



Metropolitan Development Commission Hearing Examiner (July 9, 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, July 09, 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).

****Petitioner and Staff request for continuance for cause**

- 2. 2025-ZON-123 | 8500 West 10th Street**
Wayne Township, Council District #16
RSJ Holdings, LLC by NDZA, Inc.

Rezoning of 5.96 acres from the C-1 (FW)(FF) district to the D-7 (FW)(FF) district to provide for residential development.

****Petitioner request for continuance for cause to August 13, 2026**

- 3. 2026-ZON-039 | 6501 Mann Road**
Decatur Township, Council District #21
Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

****Staff request for continuance for cause to August 13, 2026**

- 4. 2026-ZON-049 | 5051 East 16th Street**
Center Township, Council District #13
Kahlon Holdings LLC, by Joseph Csikos

Rezoning of 0.8-acre from the C-3 district to the C-4 district to provide for commercial uses.

****Automatic Continuance to August 13, 2026, filed by Registered Neighborhood Organization**

- 5. 2026-ZON-051 | 4150 North High School Road**
Pike Township, Council District #5
Nica Auto & Fleet Repair, LLC, by David Dearing

Rezoning of 1.9 acres from the C-4 district to the C-7 district to provide for used car sales and heavy vehicle repair.

****Automatic Continuance to August 13, 2026, filed by Registered Neighborhood Organization**

- 6. 2026-ZON-052 / 2026-APP-013 | 8700 West 30th Street**
Wayne Township, Council District #11
Metropolitan School District of Wayne Township, by Benjamin Jackson

Rezoning of 28.53 acres from the SU-2 district to the PK-1 district for playground and sport court facilities with accessory parking.

Park District-One Approval to provide for the construction of a comfort shelter and for repaving and restriping of existing parking and sport court areas.

****Petitioner and Staff request for continuance for cause to August 13, 2026, with Notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 7. 2026-APP-010 | 136 West 14th Street, 120 West 15th Street, 144 West 16th Street, 1701 & 1801 Senate Boulevard, 2055 North Senate Avenue, 2055 North Capitol Avenue**
Center Township, Council District #12
HD-1 (TOD) (W5) & HD-2 (TOD) (W5) (RC)
Indiana University Health, Inc, by Faegre Drinker Biddle & Reath LLP

Hospital District 1 and Hospital District 2 Approval to provide for a sign program for the IU Health Hospital Campus.

- 8. 2026-APP-012 | 7431 West 34th Street**
Wayne Township, Council District #11
PK-2
Luis Gonzalez Nunez, by Brianna Cushman

Park District Two Approval to provide for an addition to an existing single-family detached dwelling and a detached garage.

- 9. 2026-MOD-005 | 7445 Kentucky Avenue**
Decatur Township, Council District #21
C-S
Mann Properties, LLC, by Dustin Stevenson (GPD Group, Inc.)

Modification of the C-S Statement related to 2022-ZON-112, item A. Commercial Area, 2. Site Development to allow for 130 parking spaces (development standards of C-3 district shall be required with a maximum of 78 parking spaces permitted).

10. 2026-ZON-047 | 448 North Kealing Avenue

Center Township, Council District #13
Willie Whiteside Jr., by Roger Upchurch

Rezoning of 0.1-acre from the C-1 district to the D-5 district to provide for a single-family dwelling.

11. 2026-ZON-053 | 230 West Morris Street

Center Township, Council District #18
Bana Properties, LLC, by Goitom Beyen

Rezoning of 0.33-acre from the C-1 district to the D-7 district to provide for residential development.

12. 2026-ZON-054 | 2506 Prospect Street

Center Township, Council District #18
Susan Mitchell, by Antonio Amayllis

Rezoning of 0.10-acre from the I-3 district to the D-5 district to provide for residential uses.

13. 2026-ZON-058 | 2950 and 2954 McPherson Street

Center Township, Council District #8
Arcadia 1 Development, LLC, by Jynell Berkshire

Rezoning of 0.25-acre from the D-5 district to the D-8 district for residential development.

14. 2026-CZN-816 / 2026-CVR-816 | 4511 Allisonville Road

Washington Township, Council District #8
MU-1 (FF)
Broad Ripple Construction, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from MU-1 (FF) (W-1) to C-S (FF) (W-1) to provide for a contractor's office, offices, light manufacturing, artisan manufacturing, research and development, consumer services and repair of consumer goods, vocational, technical, or industrial school, medical or dental offices, hair and body salon, financial and insurance offices, and a day care.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a reduction of the transparency requirement of the front façade between three feet and eight feet of the wall surface, within 50 feet of a primary entrance (minimum 40% transparency required), and to provide for a six-foot tall fence within the front yard (maximum height of 3.5 feet permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

15. 2026-CVC-819 | 5849 Crittenden Avenue (Assessment of Benefits Hearing)

Washington Township, Council District #7
SU-2 (Pending)
Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee, Bishop Chatard High School, Inc., by Brian J. Tuohy

Vacation of a portion of East Northgate Street, being 50 feet wide, from the east right-of-way line of Crittenden Avenue (also being the northwest corner of Lot 100 of Northdale, an addition to the City of Indianapolis), 279 feet to a point (also being the northeast corner of Lot 30 in said subdivision).

16. 2026-CPL-812 / 2026-CVR-812 | 4800 North Raceway Road

Pike Township, Council District #5
D-S
Estate of Lois E. Williams, by John Moore

Approval of a Subdivision Plat, dividing 2.4 acres into three partial lots to be known as Williams Minor Plat, a three-lot subdivision, with the remainder of each lot being in Hendricks County.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three lots, with reduced lot width (minimum 150-foot required), with reduced street frontage (minimum 75 feet required), reduced lot size (minimum one acre required), to provide for an accessory structure as the primary use on one lot (not permitted) and a five-foot rear setback (minimum 25-foot setback required).

17. 2026-CZN-821 (Withdrawn) / 2026-CVR-821 | 3404, 3432, 3434, 3438 and 3444 North Illinois Street

Center Township, Council District #8

Redline Holdings XII, LLC, by Justin Kingen

Rezoning of 1.12 acres from the D-10 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development, including approximately 99 dwelling units and 2,507 square feet of commercial space.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Mixed-Use development (not permitted), with a 10-foot front yard setback (25-foot front setback required); with a zero-foot rear yard setback (minimum 10 feet required); with a perimeter yard from zero to 10 feet in width (minimum of 20 feet required); with one primary entry feature (minimum of one primary entry feature for every fifty feet required); to provide for excessive wall plane or blank wall façade (blank wall limited to fifty linear feet and 600 square feet of façade); with a FAR of 2.77 (maximum 0.80 FAR permitted); with a LSR of 0.078 (0.66 required); with 47 on-street and off-street parking spaces provided (minimum 82 parking spaces required), and with reduced first-story transparency (minimum 60% transparency required) and reduced upper story transparency (minimum 20% transparency required); and with eight street trees along North Illinois Street (11 street trees required).

****Petitioner has withdrawn 2026-CZN-821; 2026-CVR-821 remains on agenda**

18. 2026-CPL-822 / 2026-CVR-822 (Amended) | 3731 Wellington Avenue

Warren Township, Council District #9

D-5

Word of God Christian Tabernacle Church, Inc, by Chris Hinkle

Approval of a Subdivision Plat to be known as Bella Rosa Estates, dividing 2.773 acres into 13 single-family detached lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for four lots with less than 40-foot lot width (minimum 40-foot lot width required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

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

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

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

Contractual Zoning Professional	Approving Authority	Term
Judy Weerts Hall	MDC	01/01/2026 - 12/31/2026
Vacant		

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



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 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

The Hearing Examiner acknowledged a timely automatic continuance filed by a registered neighborhood organization that continued this petition from the April 23, 2026 hearing, to the May 28, 2026 hearing.

The Hearing Examiner continued this petition from the May 28, 2026 hearing, to the July 9, 2026 hearing, at the request of staff, to provide time for the petitioner to amend documents related to development of the site.



Department of Metropolitan Development
Division of Planning
Current Planning

No new documents have been submitted for review by the petitioner's representative. However, the petitioner's representative has requested a continuance, without identifying a continuance date. Staff would recommend a **continuance from the July 9, 2026 hearing, to the August 13, 2026 hearing.**



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2025-ZON-123
Property Address: 8500 West 10th Street
Location: Pike Township, Council District #16
Petitioner: RSJ Holdings, LLC, by NDZA, Inc.
Request: Rezoning of 5.96 acres from the C-1 (FW) (FF) district to the D-7 (FW) (FF) district to provide for residential development.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the April 9, 2026 hearing, to the May 14, 2026 hearing, at the request of the petitioner's representative, to provide additional time for further discussion with staff related to the request.

The Hearing Examiner continued this petition from the May 14, 2026 hearing, to the July 9, 2026 hearing, at the request of staff to provide time for the petitioner to provide documents supporting the feasibility of developing the site in accordance with the request.

The petitioner's representative is requesting a **continuance from the July 9, 2026 hearing, to the August 13, 2026 hearing**, to provide time to amend the request. Staff would not object to the continuance and understands that the amended request would be for a lower residential density district. Therefore, new notice would not be required.



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Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-ZON-039
Property Address: 6501 Mann Road
Location: Decatur Township, Council District # 21
Petitioner: Kittle Property Group, by Joseph D. Calderon
Request: Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) districts to the D-7 (FF) (FW) district to provide for a multi-family residential development.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the June 11, 2026 hearing, to the July 9, 2026 hearing.

Staff is requesting **a continuance from the July 9, 2026 hearing, to the August 13, 2026 hearing**, to provide time for continued discussions related to this request. Both the petitioner's representative and the neighborhood organization have been advised of this request and do not object.



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METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

July 9, 2026

Case Number: 2026-ZON-049
Address: 5051 East 16th Street (*Approximate Addresses*)
Location: Center Township, Council District #13
Petitioner: Kahlon Holdings LLC, by Joseph Csikos
Request: Rezoning of 0.8-acre from the C-3 district to the C-4 district to provide for commercial uses.
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

A Registered Neighborhood Organization has filed an Automatic Continuance, **continuing this petition to the August 13, 2026, hearing**, from the July 9, 2026, hearing.

This will require the Hearing Examiner's acknowledgement.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-ZON-051
Property Address: 4150 North High School Road (*Approximate Addresses*)
Location: Pike Township, Council District # 5
Petitioner: Nica Auto & Fleet Repair, LLC, by David Dearing
Request: Rezoning of 1.9-acre from the C-4 district to the C-7 district to provide for used car sales and heavy vehicle repair.
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 July 9, 2026 hearing, to the August 13, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-ZON-052 / 2026-APP-013

Property Address: 8700 West 30th Street (*Approximate Address*)

Location: Wayne Township, Council District #11

Petitioner: Metropolitan School District of Wayne Township, by Benjamin Jackson

Current Zoning: SU-2
Rezoning of 28.53 acres from the SU-2 district to the PK-1 district for playground and sport court facilities with accessory parking.

Request: Park District-One Approval to provide for the construction of a comfort shelter and for repaving and restriping of existing parking and sport court areas.

Current Land Use: Park

Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This petition was initially filed solely as a rezoning petition. However, the applicant amended the request after the fact to include both the rezoning request as well as a request for PK-1 approval for work proposed at the property. This will require the mailing of new notice and for the petition to be continued to August 13th, 2026 (the next available hearing date) to allow for the mailing of that notice. A full staff report will be made available in advance of the 8/13 hearing date.



Department of Metropolitan Development
Division of Planning
Current Planning

Metropolitan Development Commission
Hearing Examiner

July 9, 2026

Case Number: 2026-APP-010
136 West 14th Street
120 West 15th Street
144 West 16th Street

Property Address: 1701 & 1801 North Senate Boulevard
2055 North Senate Avenue
2055 North Capitol Avenue
(approximate addresses)

Location: Center Township, Council District #12

Petitioner: Indiana University Health, Inc., by Faegre Drinker Biddle & Reath LLP

Current Zoning: HD-1 (TOD) (W5) & HD-2 (TOD) (W5) (RC)

Request: Hospital District 1 and Hospital District 2 Approval to provide for a sign program for the IU Health Hospital Campus.

