D-6 classification to provide for multi-family residential development, **approved**.

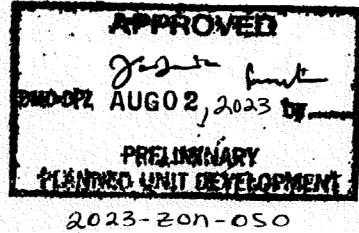
**88-Z-3; 4802 Stop Eleven Road (west of site)**, requested rezoning of 174.73 acres, being in the A-2 District, to the D-3 classification to provide for single-family residential development, **approved**.





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EXHIBIT A - 2023 DEVELOPMENT STATEMENT



Preliminary DP Plan  
7525 McFarland Boulevard

Introduction

Homestead Development LLC ("Homestead") is seeking to develop a portion of property commonly addressed as 7525 McFarland Boulevard (the "Subject Property"). Homestead's development is proposed on a 6.43 acre parcel fronting on South Emerson Avenue and is shown on the preliminary site plan and referred to herein as Lot A. The Subject Property is zoned SU-1, and is partially improved. Homestead is proposing a senior multifamily community on Lot A, as generally shown on the preliminary site plan submitted with and attached to this Preliminary DP Plan as Exhibit "A" (the "Preliminary Site Plan").

The Proposed Development/Permitted Uses

A. Lot A Permitted Uses: The Lot A development proposes approximately 135 attached multifamily residential units located in a single building containing three (3) stories and a footprint of approximately 47,600 s.f. on a parcel of approximately 6.43 acres. Both primary and accessory uses permitted by this Preliminary DP Plan are those which are either referenced or defined in Chapter 743, Article II, Table 743-1 "Use Table" of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County (the "Zoning Ordinance").

Permitted Primary uses on Lot A shall include:

- 1. Attached Multifamily units, limited to a single building and restricted for senior living, defined as the head of household being at least 55 years of age, in compliance with federal housing laws.

Permitted Accessory uses for Lot A may include:

- 1. Outdoor Recreation, which may include a green space, game courts, playgrounds, etc.
- 2. Community Garden.
- 3. Minor Residential Features, including pathways, sidewalks, benches and the like.
- 4. Surface Parking and Garages

Lot A Development Standards/Setbacks: Attached multifamily buildings and accessory structures (other than sidewalks, pathways and similar features) constructed on Lot A shall meet the following minimum setbacks:

- 1. Front Yard (East Property Line): Buildings: Fifty feet (50') from the proposed right-of-way line of Emerson Avenue;  
Accessory Uses: Ten feet (10') from proposed right-of-way line of Emerson Avenue, except that a portion of the access driveway near the south property line may be located as close as three feet (3') from the proposed right-of-way line of Emerson Avenue as shown on the Preliminary Site Plan.
- 2. North and South Property Lines: Buildings: Fifty feet (50');  
Accessory Uses: Ten feet (10') from north property line; Twenty feet (20') from south property line;
- 3. West Property Line: Buildings: Forty feet (40'); and  
Accessory Uses: Ten (10) feet



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- 4. Maximum Height of Multifamily Building: Forty-Five feet (45'), measured from grade to roof peak.

Utilities/Drainage: All utilities are available to the site. There will be no utility poles located on the Subject Property, unless already existing and financially impractical to bury. Storm drainage will be professionally engineered to meet all City of Indianapolis requirements with respect to runoff rate and quantity, as well as water quality. A retention pond with more than sufficient capacity for the improvements proposed on Lot A is shown on the Preliminary Site Plan.

Signs: The following signs shall be permitted:

- 1. Freestanding (for the benefit of Lot A):  
 One (1) monument sign, not to exceed 6 feet in height and 13' in length, to be located near the Emerson Avenue entrance, as shown on the Preliminary Site Plan.
- 2. Secondary:
  - a) Vehicle Entry Point;
  - b) Incidental.
- 3. Wall

Where not specified herein, sign dimensions and locations shall be governed by the Sign Regulations of Marion County, as applied to mixed use districts, set forth in Chapter 744, Art. XI of the Zoning Ordinance.

Landscaping: A detailed landscaping plan for Lot A shall be submitted for Administrator's Approval prior to obtaining an Improvement Location Permit. In addition to the perimeter yards, areas between the building and parking lots shall feature landscaping and the interior of the parking lot shall meet the requirements for interior parking lot landscaping as set forth in the Zoning Ordinance.

**Miscellaneous**

Amenities: The development of Lot A, at a minimum, shall provide the following amenities:

- 1. Active and passive recreation space, on-site management office, secure entry, community room with kitchenette.

Parking:

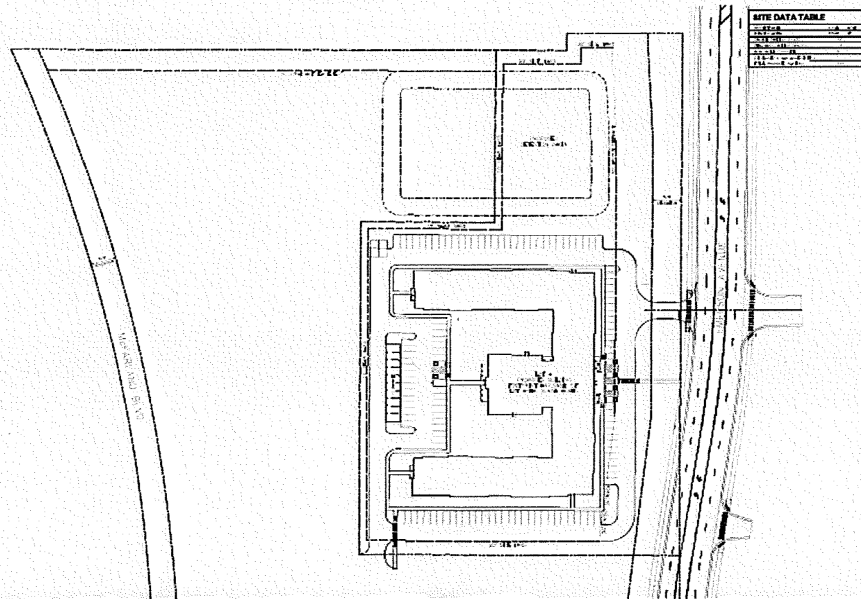
- 1. There shall be no less than 130 on-site parking spaces (surface and garage).

Access: One (1) proposed curb cut on Emerson Avenue.

Administrative Approval of Final Site Plan: The Administrator shall have the right to issue final approval of a final site and development plan so long as the final site and development plan is consistent with the permitted uses, development standards, and landscaping requirements set forth in this Preliminary DP Plan.

23618675.5

EXHIBIT "A"





Scale: 1" = 100'  
 July 20, 2023

Site Exhibit  
 Homestead Emerson  
 Indianapolis, IN



STRUCTUREPOINT  
 2021 ©1958

A-1



**EXHIBIT B – 2026 AMENDED DEVELOPMENT STATEMENT**

**Amended and Restated Preliminary DP Plan**

7536 South Emerson Avenue

**Introduction**

HSL Emerson LLC (“Homestead”) is seeking to develop a portion of property commonly addressed as 7536 South Emerson Avenue (the “Subject Property”). Homestead’s development is proposed on a 5.67 acre parcel fronting on South Emerson Avenue and is a platted lot. The Subject Property is zoned DP pursuant to 2023-ZON-050. In 2023, Homestead proposed a senior multifamily community on the Subject Property, but has not found a market for senior restricted housing in the area, and is now requesting a multifamily community without the senior leasing restriction. The proposed multifamily community will share virtually the same development requirements submitted with and attached to this Preliminary DP Plan as Exhibit “A” (the “Preliminary Site Plan”).

**The Proposed Development/Permitted Uses**

A. **Permitted Uses:** The development proposes approximately 132 attached multifamily residential units located in 5 separate buildings containing three (3) stories. A separate clubhouse building is also planned. Both primary and accessory uses permitted by this Preliminary DP Plan are those which are either referenced or defined in Chapter 743, Article II, Table 743-1 “Use Table” of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County (the “Zoning Ordinance”).

Permitted Primary uses on the Subject Property shall include:

- 1. Attached Multifamily units.

Permitted Accessory uses for Lot A may include:

- 1. Outdoor Recreation, which may include a green space, game courts, playgrounds, etc.
- 2. Community Garden.
- 3. Minor Residential Features, including pathways, sidewalks, benches and the like.
- 4. Surface Parking and Garages
- 5. Clubhouse and pool

**Development Standards/Setbacks:** Attached multifamily buildings and accessory structures (other than sidewalks, pathways and similar features) constructed on the Subject Property shall meet the following minimum setbacks:

- 1. Front Yard (East Property Line): Buildings: Fifty feet (50’) from the proposed right-of-way line of Emerson Avenue;  
Accessory Uses: Ten feet (10’) from proposed right-of-way line of Emerson Avenue.
- 2. North and South Property Lines: Buildings: Fifty feet (50’);  
Accessory Uses: Ten feet (10’) from north and south property lines;
- 3. West Property Line: Buildings: Forty feet (40’); and  
Accessory Uses: Ten (10) feet
- 4. Maximum Height of Multifamily Buildings: Forty-Five feet (45’), measured from grade to roof peak.



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

**Signs:** The following signs shall be permitted:

1. Freestanding:  
One (1) monument sign, not to exceed 6 feet in height and 13' in length, to be located near the Emerson Avenue entrance, as shown on the Preliminary Site Plan.
2. Secondary:
  - a) Vehicle Entry Point;
  - b) Incidental.
3. Wall

Where not specified herein, sign dimensions and locations shall be governed by the Sign Regulations of Marion County, as applied to mixed use districts, set forth in Chapter 744, Art. XI of the Zoning Ordinance.

**Landscaping:** The Preliminary Site Plan shows intended areas of landscaping. A detailed landscaping plan for the Subject Property shall be submitted for Administrator's Approval prior to obtaining an Improvement Location Permit. In addition to the perimeter yards, areas between the building and parking lots shall feature landscaping and the interior of the parking lot shall meet the requirements for interior parking lot landscaping as set forth in the Zoning Ordinance.

**Miscellaneous**

**Amenities:** The development of Lot A, at a minimum, shall provide the following amenities:

1. Clubhouse with pool.

**Parking:**

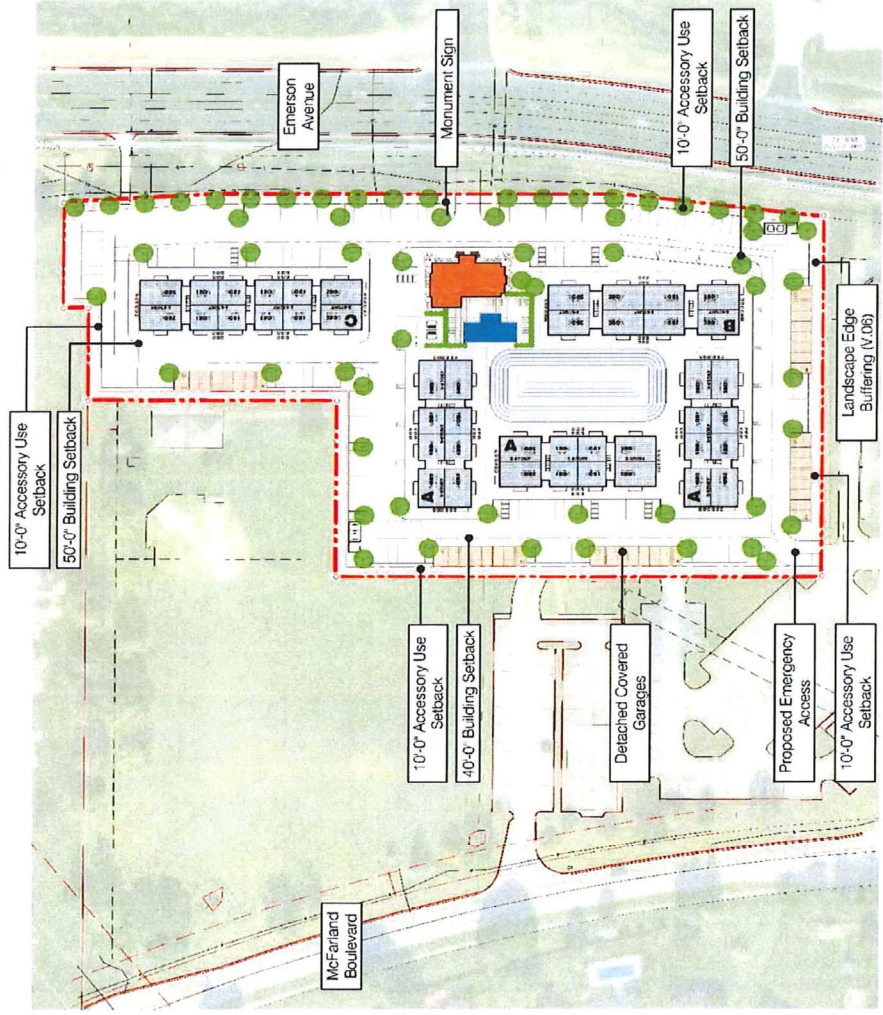
1. There shall be no less than 200 on-site parking spaces (surface and garage).
2. There shall be no less than the minimum number of bicycle parking spaces.

**Access:** One (1) proposed curb cut on Emerson Avenue.

**Administrative Approval of Final Site Plan:** The Administrator shall have the right to issue final approval of a final site and development plan so long as the final site and development plan is consistent with the permitted uses, development standards, and landscaping requirements set forth in this Preliminary DP Plan.