Current Land Use: Undergoing development, hospital/clinical offices

Staff Recommendations: Staff recommends **approval** of this petition.

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

2026DV3020 granted variances for the following, subject to commitments:

Variance of Development Standards to allow for monument signs to:

- Exceed the maximum permitted sign area in the HD-1 district
- Exceed the maximum permitted height in the HD-1 district
- Exceed the maximum permitted sign area in the CBD-S district
- Exceed the maximum permitted height in the CBD-S district
- Be placed within the required setback area of the CBD-S district

Variance of Development Standards to allow for freestanding signs within the HD-1, HD-2, and CBD-S districts to encroach into the right of way

Variance of Development Standards to allow for incidental signs to:

- Exceed the maximum permitted sign area in the HD-2 district



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- Be placed within the required setback area in the HD-2 district
- Exceed the maximum permitted sign area in the CBD-S district
- Be placed within the required setback area in the CBD-S district
- Contain digital displays within the CBD-S district

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- The addresses included in this petition are either within the HD-2 or HD-1 districts, along with Regional Center, TOD, and Wellfield Secondary District Overlays. These parcels are all part of the new IU Health hospital campus. The parcels are all roughly contained between 14th Street to the south, Senate to the west, 21st Street to the north, and Hall Place / Byram Place to the east.
- The petitioner's request is to seek approval for a sign program intended to provide directional signage for the new IU Health downtown campus. As mentioned in the petition history section, 2026DV3020 granted numerous variances pertaining to the sign program. Staff recommended that the Board of Zoning Appeals grant approval of that petition and it was. Seeking approval of the sign program is the necessary next step for a special development district.
- Staff will reiterate its reasoning for recommending approval from the 2026DV3020. The intent of the Ordinance in regulating signs is, like other aspects of the Ordinance, to regulate the intensity and to set development standards for signs. The intent is to limit the proliferation of advertising signs. Staff will note a distinct difference between the signs proposed in this petition compared to other sign-related petitions. As opposed to advertising signs, the proposed signs are largely intended to function as directional signage, indicating where buildings/offices are located and which lanes vehicles should use. Additionally, the digital display appears not to be a large digital advertisement, but a digital campus map that patrons can use to locate the proper building or office they need to reach. While other signs encroaching into the right-of-way could lead to safety hazards, overhead signs do not obstruct traffic and, in fact, give drivers the appropriate direction. Staff will also note that medical campuses, often built on a large scale to provide patients with the necessary services, often come with their own unique practical difficulties as signage must be easily visible. Given the directional nature of the proposed signs and the unique needs of hospitals to direct patrons across a large campus, staff is recommending approval of this petition. Staff will also note that the previous variance petition came with a commitment from the petitioners that they would remove/relocate the signs should the city acquire any proposed rights of way.

GENERAL INFORMATION

Existing Zoning	HD-2 (TOD) (RC) (W5) & HD-1 (TOD)	
Existing Land Use	Undergoing Development; Medical Campus	
Comprehensive Plan	Institution-Oriented Mixed-Use / Regional Special Use	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	HD-2	North: Medical Offices / Commercial
South:	CBD-S / MU-2 / I-3	South: Medical Offices / Parking Lot / Commercial
East:	C-5 / D-8 / D-10	East: Multi-family residential / Parking Lot
West:	D-8 / SU-1 / SU-6	West: Interstate / Multi-family residential
Thoroughfare Plan		
West 14 th Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
West 15 th Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
West 16 th Street	Primary Arterial	85-foot existing right-of-way and 78-foot proposed right-of-way
Capitol Avenue	Primary Arterial	72-foot existing right-of-way and 78-foot proposed right-of-way
Hall Place	Local Street	40-foot existing right-of-way and 48-foot proposed right-of-way
Rankin Street	Local Street	15-foot existing right-of-way and 48-foot proposed right-of-way
Byram Place	Local Street	15-foot existing right-of-way and 48-foot proposed right-of-way
Senate Boulevard	Primary Collector	Unknown existing right-of-way and 56-foot proposed right-of-way
21 st Street	Secondary Arterial	75-foot existing right-of-way and 78-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	



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Wellfield Protection Area	Yes
Site Plan	2/3/2026
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	2/3/2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Institution-Oriented Mixed-Use (Campus) typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.



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Red Line / Blue Line / Purple Line TOD Strategic Plan

- This campus is near both the 18th and Capitol Bus Rapid Transit Line Stop. The Red Line Strategic Plan assigns the 18th and Capitol stop a “District Center” typology. Characteristics of this typology include:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of 3 stories at core with no front or side setbacks
 - Multi-family housing with a minimum of 5 units
 - Structured parking only with active first floor

Neighborhood / Area Specific Plan

- Not Applicable to the Site

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

2008ZON051; 1402 North Capitol Avenue, Rezoning of 2.539 acres from C3 (W5) to C1 (W5), **approved.**

2010CZN822; 1429 North Capitol Avenue, Rezoning of 1.54 acres from I3U (RC/W5) to HD2, **approved.**

2010CAP822; 125, 127, and 131 West 15th Street and 1429-1431 North Capitol Avenue, Petition for Hospital District Two approval to provide for the development of an approximately 88-foot tall parking garage, containing 35,000 square feet of retail and office space, **approved.**

2011CVR805; Multiple addresses, Variance of Development Standards of the Sign Regulations to provide for a variety of signs, **approved.**



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2018REG016; 143 and 155 West 16th Street, 120 and 125 West 15th Street, Regional Center approval to provide for a mixed-use development of two, five story buildings, with office and a grocery store, outdoor greenspace and a seven-story parking garage, **approved**.

2019REG056; 155 West 16th Street, 120 and 125 West 15th Street, Regional Center approval to construct a skybridge over and across 15th Street, **approved**.

2020CZN833; Multiple addresses, Rezoning to the CBD-S (RC) classification, **approved**.

2025HOV006; 136 West 14th Street, 120 West 15th Street, 155 West 16th Street, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of three skyline signs and two projecting blade signs, **approved**.

2025REG062; 155 West 16th Street, 120 West 15th Street, 136 West 14th Street, Regional Center approval to provide for three skyline signs and two projecting blade signs (approved via 2025HOV006), as well as three wall signs, four ground signs, and a 2,510 square foot addition to the roof penthouse, **approved**.

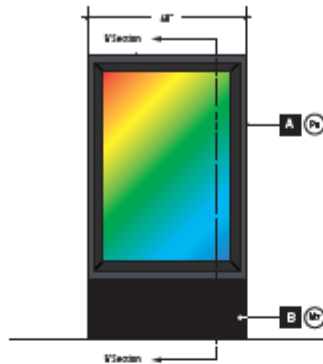
EXHIBITS

An aerial photograph of downtown Indianapolis, Indiana. The map shows a grid of streets with major thoroughfares highlighted in red/orange. Key landmarks include the Indiana State Capitol building, the Methodist Hospital, and various government buildings. A red rectangle highlights a specific area near the intersection of N Capitol Ave and W 14th St. The map includes labels for numerous streets such as N Senate Blvd, N Capitol Ave, N Illinois St, N Delaware St, N Alabama St, N Central Ave, E 10th St through E 20th St, W 10th St through W 20th St, and W 16th St. Other labeled locations include the Penn Arts Building, Brown Mackie College-Indianapolis, and the President Benjamin Harrison Home. A scale bar at the bottom left indicates distances up to 600 feet. A legend at the bottom identifies data sources like Esri, Garmin, and NASA. A toolbar in the top right corner provides navigation controls.

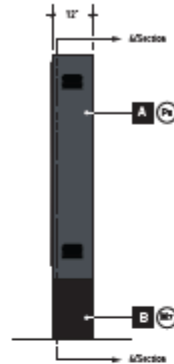
2026APP010; Site Plan



2026APP010; Sign Renderings

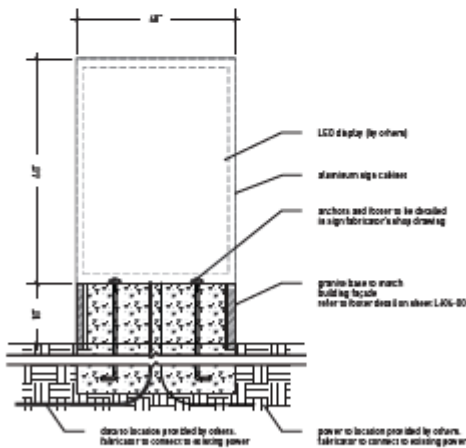


① FINISHES (FRONT)
 Scale: 1/2" = 1'-0"

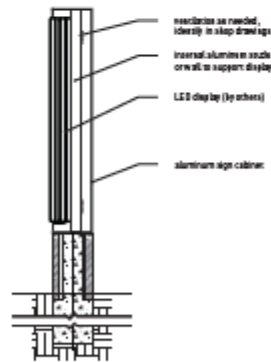


② FINISHES (SIDE)
 Scale: 1/2" = 1'-0"

- A** **Aluminum Sign Cabinet**
 Double-sided aluminum sign cabinet with internal lighting and removable sign face for message change.
- B** **Sign Base**
 Sign base shall match the material or be visual match to stone or masonry and be visual alignment from the building. The ground sign to be shown in sign fabricator shop drawings.

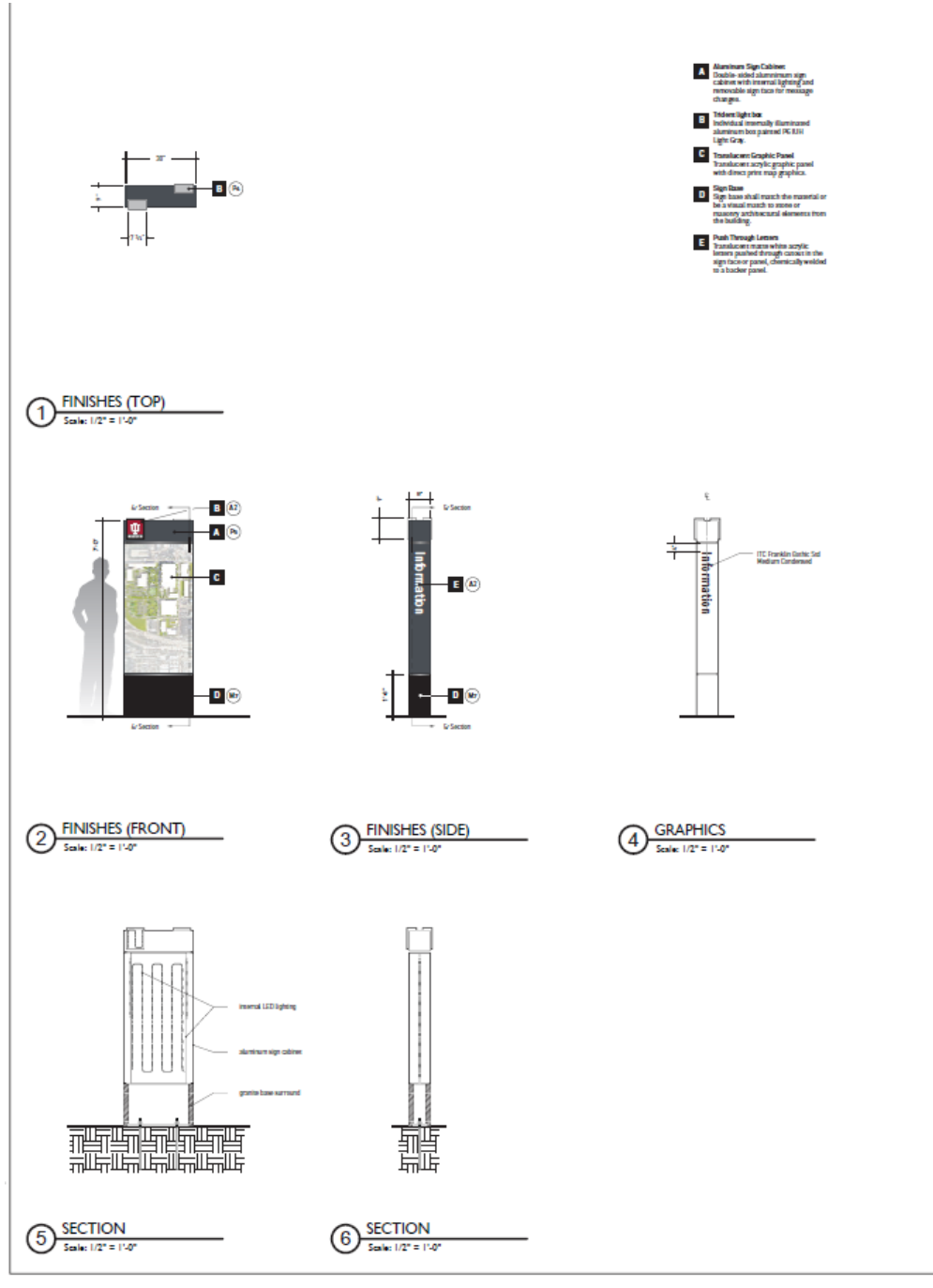


③ SECTION
 Scale: 1/2" = 1'-0"



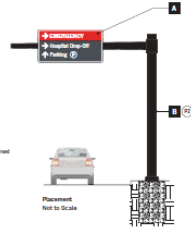
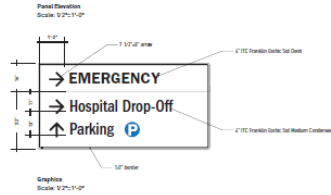
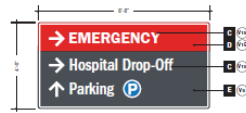
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 Scale: 1/2" = 1'-0"

2026APP010; Sign Renderings (cont'd)

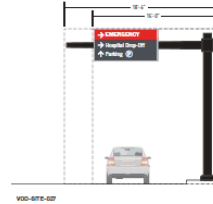




2026APP010; Sign Renderings (cont'd)



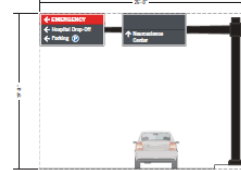
1. Maximum Sign Panel: 8'0" wide, 7'0" high, 100' Tension Cable 544 Deck
2. Traffic Flow: 100' Tension Cable 544 Deck
3. Minimum Sign Dimensions: 7'0" high, 8'0" wide, 100' Tension Cable 544 Deck
4. Minimum Sign Dimensions: 7'0" high, 8'0" wide, 100' Tension Cable 544 Deck
5. Minimum Sign Dimensions: 7'0" high, 8'0" wide, 100' Tension Cable 544 Deck
6. Minimum Sign Dimensions: 7'0" high, 8'0" wide, 100' Tension Cable 544 Deck
7. Minimum Sign Dimensions: 7'0" high, 8'0" wide, 100' Tension Cable 544 Deck
8. Minimum Sign Dimensions: 7'0" high, 8'0" wide, 100' Tension Cable 544 Deck
9. Minimum Sign Dimensions: 7'0" high, 8'0" wide, 100' Tension Cable 544 Deck
10. Minimum Sign Dimensions: 7'0" high, 8'0" wide, 100' Tension Cable 544 Deck



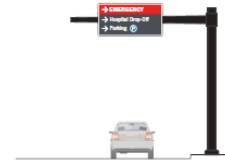
VOD-SITE-027



VOD-SITE-157



VOD-SITE-166



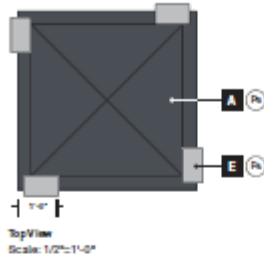
VOD-SITE-158

① VOD - VEHICULAR OVER-LANE DIRECTIONAL
Scale: 1/2" = 1'-0"

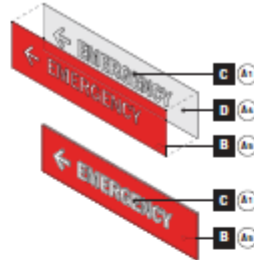
② PLACEMENT
not to scale

③ MESSAGING
not to scale

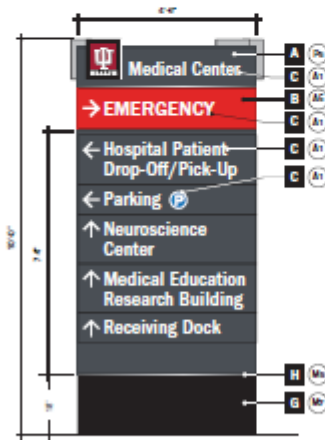
2026APP010; Sign Renderings (cont'd)



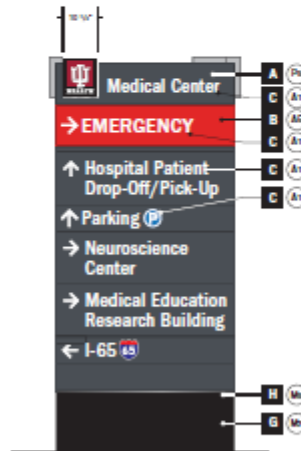
1 FINISHES (TOP)
Scale: 1/2" = 1'-0"



2 PANEL DETAIL
Scale: not to scale



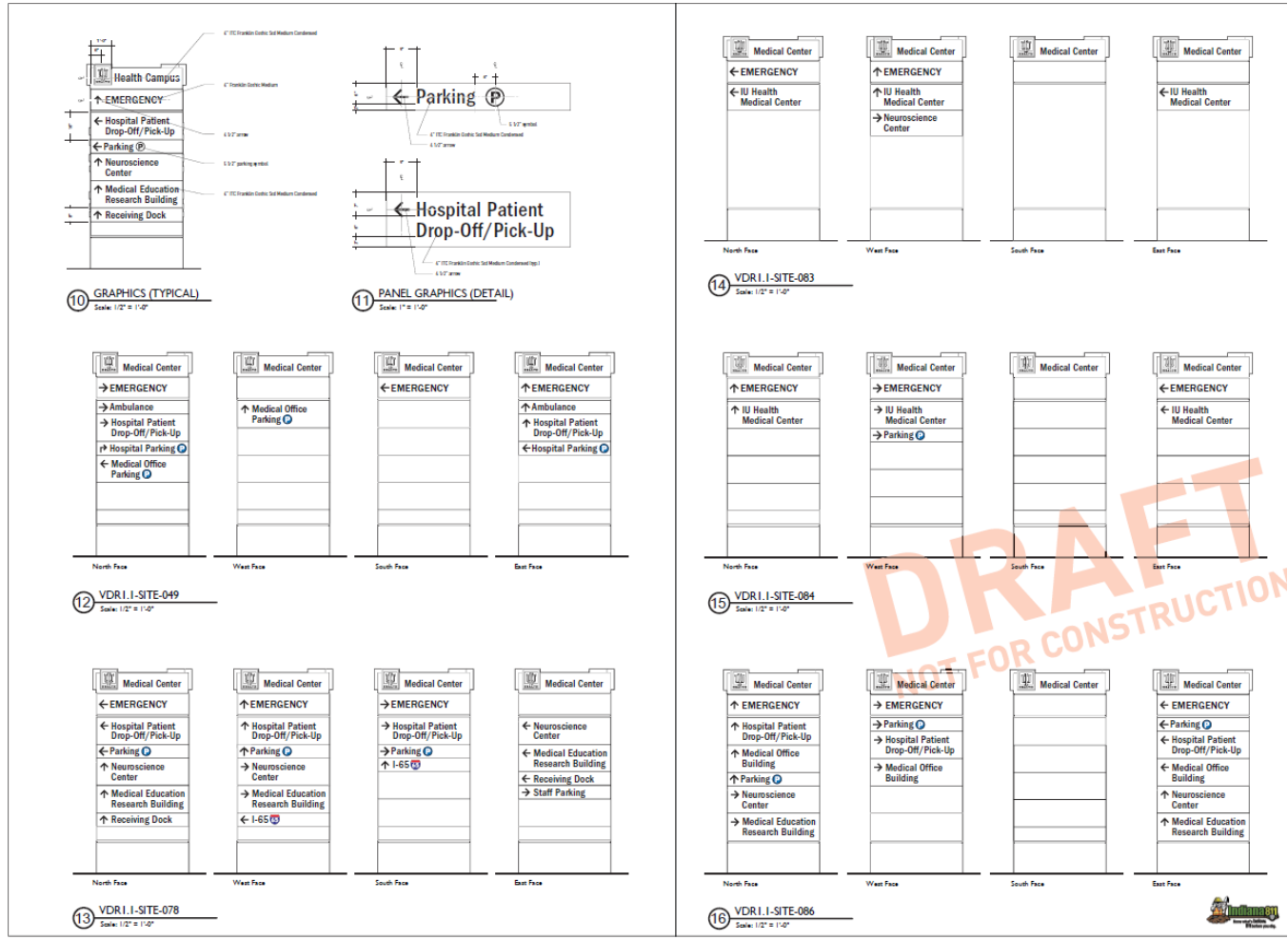
3 FINISHES (FRONT)
Scale: 1/2" = 1'-0"



4 FINISHES (SIDE)
Scale: 1/2" = 1'-0"

- A** Aluminum Sign Cabinet
Double-sided aluminum sign cabinet with internal lighting and removable sign face for message changes.
- B** EMERGENCY Directional
Internally illuminated light box. Sign face: 1/2" red translucent acrylic.
- C** Push Through Letters
Translucent means white acrylic letters pushed through canvas in the sign face or panel, chemically welded to translucent acrylic backer panel.
- D** Acrylic Backer Panel
Translucent white acrylic backer panel.
- E** Ticker Light Box
Individual internally illuminated aluminum box painted PG 833 Light Gray.
- F** Sign Base
Sign base shall match the material or be a visual match to some or majority architectural elements from the building.
- G** Stainless Steel Reveal
1/2" Stainless steel reveal between granite base and aluminum sign cabinet.