50617838.1

**EXHIBIT "A"**



**Site Data**

Site Zoning	DP
Site Acreage	05.69 ac
Units	135 Approved 132 Proposed
Parking Spaces	130 Approved 221 Proposed
Bicycle Spaces	014 Required 014 Provided

**Code References**

- Street Frontage Landscaping :**  
 01 Shade Tree per 35 feet of street frontage  
 03 Large shrubs per 25 feet of street frontage (Table 744-505-1)
- Required Interior Landscape Area :**  
 9% of all uncovered vehicle areas  
 8 feet minimum width of landscape areas  
 1 / 180 SF of interior landscaping area for minimum number of shade trees (Table 744-505-2)
- Minimum Bicycle Parking Spaces :**  
 10% of required off-street parking spaces  
 132 vehicle parking spaces required - 14 bicycle spaces required  
 09 bicycle spaces to be covered (Table 744-402-1)

**Proposed Site Plan**  
 SCALE 1" = 40'-0"  
 10 6 4 2 0

**HOMESTEAD COMPANIES**  
**archall**

Homestead - Emerson Indianapolis // Proposed Site Plan  
 JANUARY 22, 2025  
 © 2025 HMC, ALL RIGHTS RESERVED

A-1

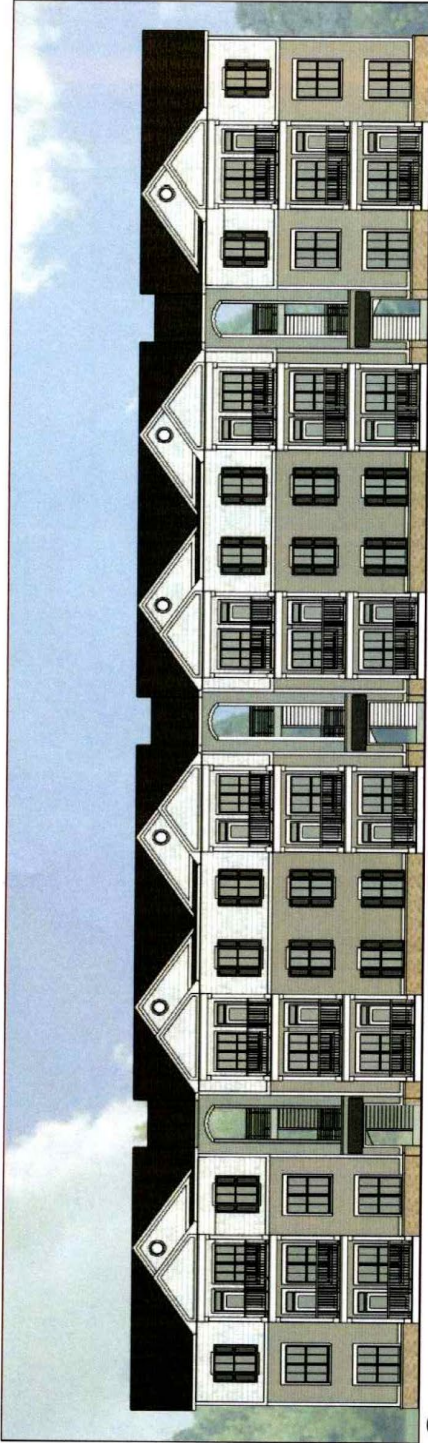
Residential Building Aerial View



Homestead - Emerson Indianapolis  
DECEMBER 22, 2025

HOMESTEAD COMPANIES  
**archall**

Building Elevations



1 Front / Back Elevation



2 Side Elevation

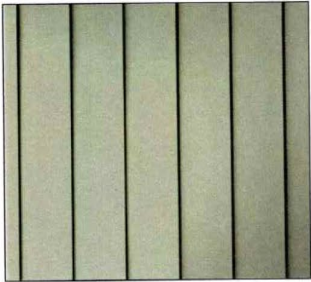
HOMESTEAD COMPANIES  
**archall**

Homestead - Emerson Indianapolis  
 DECEMBER 22, 2025

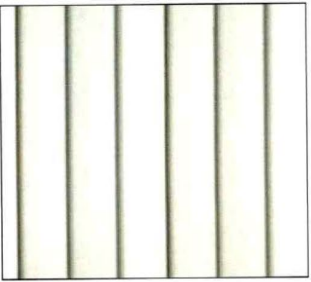
Materials



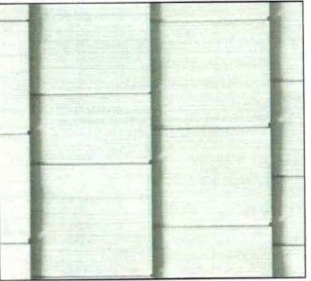
**STONE 01**  
 PRODUCT: STONE  
 MANUFACTURER: LINDSAY  
 STYLE: BREWSTER  
 COLOR: WHITE GROUT  
 INSTALL:



**SIDING 01**  
 PRODUCT: VINYL SIDING  
 MANUFACTURER: ALSIDE CO/ENTRY  
 STYLE: LAP SIDING  
 COLOR: PLATINUM GRAY  
 INSTALL: DOUBLE 5" CLAPBOARD



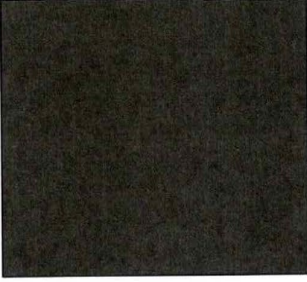
**SIDING 02**  
 PRODUCT: VINYL SIDING  
 MANUFACTURER: ALSIDE CO/ENTRY  
 STYLE: LAP SIDING  
 COLOR: GLACIER WHITE  
 INSTALL: DOUBLE 5" CLAPBOARD



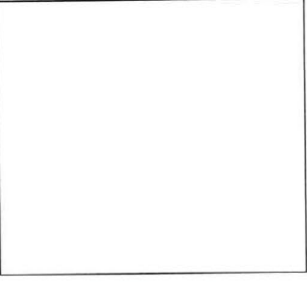
**SIDING 03**  
 PRODUCT: VINYL SIDING  
 MANUFACTURER: ALSIDE ARCHITECTURAL CLASSICS  
 STYLE: SHINGLE SIDING  
 COLOR: GLACIER WHITE  
 INSTALL:



**ROOF**  
 PRODUCT: ASPHALT SHINGLE  
 MANUFACTURER: TAMKO  
 STYLE: WEATHERED WOOD  
 COLOR:  
 INSTALL:



**SHUTTERS**  
 PRODUCT: VINYL SIDING  
 MANUFACTURER: ALSIDE CO/ENTRY  
 STYLE: NIGHT OWL (87061)  
 COLOR:  
 INSTALL:



**TRIM**  
 PRODUCT: VINYL SIDING  
 MANUFACTURER: ALSIDE CO/ENTRY  
 STYLE: GLACIER WHITE  
 COLOR:  
 INSTALL:



View looking south along Mc Farland Boulevard



View looking north along Mc Farland Boulevard



View of site looking north



View of site looking north



View of site looking north



View of site looking northwest



View of site looking west



View of site looking west



View of site looking west



View of site looking south



View looking northeast at proposed location of retention pond



View of site looking east at approximate location of proposed building



View of sidewalk looking east at approximate location of proposed building



View of site looking east at approximate location of proposed building



View of site looking southeast at adjacent church



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

April 23, 2026

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

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

**Location:** Center Township, Council District #18

**Petitioner:** Union Holdings III, LLC, by Michael Rabinowitch

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

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

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

**Staff Recommendations:** Approval of the variances and the vacations.

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

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



## STAFF RECOMMENDATION

Approval of the variances and the vacations.