2026APP010; Sign Renderings (cont'd)

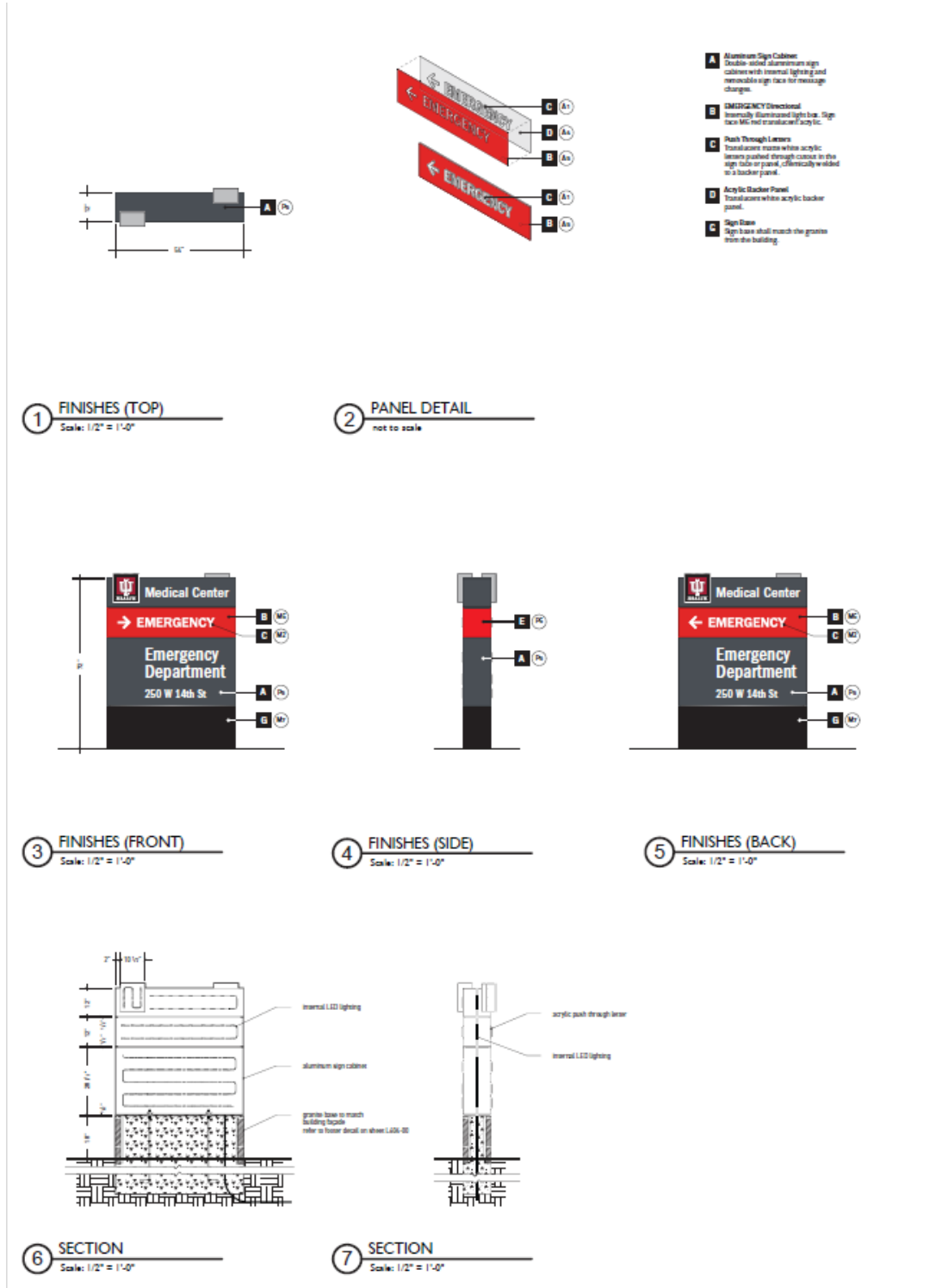




2026APP010; Sign Renderings (cont'd)



2026APP010; Sign Renderings (cont'd)



1 FINISHES (TOP)
Scale: 1/2" = 1'-0"

2 PANEL DETAIL
not to scale

3 FINISHES (FRONT)
Scale: 1/2" = 1'-0"

4 FINISHES (SIDE)
Scale: 1/2" = 1'-0"

5 FINISHES (BACK)
Scale: 1/2" = 1'-0"

6 SECTION
Scale: 1/2" = 1'-0"

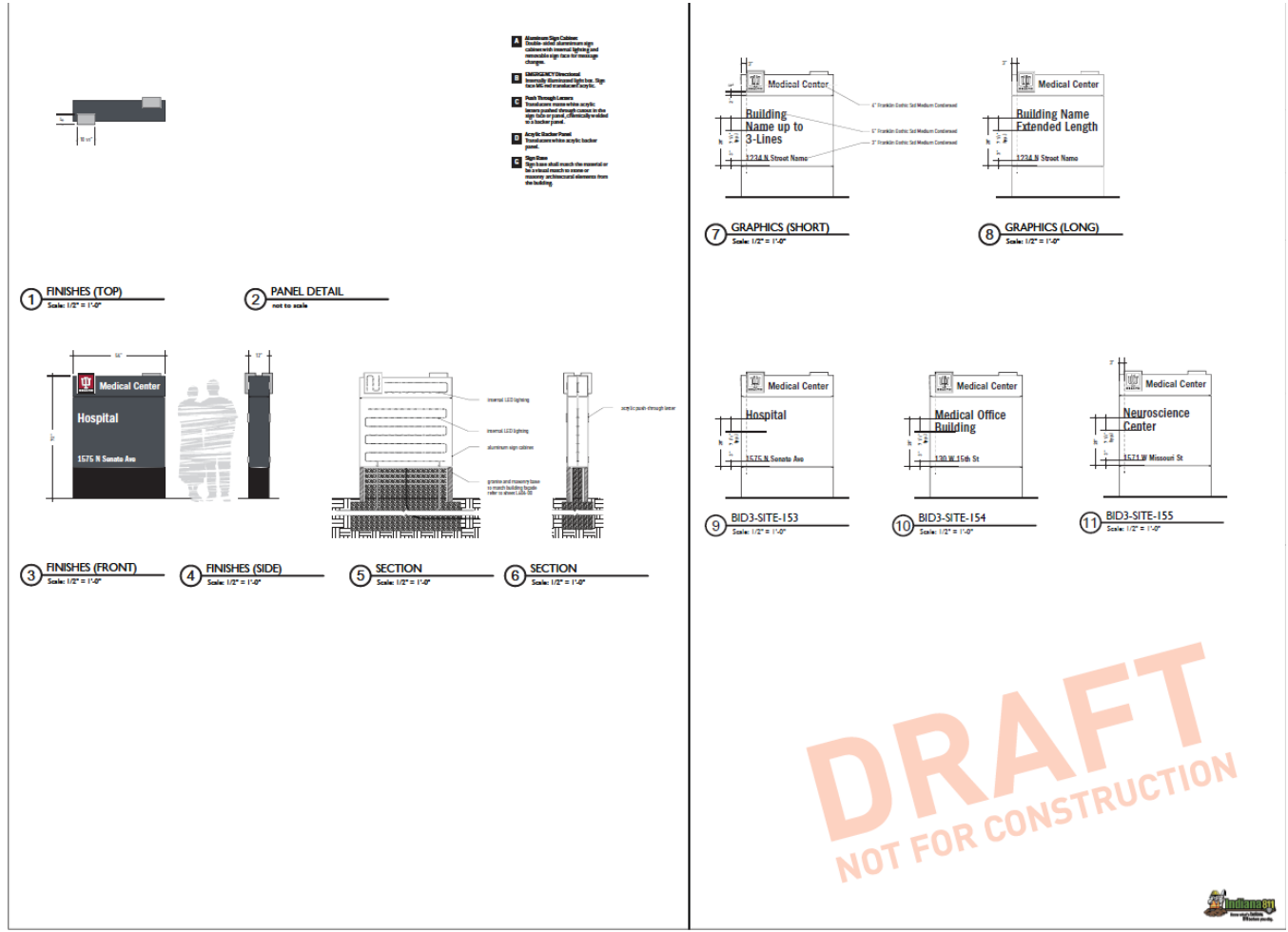
7 SECTION
Scale: 1/2" = 1'-0"

Legend:

- 1** Aluminum Sign Cabinet: Extruded anodized aluminum sign cabinet with internal lighting and aluminum sign face and mounting hardware.
- 2** LED Light: LED Light: Extruded aluminum sign face, sign face LED light and mounting hardware.
- 3** Push Through Lenses: Push Through Lenses: Extruded aluminum sign face, lenses push through lenses in the sign face or panel, aluminum extruded in a border panel.
- 4** Anodized Aluminum Panel: Extruded anodized aluminum panel.
- 5** Sign Face: Sign face and mounting hardware, aluminum extruded in the building.



2026APP010; Sign Renderings (cont'd)







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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-APP-012
Property Address: 7431 West 34th Street
Location: Wayne Township, Council District #11
Petitioner: Luis Gonzalez Nunez, Brianna Cushman
Current Zoning: PK-2
Request: Park District Two Approval to provide for an addition to an existing single-family detached dwelling and a detached garage.
Current Land Use: Residential uses
Staff Recommendations: Approval of the PK-2 Approval. request
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

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

1. Development of the site shall be in substantial compliance with the site plan and elevations, file-dated May 28, 2026.
2. A 40-foot half right-of-way shall be dedicated along the frontage of West 34th Street as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

This 2.05-acre site, zoned PK-2, is developed with single-family dwelling and surrounded by single-family dwellings to the north, across West 34th Street; Interstate 74 right-of-way to the south; and single-family dwellings to the east and west, all zoned PK-2.



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PARK DISTRICT TWO APPROVAL

This request would provide for Park District Two Approval for an addition to an existing single-family detached dwelling and a detached garage.

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

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

“The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission. The Commission must, also make written findings concerning any decision to approve or disapprove a Site and Development Plan.”

This request would allow for second floor addition to the existing one-story 2640 square-foot single-family dwelling that was constructed around 1957. The request would also provide for a detached garage.

Staff believes these proposed additions would be appropriate and compatible with the surrounding residential development, while updating and improving the dwelling to respond to the needs of the residents.



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Department of Public Works

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

GENERAL INFORMATION

Existing Zoning	PK-2	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	PK-2	Single-family dwellings
South:	PK-2	I-74 right-of-way
East:	PK-2	Single-family dwelling
West:	PK-2	Single-family dwelling
Thoroughfare Plan		
West 34 th Street	Primary Collector	Existing 50-foot right-of-way and proposed 80-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	May 28, 2026	
Site Plan (Amended)	N/A	
Elevations	May 28, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	May 28, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood typology. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of



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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

- 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.



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Detached Housing (defined as detached single-family homes. While this type of housing may include a secondary dwelling unit (such as a mother-in-law suite or carriage house), the secondary dwelling unit is usually smaller than the primary home and the entire property is under a single ownership.)

- 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.

Modification - Environmentally Sensitive Areas Overlay

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

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.



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- Coordinate modal plans into a single linear network through its GIS database.

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



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ZONING HISTORY

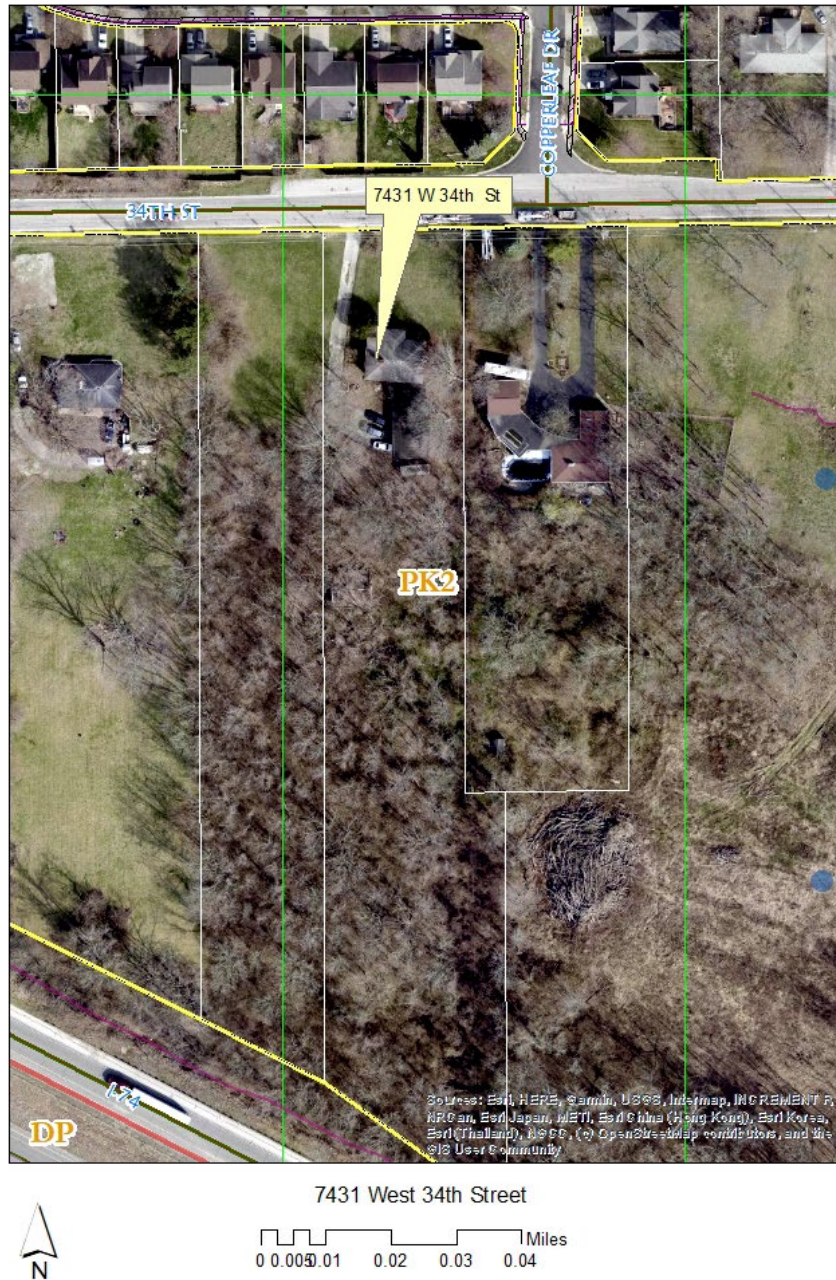
2025-APP-010; 7331 West 34th Street (east of site), requested Park District Two Approval to provide for a detached single-family dwelling, **approved**.

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

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

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

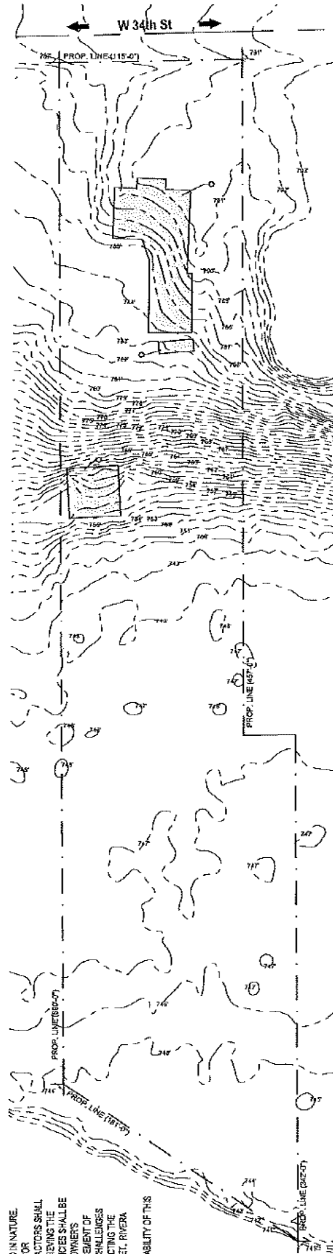
EXHIBITS



SITE PLAN KEYNOTES: (X)

1. THESE DRAWINGS ARE INTENDED TO OUTLINE THE GENERAL SCOPE OF THE WORK. CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND CONSTRUCTION SHALL BE RESPONSIBLE FOR ASSESSING TO WHAT CAN BE OBTAINED AND GENERALLY ACCEPTED TRADE PRACTICES.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE CITY OF INDIANAPOLIS'S STORM WATER DESIGN & CONSTRUCTION SPECIFICATIONS MANUAL.
3. NO SURVEY HAS BEEN PROVIDED FOR THIS SITE. SITE FEATURES AND TOPOGRAPHIC DATA HAVE BEEN DERIVED FROM AERIAL PHOTOGRAPHIC, CLOUDY DAY, 2015. CONTRACTORS SHALL BE RESPONSIBLE FOR RELIABLE MEANS OF INVESTIGATION. ALL EXISTING FEATURES INCLUDING GROUND ELEVATIONS, DRAINAGE PATTERNS, EXISTING UTILITIES AND CONDITIONS, ETC.
4. ALL SITE UTILITIES ARE PREMISED TO BE EXISTING. UNLESS NOTED OTHERWISE, CORRODATE SITE UTILITIES WITH MECHANICAL, ELECTRICAL, AND PLUMBING. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPASSES AS REQUIRED TO PROVIDE SERVICES INCLUDING BUT NOT LIMITED TO WATER SUPPLY, SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL, GAS, AND TELEPHONE. THERE IS NO SERVICE, AND NO TELECOMMUNICATIONS.
5. THE SCOPE OF WORK IS DESIGN-BUILD IN NATURE. ALL ALL CONDITIONS, CONNECTIONS FOR NOT ALL CONDITIONS. CONTRACTORS SHALL DETERMINE THE BEST MEANS FOR ACHIEVING THE INTENDED DESIGN INTENT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S ARCHITECT. CONTRACTORS SHALL BE RESPONSIBLE FOR WORK SUCH THAT ALL DISCREPANCIES CAN BE CORRECTED AS FEASIBLE. CONTRACTORS SHALL BE RESPONSIBLE FOR ANNUALLY IMPACTING THE CONSTRUCTION SCHEDULE AND BUDGET. FUTURE PROJECTS WILL BEAR AN INHERENT RISK OF INADEQUATE LIABILITY FOR THE CONSTRUCTION OF THIS PROJECT.

SITE DATA	
LOT AREA	94,453 S.F. (2.16 ACRES)
PARCEL SIZE	
<u>TOTAL BLDG AREA</u>	
EXISTING HOME FOOTPRINT AREA	3,475 SQ. FT.
EXISTING BUILDING FOOTPRINT AREA	175 SQ. FT.
EXISTING GARAGE FOOTPRINT AREA	1,089 SQ. FT.
TOTAL DEVELOPED AREA	4,889 SQ. FT.
OPEN SPACE PERCENTAGE	95.05%