## PETITION OVERVIEW

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

### Regional Center

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

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

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

## VARIANCES OF USE AND DEVELOPMENT STANDARDS

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

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

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



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

## VACATIONS

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

### Summary

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

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

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

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

**RECOMMENDED VACATION MOTION:** That the Hearing Examiner finds that the proposed vacations are in the public interest; that a hearing upon the assessment of benefits be held on May 14, 2026; that the Hearing Examiner confirm and ratify the adoption of Declaratory Resolution 2026-CVC-803, and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

### Procedure

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

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

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



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**GENERAL INFORMATION**

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



## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

Not Applicable to the Site.

### Pattern Book / Land Use Plan

Not Applicable to the Site.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

### Neighborhood / Area Specific Plan

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

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

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

Recommendations – Critical Area #9:

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

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



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

### **Infill Housing Guidelines**

Not Applicable to the Site.

### **Indy Moves**

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

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

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

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



**ZONING HISTORY**

None.





Development Statement – January 27, 2026



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

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

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

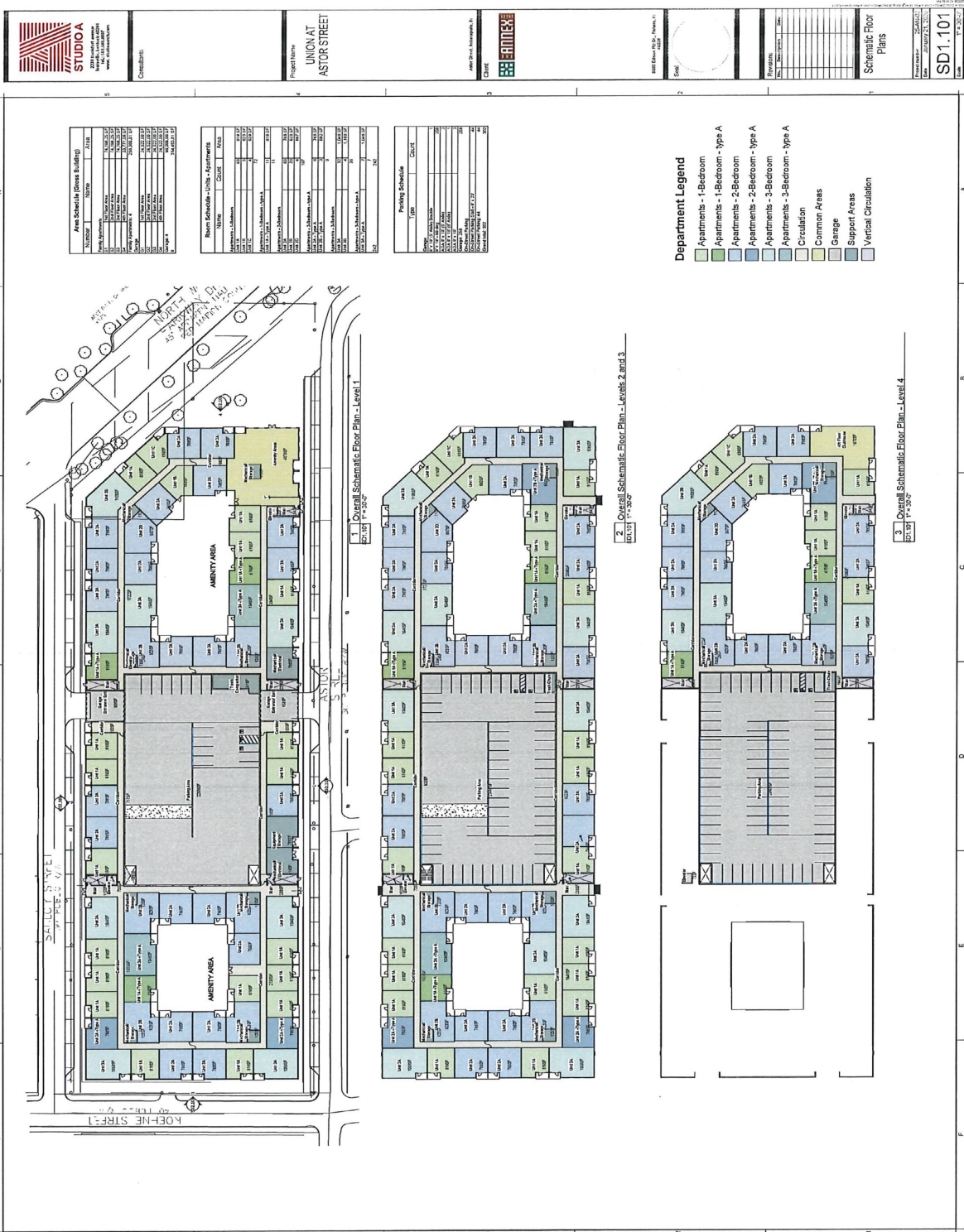
Amenities for residents will include a community room with community TV, fitness room, computer center and on-site management and leasing. A secondary clubhouse is plan on the 4<sup>th</sup> floor of the building overlooking the White River. Outdoor amenities include a playground, dog park area, outdoor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

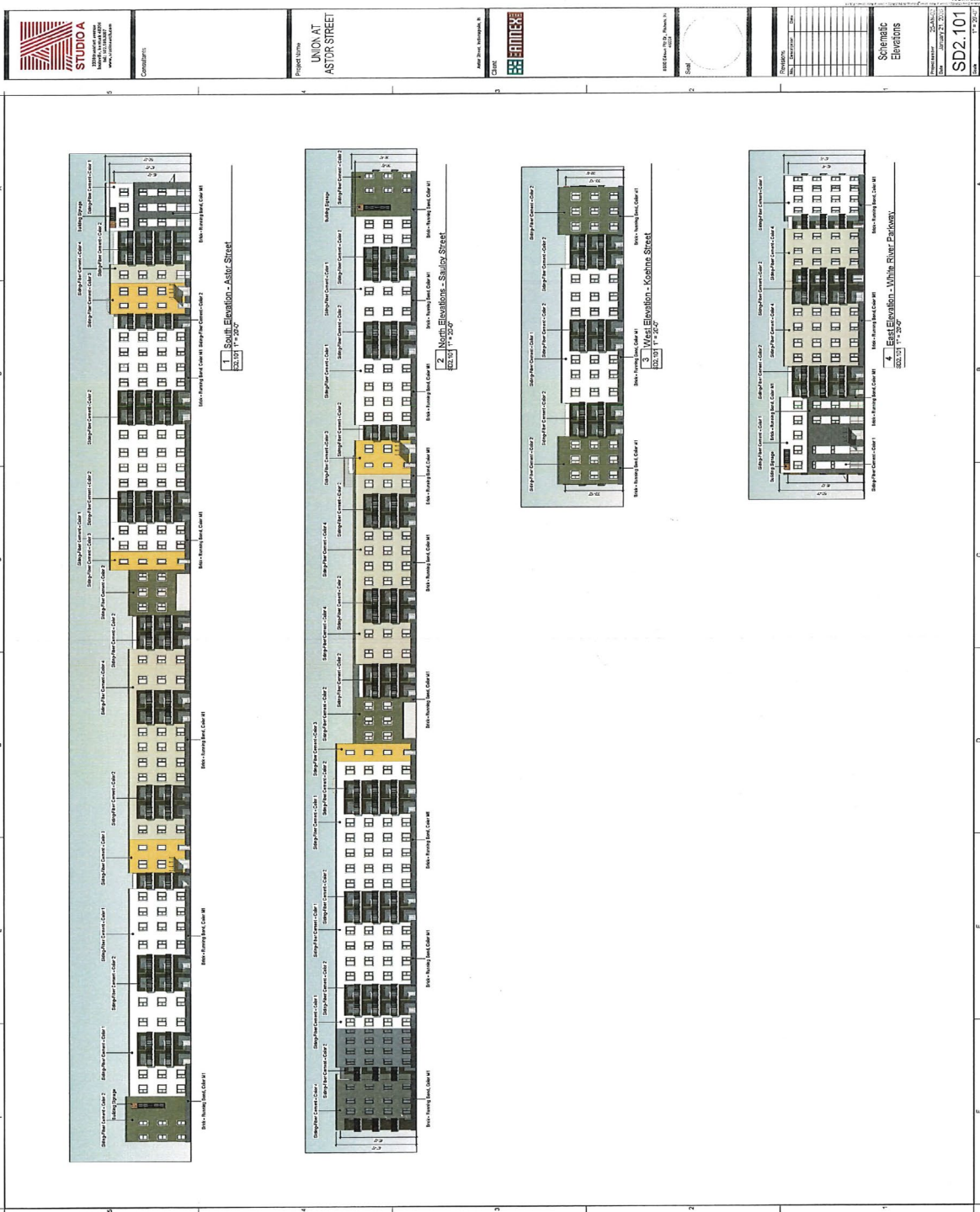
The Annex Group® (TAG) is a premier impact housing developer dedicated to creating affordable, workforce, and student communities. We deliver innovative, amenity-rich housing solutions through a diverse portfolio of properties that drive both economic and residential growth in the communities we serve.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




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

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

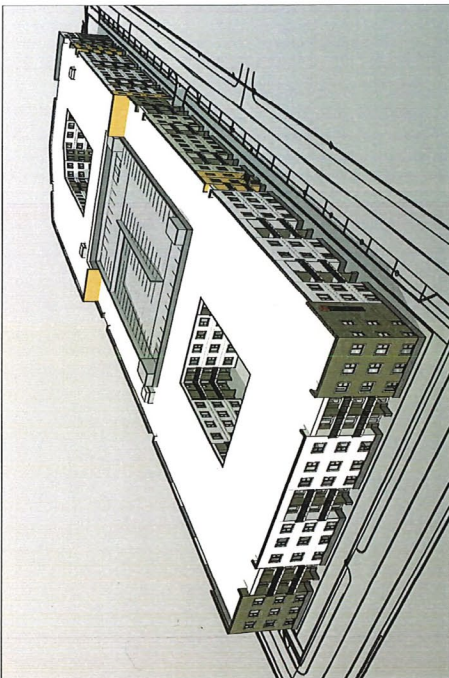




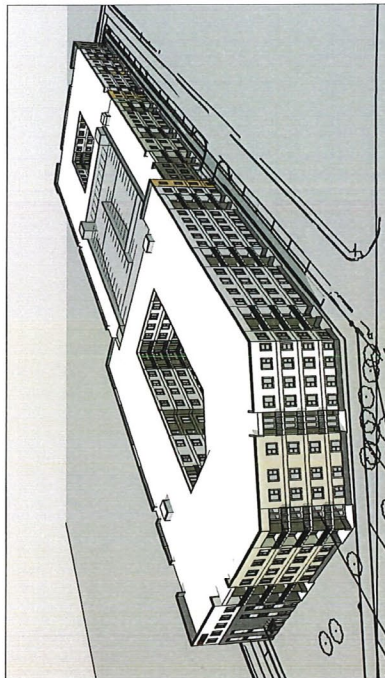


 STUDIO A <small>ARCHITECTURAL FIRM          1000 WEST WASHINGTON AVENUE          SUITE 1000          CHICAGO, IL 60606</small>	Project Name: <b>UNION AT          ASTOR STREET</b>	Client:  BRITELUXE	Scale: 	Date: 02/24/2015	Sheet No.: <b>SD2.102</b>
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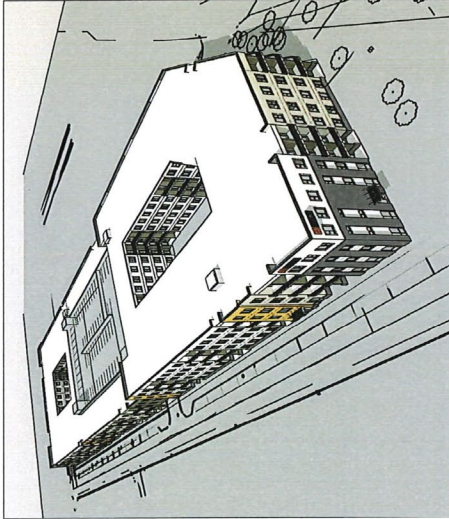


1 - Birds Eye 3D View 1



3 - Birds Eye 3D View 3



2 - Birds Eye 3D View 2





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number \_\_\_\_\_

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

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

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

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

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

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

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

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

**(Building Height)**

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

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

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

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

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

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

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_



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Petition Number \_\_\_\_\_

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:  
the requested deviation from the livability space ratio and the floor area ratio is appropriate in this urban context and where the site is located adjacent to the greenspace corridor along the White River..  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

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

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

FINDINGS OF FACT

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

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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



View looking east long Saulcy Street



View looking north along Koehne Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of site looking south across Saulcy Street



View of proposed north / south alley vacation looking south



View of site looking southeast at last dwelling on Saulcy Street



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



View looking west at proposed east / west alley vacation



View looking north at proposed north / south alley vacation



View of site looking northwest across Astor Street



View looking west along Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View of site looking north across Astor Street



View looking north along Koehne Street from Astor Street



**METROPOLITAN DEVELOPMENT COMMISSION** **April 23, 2026**  
**HEARING EXAMINER**

**Case Number:** 2026-ZON-026  
**Property Address:** 3565 South Keystone Avenue  
**Location:** Perry Township, Council District #22  
**Petitioner:** Farnsworth Metal Recycling, LLC, by Joseph Csikos  
**Current Zoning:** SU-1  
**Request:** Rezoning of 2.70 acres from the SU-1 district to the C-4 district to provide for community regional commercial uses.  
**Current Land Use:** Religious uses / parking lot  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first hearing on this petition.