7431 W 34th St,
Indianapolis, IN 46214

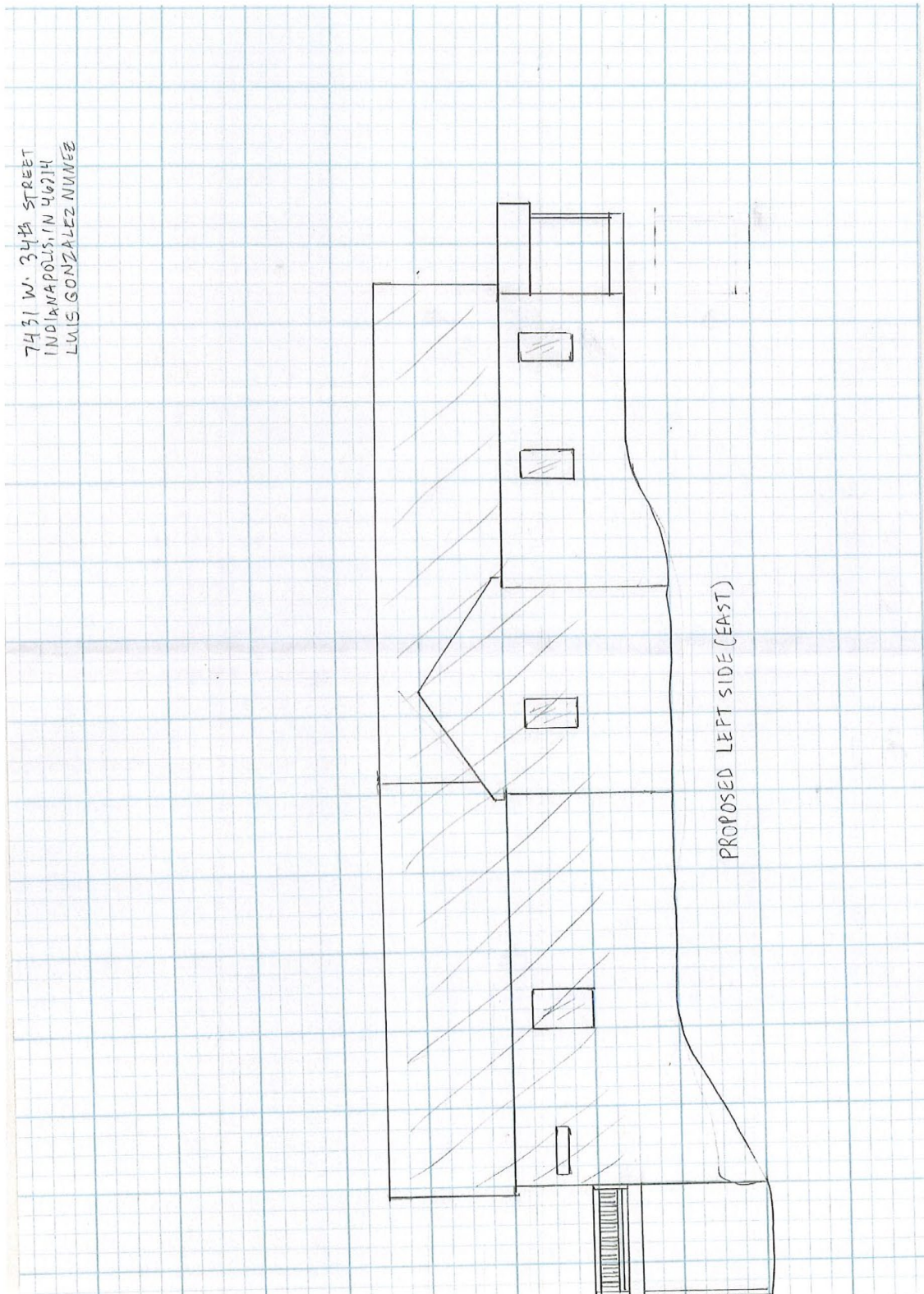
DRAWN BY
Fausto Limon

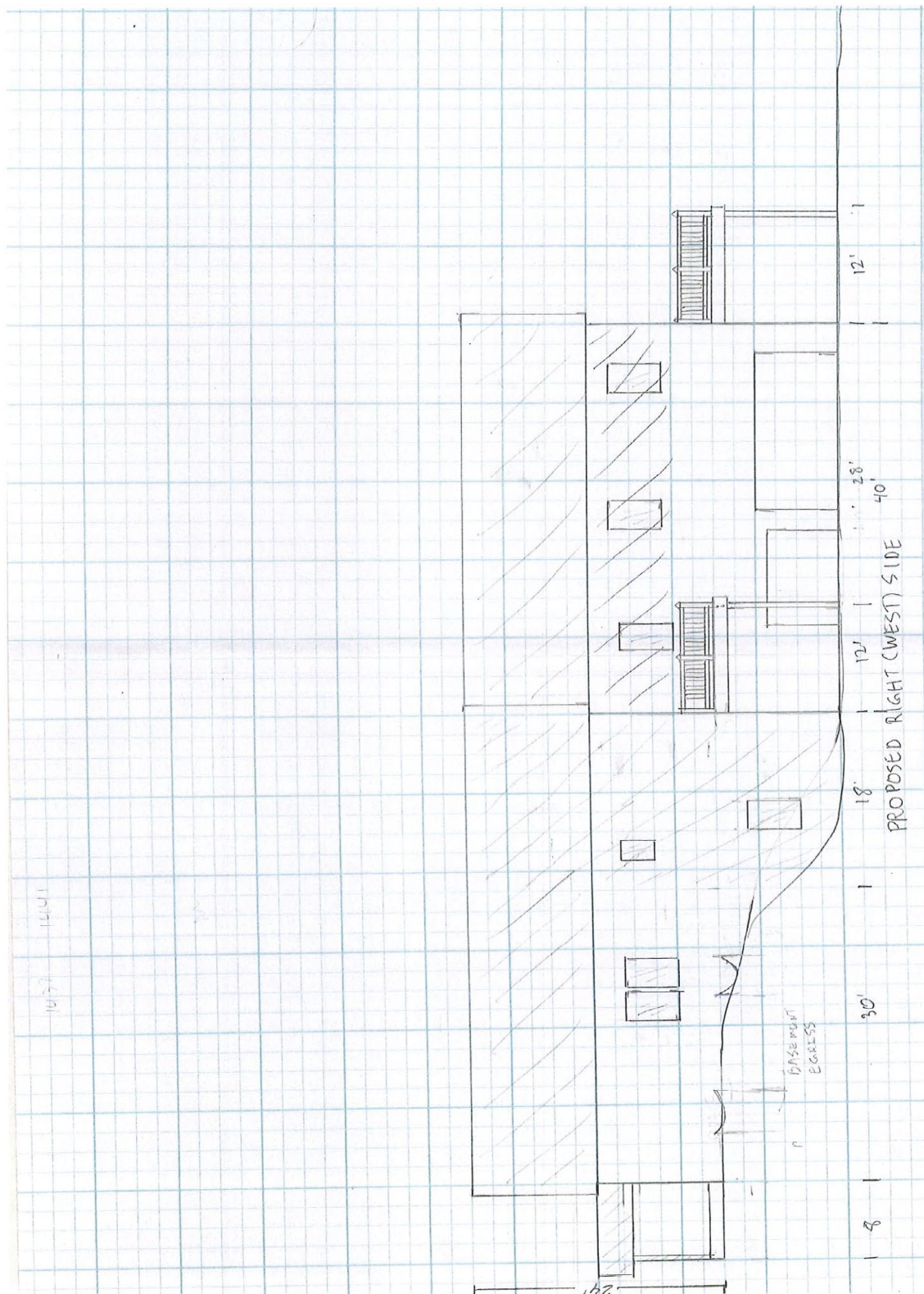
DATE
MAY 24, 2026

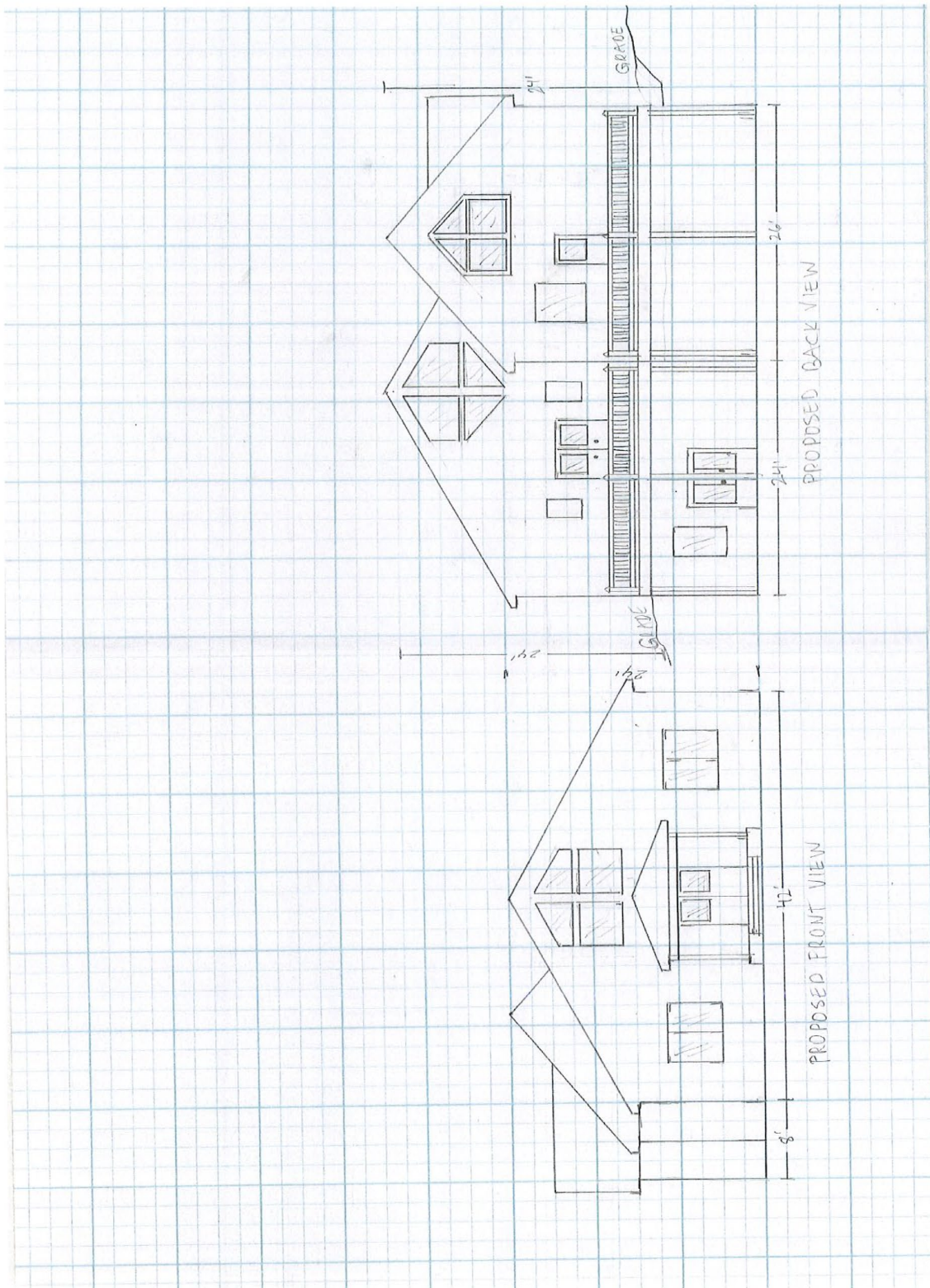
AMENDMENT
0410

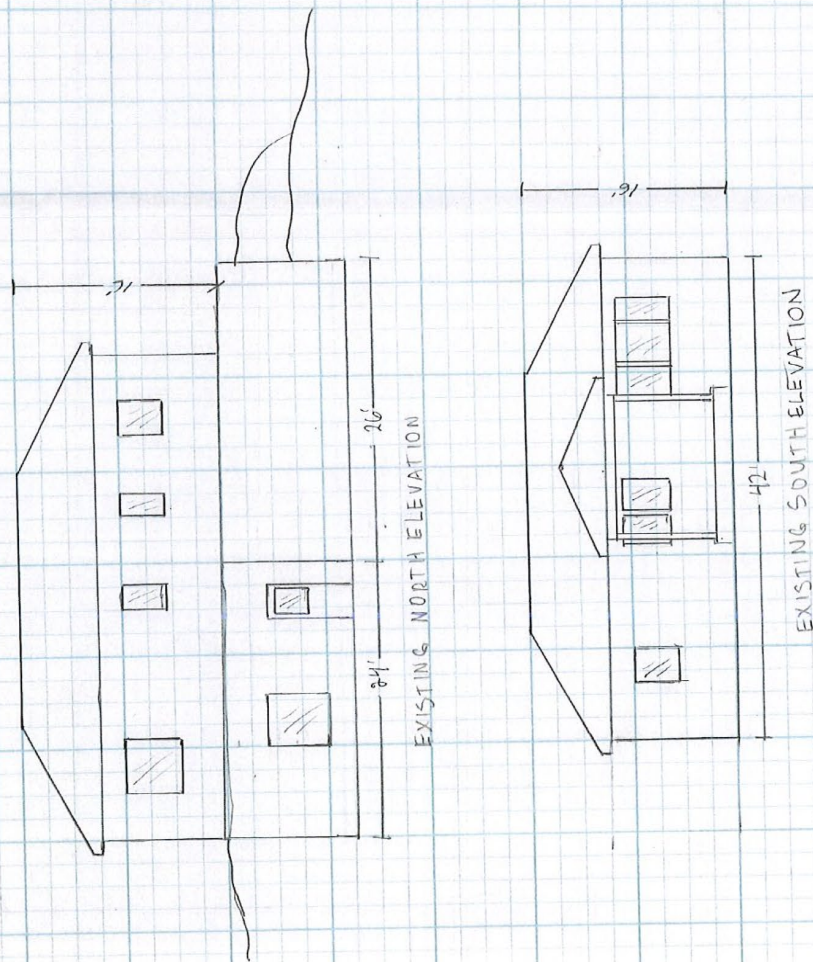
CERTIFIED BY

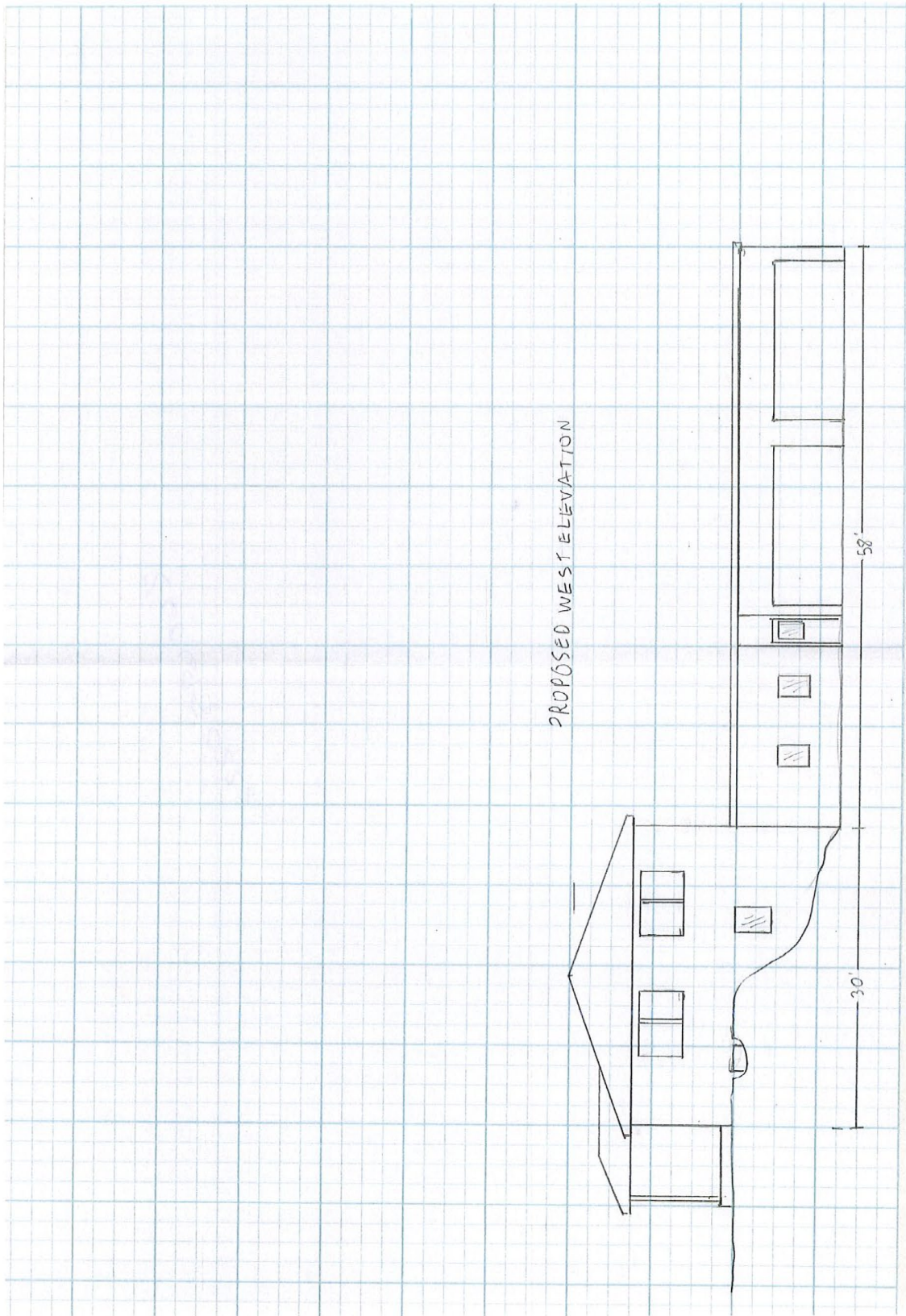
Existing
Site Plan
SCALE: 1/64" = 1'-0"
C2.1
NORTH













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

Petition Number _____

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

FINDINGS OF FACT

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

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

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

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

The proposed addition and garage share many characteristics of the surrounding adjacent neighbors with a compatible and conforming value, design, and overall scale. The proposed residential project will disturb less than one acre of the overall 2 acre tract leaving the majority of the property in open space.