**STAFF RECOMMENDATION**

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

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

**PETITION OVERVIEW**

This 2.70-acre site, zoned SU-1, is developed religious uses and associated parking lot. It is surrounded by Interstate 65 right-of-way to the north, zoned SU-1; commercial uses and religious uses to the south, Street, zoned C-4 and SU-1, respectively, undeveloped land to the east, zoned SU-1; and commercial uses to the west, across South Keystone Avenue, zoned C-4.

**REZONING**

The request would rezone the site to the C-4 district to provide for community regional commercial uses. "The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators



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such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.”

The Comprehensive Plan recommends Village Mixed-Use typology for the site.

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

As proposed, this request would not be consistent with the Plan recommendation of Village Mixed Use.

### **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.



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

**Planning Analysis**

As proposed, this request would not align with the Comprehensive Plan recommendation of the Village Mixed-Use recommendation.

However, given the surrounding land uses to the west and south that consists of community-regional commercial uses and the proximity of Interstate 65 interchange to the north, staff believes the Village Mixed-Use typology could not be achieved or implemented at this site. In staff’s opinion, the proposed C-4 district would be compatible with the surrounding land uses and would not negatively impact the commercial uses in the area.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	SU-1	
<b>Existing Land Use</b>	Religious uses	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: SU-1	Interstate 65 right-of-way
	South: C-4 / SU-1	Commercial uses / Religious uses
	East: SU-1	Undeveloped land
	West: C-4	Commercial uses
<b>Thoroughfare Plan</b>		
South Keystone Avenue	Primary arterial	Existing 118-90-foot right-of-way and proposed 102-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	N/A	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

The Comprehensive Plan recommends Village Mixed-Use typology. “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.

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

Not Applicable to the Site.



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**Neighborhood / Area Specific Plan**

Not Applicable to the Site.

**Infill Housing Guidelines**

Not Applicable to the Site.

**Indy Moves**

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

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

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

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



## ZONING HISTORY

**2026-CZN-802 / 2026-CVR-802; 3565 South Keystone Avenue**, requested rezoning of 2.7 acres from the SU-1 district to the C-4 district to provide for community-regional commercial uses and a variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 50-foot-tall pole sign along I-65 and a 14-foot-tall monument sign along Keystone Avenue, **withdrawn**.

**59-Z-169; Eastside of Keystone Avenue-North of National Avenue**, requested rezoning of 10.33 acres, begin the R-4 district, to the SU-1 classification to provide for construction of a church, **approved**.

## VICINITY

**2002-ZON-076; 3639 South Keystone Avenue (south of site)**, requested rezoning of 14.571 acres from C-4 to SU-1 for religious uses, **approved**.

**91-Z-166; 3643 South Keystone Avenue (south of site)**, requested rezoning of 16.8 acres from the I-3 S, D-4, C-ID and C-1 districts to the C-4 classification to provide for retail uses, **approved**.

**91-Z-22; 2660 National Avenue (south of site)**, requested rezoning of 0.92 acre, being in the D-4 district, to the C-ID classification to provide for commercial use, **approved**.

**90-Z-31; 2702 National Avenue (south of site)**, requested rezoning of 5.69 acres, being in the SU-1 district, to the I-3 S classification to provide for a machine shop, **approved**.

**87-Z-217; 2414 and 2660 National Avenue (south of site)**, requested rezoning of 12.0 acres, being in the D-4 district, to the C-ID classification to provide for office-warehouse uses, **approved**.

**84-Z-217; 3519 South Keystone Avenue (north of site)**, requested rezoning of 2.7 acres, being in the C-ID district, to the C-6 classification to provide for a motel, **approved**.

**83-Z-215; 3647 South Keystone Avenue (south of site)**, requested rezoning of 0.77 acre, being in the D-4 district, to the C-1 classification to provide for office use, **approved**.

**72-Z-89; 3510 South Keystone Avenue (north of site)**, requested rezoning of 15.82 acres, being the D-4 district to the C-4 classification, to provide for indoor tennis and office buildings, **approved**.



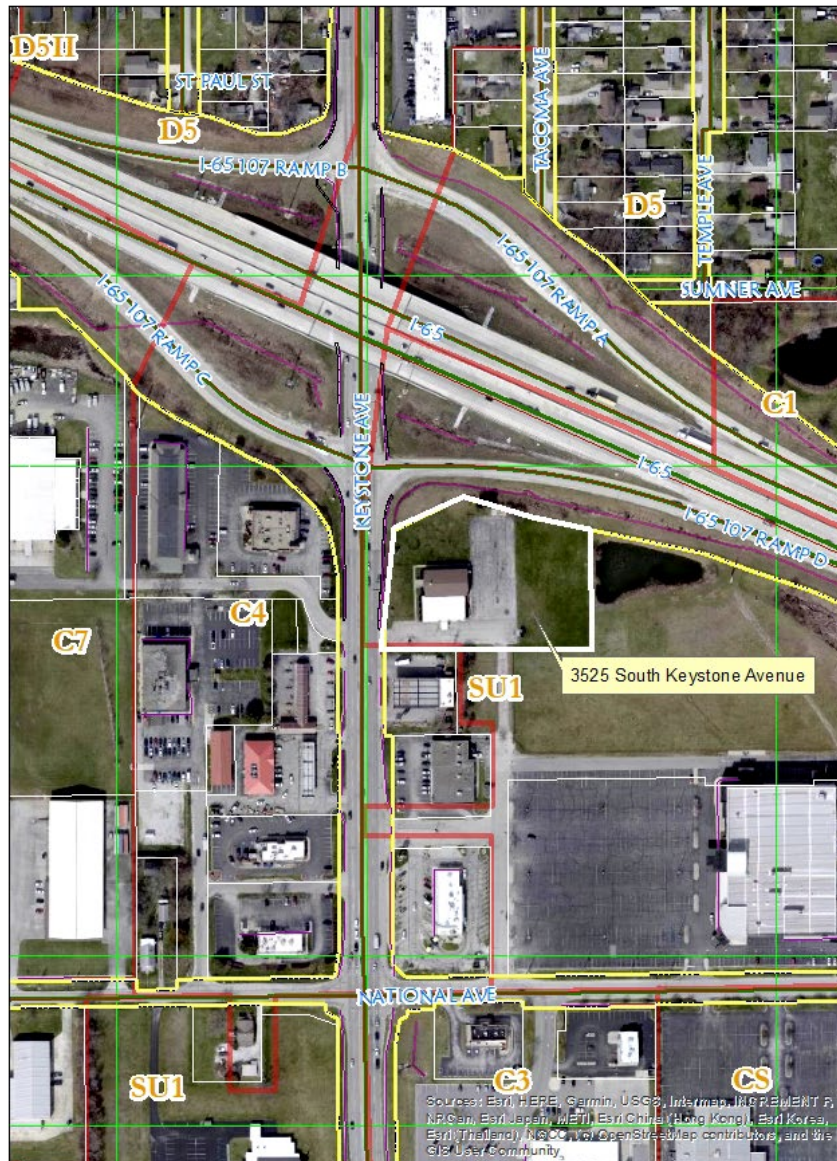
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**70-Z-23; 2400-2500 blocks of East National Avenue (south of site)**, requested rezoning of 7.25 acres, being in the D-4 district, to the C-3 classification to provide for professional offices, and retail sales, **approved**.

**64-Z-126; 3615-3619 South Keystone Avenue (south of site)**, requested rezoning of 0.688 acres, being in the R-2 district, to the B-4 classification to provide for the construction of a Shell Gasoline Service Station, **approved**.

**EXHIBITS**

**Aerial**



3565 South Keystone Avenue  
0 0.00 0.02 0.04 0.06 0.08 Miles



View looking south along South Keystone Avenue



View looking north along South Keystone Avenue



View of site looking northwest



View of site looking north



View of site looking north



View of site looking northeast



**METROPOLITAN DEVELOPMENT COMMISSION** **April 23, 2026**  
**HEARING EXAMINER**

**Case Number:** 2026-ZON-031

**Property Address:** 1750 West Morris Street

**Location:** Center Township, Council District #18

**Petitioner:** ANLU Property Investment, LLP, by Josh Smith

**Current Zoning:** C-4

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

**Current Land Use:** Vacant

**Staff Recommendations:** Approval

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first hearing on the petition.

**STAFF RECOMMENDATION**

Approval.

**PETITION OVERVIEW**

This 0.13-acre site, zoned C-4, was developed residentially but the structure has been destroyed by fire. It is surrounded by residential uses to the north, zoned D-5; single-family dwellings to the south, across West Morris Street, zoned D-5; single-family dwellings to the east, zoned C-4; and a single-family dwelling to the west, zoned C-4.

**Rezoning**

The request would rezone the site to the D-5 (Walkable Neighborhood) District. “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.”



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

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

The West Indianapolis Neighborhood Land Use Plan recommends residential uses at five to eight dwelling units per acre.

As proposed, this request would be consistent with the Neighborhood Plan that recommends residential development. Furthermore, this residential-sized parcel was developed with residential uses before the turn of the century. The current zoning district does not reflect the long-time residential use on this site.

Staff supports this rezoning because it would align the zoning classification with the proposed residential use and support the historical residential use in this area. Additionally, the residential development in the surrounding area consists of both single- and two-family dwellings.

Staff would, however, note that a proposed duplex would require variances of development standards for lot width and lot area.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	C-5		
<b>Existing Land Use</b>	Residential uses		
<b>Comprehensive Plan</b>	Residential development at five to eight units per acre.		
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>	
	North:	D-5	Single-family dwelling
	South:	D-5	Single-family dwelling
	East:	C-4	Single-family dwelling
	West:	C-4	Single-family dwelling
<b>Thoroughfare Plan</b>			
West Morris Street	Primary arterial	Existing 62-foot right-of-way and proposed 78-foot right-of-way	
<b>Context Area</b>	Compact		
<b>Floodway / Floodway Fringe</b>	No		
<b>Overlay</b>	No		



<b>Wellfield Protection Area</b>	No
<b>Site Plan</b>	March 10, 2026
<b>Site Plan (Amended)</b>	N/A
<b>Elevations</b>	N/A
<b>Elevations (Amended)</b>	N/A
<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	N/A
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	N/A

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

Not Applicable to the Site.

**Pattern Book / Land Use Plan**

Not Applicable to the Site.

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

Not Applicable to the Site.

**Neighborhood / Area Specific Plan**

West Indianapolis Neighborhood Land Use Plan (2011) recommends residential development at five to eight units per acre. In suburban and rural areas this is a common multi-family density and typically the highest density single family category in suburban areas. 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.

**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



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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.



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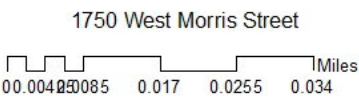
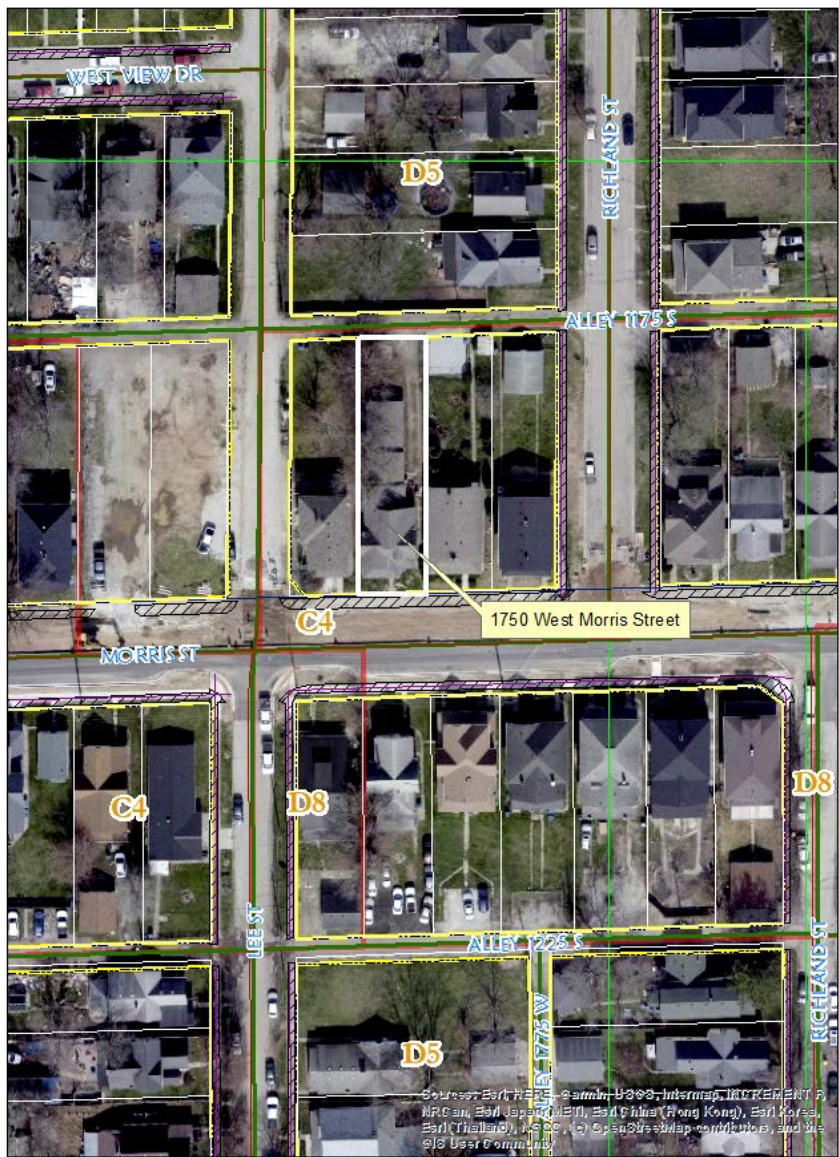
## ZONING HISTORY

**2024-ZON-033; 1802 and 1808 West Morris Street (west of site)**; requested rezoning of 0.31-acre from the C-4 district to the D-5 district to provide for two, single-family dwelling, **approved**.