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

The proposed residential development provides sufficient multi-modal access consistent with a large scale estate type property. All access to the structure shall be along the existing paved driveway.

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

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

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

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

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

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

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

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

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



View looking east along West 34th Street



View looking west along West 34th Street



View of site looking south across West 34th Street



View of site looking south across West 34th Street



View of site looking southwest across West 34th Street



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-MOD-005
Property Address: 7445 Kentucky Avenue
Location: Decatur Township, Council District #21
Petitioner: Mann Properties, LLC, by Dustin Stevenson (GPD Group, Inc).
Current Zoning: C-S
Request: Modification of the C-S Statement related to 2022-ZON-112, item A. Commercial Area, 2. Site Development to allow for 130 parking spaces (development standards of C-3 district shall be required with a maximum of 78 parking spaces permitted).
Current Land Use: Undeveloped
Staff Recommendations: Approval of the modification request.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this modification request.

STAFF RECOMMENDATION

Staff recommends approval of the modification request.

PETITION OVERVIEW

This 2.18-acre site, zoned C-S, is undeveloped. It is surrounded by undeveloped land to north; Camby Village Boulevard right-of-way to the south, residential uses (undergoing development) to the east; and Kentucky Avenue right-of-way to the to the west, all zoned C-S.

Petition 2022-ZON-112 rezoned this site to the C-S district to provide for commercial and residential uses.

MODIFICATION

The request would modify the C-S Statement related to 2022-ZON-112. The C-S Statement required that commercial development would comply with the C-3 District development standards. See Exhibit A, item A. Commercial area, 2. Site Development.



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The modification would allow for 130 parking spaces when 78 parking spaces would be the maximum number of parking spaces permitted by the Ordinance.

The request would represent an approximately 60% increase in the maximum number of parking spaces. However, given the location of this proposed development and the lack of public transportation, staff believes the request for additional parking spaces would be reasonable and supportable. The only option available for customers to visit the restaurant would be vehicular travel.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	C-S	Undeveloped
South:	C-S	Camby Village Boulevard right-of-way
East:	C-S	Residential uses
West:	C-S	Kentucky Avenue right-of-way
Thoroughfare Plan		
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.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	May 28, 2026	
Site Plan (Amended)	N/A	
Elevations	May 28, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	May 28, 2026	



Department of Metropolitan Development Division of Planning Current Planning

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.

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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.



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

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.



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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**.

VICINITY

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

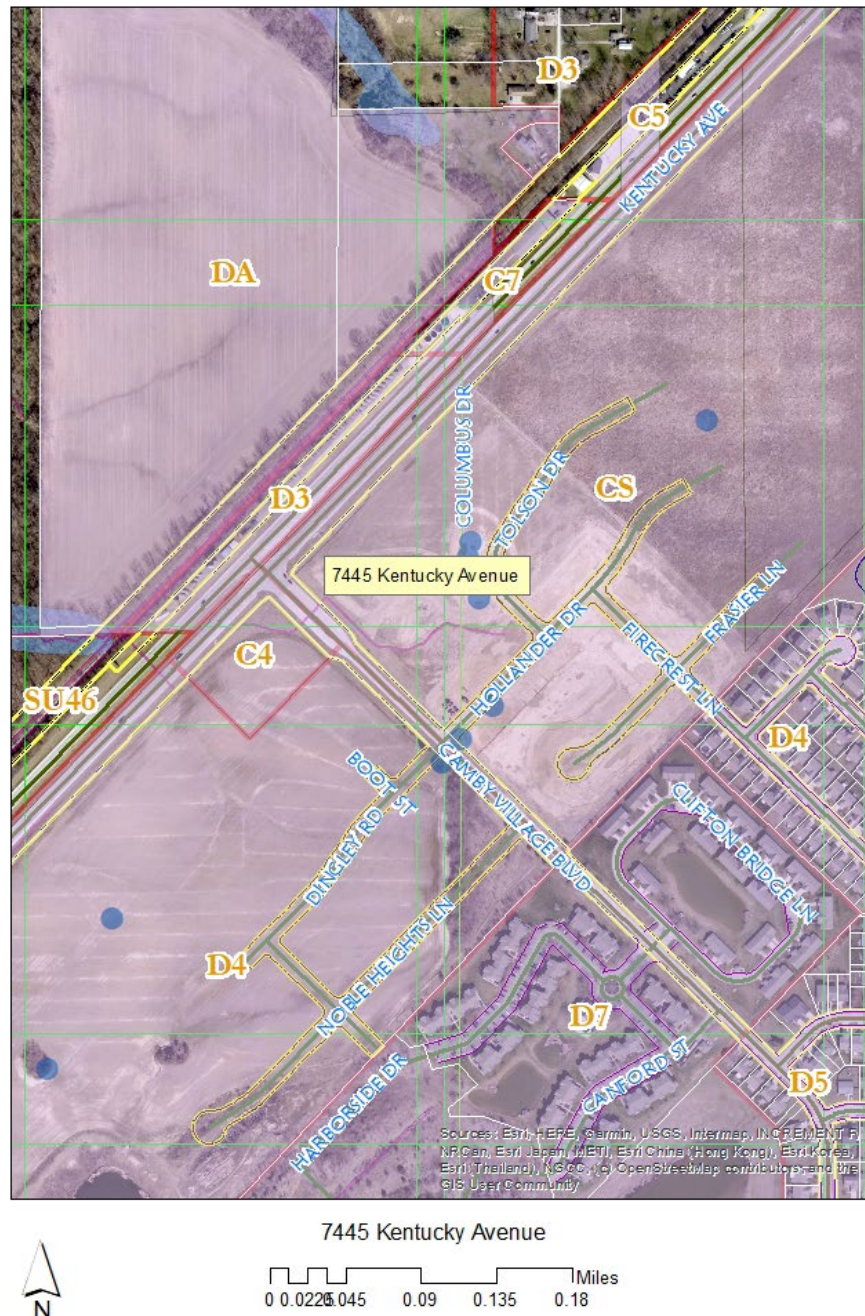


EXHIBIT A

Third Amended C-S Statement

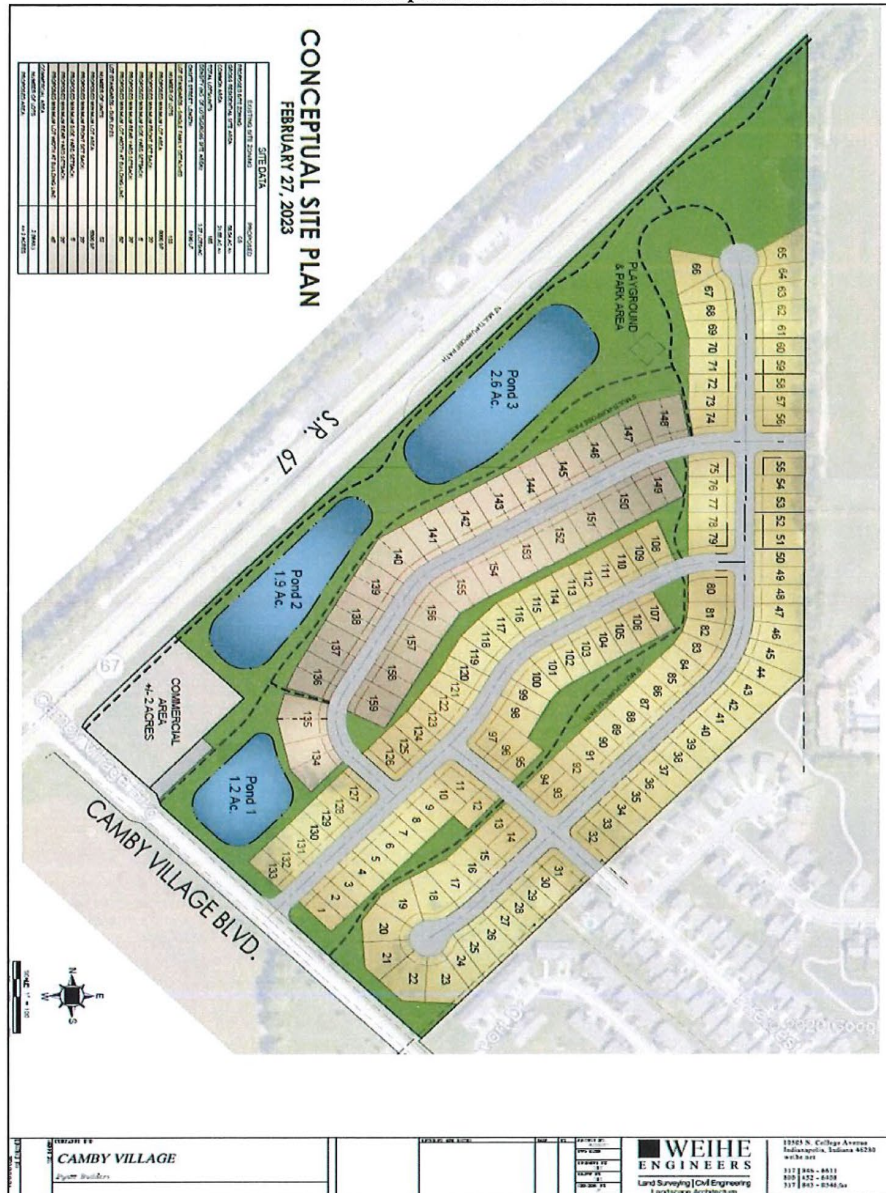
Petitioner respectfully requests that the approximately 58.5 acre +/- site (the "Site") located at the northeast corner of Kentucky Avenue and Camby Village Boulevard (the "Intersection") be rezoned to the C-S district to provide for residential and commercial uses on the Site.

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:







FRONT ELEVATION

STONE VENEER CORONADO STONE APPALACHIAN FIELDSTONE ROUGH CUT WOODSTONE ROUGH CUT WOODSTONE GROUT COLOR: LATICRETE #24 "NATURAL GRAY"	STONE VENEER CORONADO STONE ROUGH CUT WOODSTONE ROUGH CUT WOODSTONE GROUT COLOR: LATICRETE #93 "WINK"	CONCRETE ROOF TILE EAGLE ROOF TILE CAPSTRAND CAPSTRAND "OLIVE GARDEN BLEND"	STANDING SEAM METAL ROOF EXCEPTIONAL METALS COLOR: "MEDIUM BRONZE"	PAINT (WOOD TRIM & FASCIA) BENJAMIN MOORE 2112-10 "MINK"	BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" GROUT COLOR: 90% "SANTILLO", 10% "FERRARA BLEND"
PRE-FINISH PAINT (DOORS & WINDOWS) "DARK BRONZE"	BRICK CLINKERS CORONADO STONE THIN TUMBLED BRICK 2 1/8" X 8"	CNU BENJAMIN MOORE 2112-10 "MINK"			