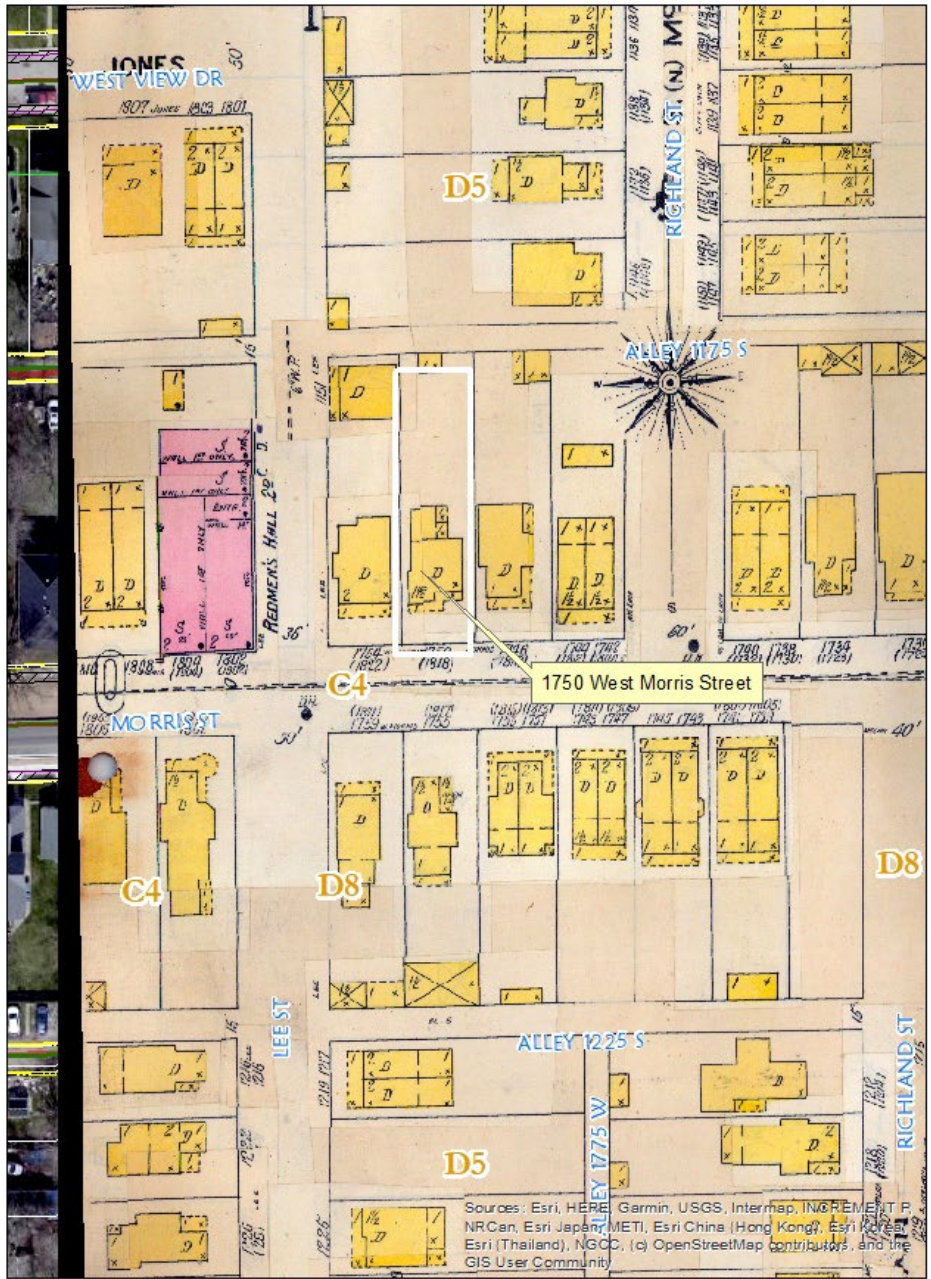
**96-UV1-67; 1802-1806 West Morris Street (west of site)**, requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a pillow manufacturing facility with a zero-foot transitional side yard along the north property line, **granted**.

**EXHIBITS**

**Aerial**

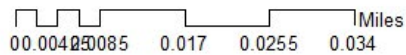


Sanborn 1898 Aerial



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

1750 West Morris Street



**GENERAL SITE NOTES**

- THESE DRAWINGS ARE INTENDED TO OUTLINE THE SCOPE OF WORK. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING ANY WORK. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CODES AND ORDINANCES AND SHALL BE HELD RESPONSIBLE FOR GENERAL ASSUMPTIONS MADE THEREON.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF INDIANAPOLIS STORM WATER DESIGN & CONSTRUCTION SPECIFICATIONS MANUAL.
- NO SURVEY HAS BEEN PROVIDED FOR THIS SITE. SITE FEATURES AND TOPOGRAPHIC DATA HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHIC COURTESY OF THE CITY OF INDIANAPOLIS. ALL OTHER MEASUREMENTS AND DATA SHALL BE FIELD VERIFIED.
- ALL UTILITIES ARE PRESUMED TO BE EXISTING. CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS AND LOCAL UTILITY COMPANIES AS REQUIRED TO PROVIDE SERVICES TO THE PROPOSED DEVELOPMENT. SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS.
- THIS SCOPE OF WORK IS DESIGN-BUILD IN NATURE. NOT ALL CONDITIONS, CONNECTIONS, OR UTILITIES ARE KNOWN. CONTRACTORS SHALL VERIFY THE EXISTING CONDITIONS AND THE INDICATED DESIGN INTENT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK. SURETY SHALL BE OBTAINED IMMEDIATELY UPON COMMENCEMENT OF WORK. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL UNFORESEEN CHALLENGES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR BEARING NO FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTION OF THIS PROJECT.

**SITE PLAN KEYNOTES:**

- ③ PROPOSED DUPLEX
- ① EXISTING HOUSE

**SITE DATA**

<b>LOT AREA (D5) - COMPACT</b>	5,864 S.F.
PARCEL SIZE (39' x 150')	
<b>TOTAL BLDG AREA</b>	1,701 SQ. FT.
PROPOSED DUPLEX FOOTPRINT AREA	
<b>OPEN SPACE PERCENTAGE</b>	75%

**GENERAL NOTES:**

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View looking east along West Morris Street



View looking west along West Morris Street



View of site looking northwest across West Morris Street



View of site looking north across West Morris Street



View looking northeast across West Morris Street at adjacent properties to the east



View of site looking south from east / west alley