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REAR ELEVATION

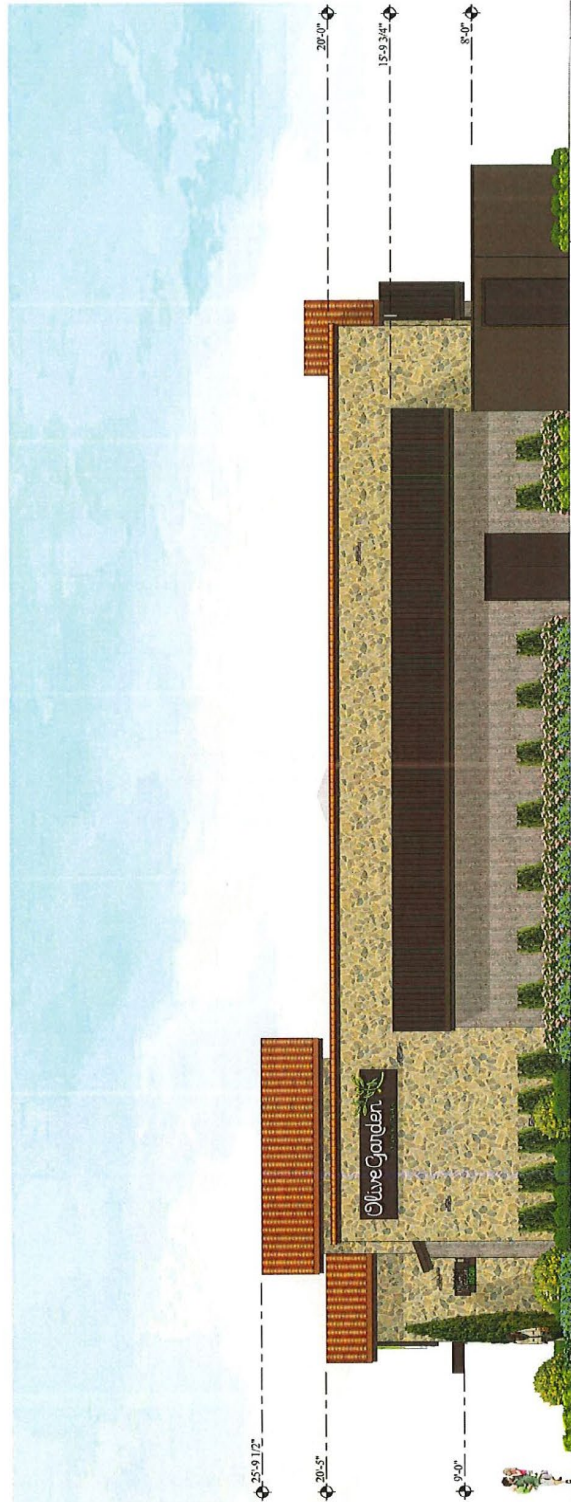
	STONE VENEER CORONADO STONE APPALACHIAN FIELDSTONE "NATURAL GRAY" GROUT COLOR: GRAY LATICRETE #24 "NATURAL GRAY"		STONE VENEER CORONADO STONE ROUGH CUT WOODSTONE "NATURAL GRAY" GROUT COLOR: GRAY LATICRETE #95 "MINK"		CONCRETE ROOF TILE EAGLE ROOF TILE CARSTRAND "OLIVE GARDEN BLEND"		STANDING SEAM METAL ROOF EXCEPTIONAL METALS COLOR: "MEDIUM BRONZE"		BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" "NATURAL GRAY" 90% "SATILLO" - 10% "FERRODA BLEND"
	PRE-FINISH PAINT (DOORS & WINDOWS) "DARK BRONZE"		BRICK CLINKERS CORONADO STONE THIN TUMBLED BRICK 2 1/8" X 4"		CMU BENJAMIN MOORE 2112-10 "MINK"		PAINT (WOOD TRIM & FASCIA) BENJAMIN MOORE 2112-10 "MINK"		BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" "NATURAL GRAY" 90% "SATILLO" - 10% "FERRODA BLEND"



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RIGHT ELEVATION

	STONE VENEER CORONADO STONE APPALACHIAN FIELDSTONE "MOUNTAIN SUNSET" LATICRETE #64 "NATURAL GRAY"		STONE VENEER CORONADO STONE ROUGH CUT WOODSTONE "RUSTIC CEDAR" LATICRETE #95 "MINK"		CONCRETE ROOF TILE EAGLE ROOF TILE CAPSTRANO "OLIVE GARDEN BLEND"		STANDING SEAM METAL ROOF EXCEPTIONAL METALS COLOR: "MEDIUM BRONZE"		PAINT (WOOD TRIM & FASCIA) BENJAMIN MOORE 2112-10 "MINK"		BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" 90% "SALTILLO", 10% "FERROVA BLEND"
	PRE-FINISH PAINT (DOORS & WINDOWS) "DARK BRONZE"		BRICK CLINKERS CORONADO STONE THIN TUMBLED BRICK 2 1/8" X 8"		CMU BENJAMIN MOORE 2112-10 "MINK"						



ITALIAN RESTAURANT

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LEFT ELEVATION

STONE VENEER CORONADO STONE APPALACHIAN FIELDSTONE ROUGH CUT WOODSTONE GROUT COLOR: LATCRETE #24 "NATURAL GRAY"	STONE VENEER CORONADO STONE ROUGH CUT WOODSTONE GROUT COLOR: LATCRETE #95 "MINK"	CONCRETE ROOF TILE EAGLE ROOF TILE CAPETANO "OLIVE GARDEN BLEND"	STANDING SEAM METAL ROOF EXCEPTIONAL METALS COLOR: "MEDIUM BRONZE"	PAINT (WOOD TRIM & FASCIA) BENJAMIN MOORE 2112-10 "MINK"	BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" GROUT COLOR: 95% "SANTILLO", 10% "FERRARA BLEND"
PRE-FINISH PAINT (DOORS & WINDOWS) "DARK BRONZE"	BRICK CLINKERS CORONADO STONE THIN TUMBLER BRICK 2 1/4" X 8"	CMU BENJAMIN MOORE 2112-10 "MINK"			



ITALIAN RESTAURANT

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View looking north along Kentucky Avenue



View looking south along Kentucky Avenue



View of site looking north across Camby Village Boulevard



View of site looking north across Camby Village Boulevard



View of ongoing development of the residential areas to the east of the site

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-ZON-047
Address: 448 North Kealing Avenue (*Approximate Address*)
Location: Center Township, Council District #13
Petitioner: Willie Whiteside Jr., by Roger Upchurch
Request: Rezoning of 0.1-acre from the C-1 district to the D-5 district to provide for a single-family dwelling.

Staff Recommendations: Approval
Current Land Use: Undeveloped lot
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 0.01-acre site is comprised of an undeveloped parcel. The site is surrounded by single-family dwellings zoned C-1, to the north and west, and single-family dwelling zoned D-5 to the south. A commercial accessory parking lot zoned C-S is adjacent to the East.

REZONING

The request would rezone the property to the D-5 district to allow for residential uses that are not permitted in the existing C-1 district.

The C-1 district is designed to perform two functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt. Since the buildings for office, office-type and public and semipublic uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts – if designed accordingly. This district, with its offices and other buffer type

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uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.

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

STAFF ANALYSIS

The request would rezone the property to the D-5 district to allow for development of a residential use that is similar to what is existing in the surrounding area.

Staff is supportive of the rezoning because it would allow for commercial development that is compatible with the adjacent residential protected districts. The rezoning would also align with the Traditional Neighborhood recommendation of the Comprehensive Plan.

GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Overlay	N/A	
Surrounding Context	Zoning	Surrounding Context
	North: C-1	Two-family dwelling
	South: D-5	Two-family dwelling
	East: C-S	Commercial accessory parking lot
	West: C-1	Single-family dwelling
Thoroughfare Plan		
Kealing Avenue	Local Street	60-foot existing and proposed right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	N/A	
Wellfield Protection Area	N/A	
Site Plan	April 30, 2026	
Elevations	N/A	
Landscape Plan	N/A	
Commitments	N/A	
Findings of Fact	N/A	
C-S / D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends the Traditional Neighborhood typology provides for low intensity commercial and office uses that serve nearby neighborhoods. These uses are usually in freestanding

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buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Traditional Neighborhood Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.

Small-Scale Offices, Retailing, and Personal or Professional Services

- Outdoor display of merchandise should be limited.
- If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
- Should be located along an arterial or collector street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

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

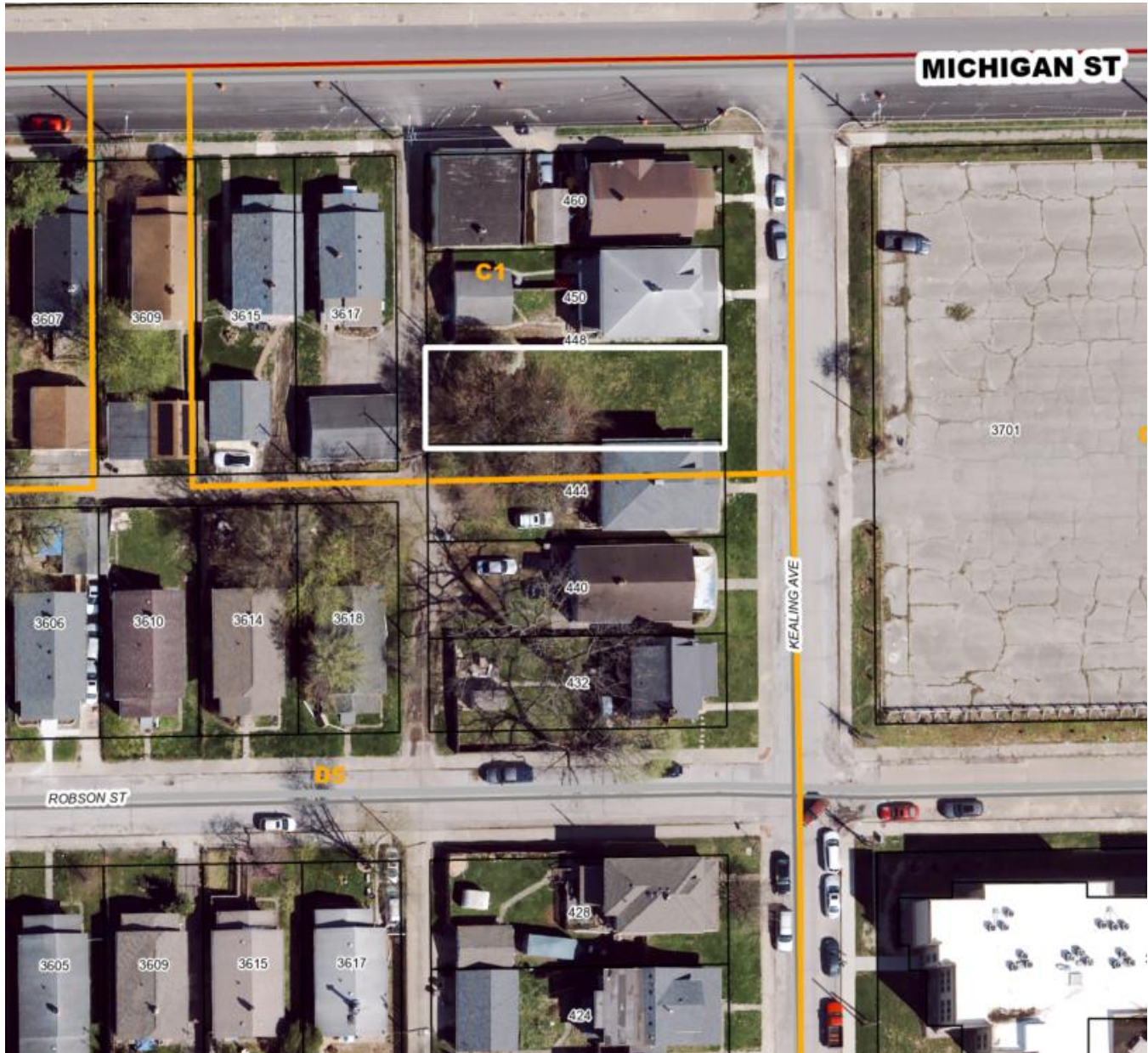
2026-ZON-020 / 2026-VAR-003; 3520 Robson Street (west of site), requested the Rezoning of 0.078-acre from the I-4 district to the D-5 district to provide for residential uses, **approved**. Requested a Variance of Development Standards to provide for an expansion of the existing dwelling, with a zero-foot front setback, a zero-foot east side setback, and a 14-foot rear setback, **granted**.

2019-ZON-084; 3609 East Michigan Street (west of site), requested the rezoning of 0.11 acre from the C-1 district to the D-5 district, **approved**.

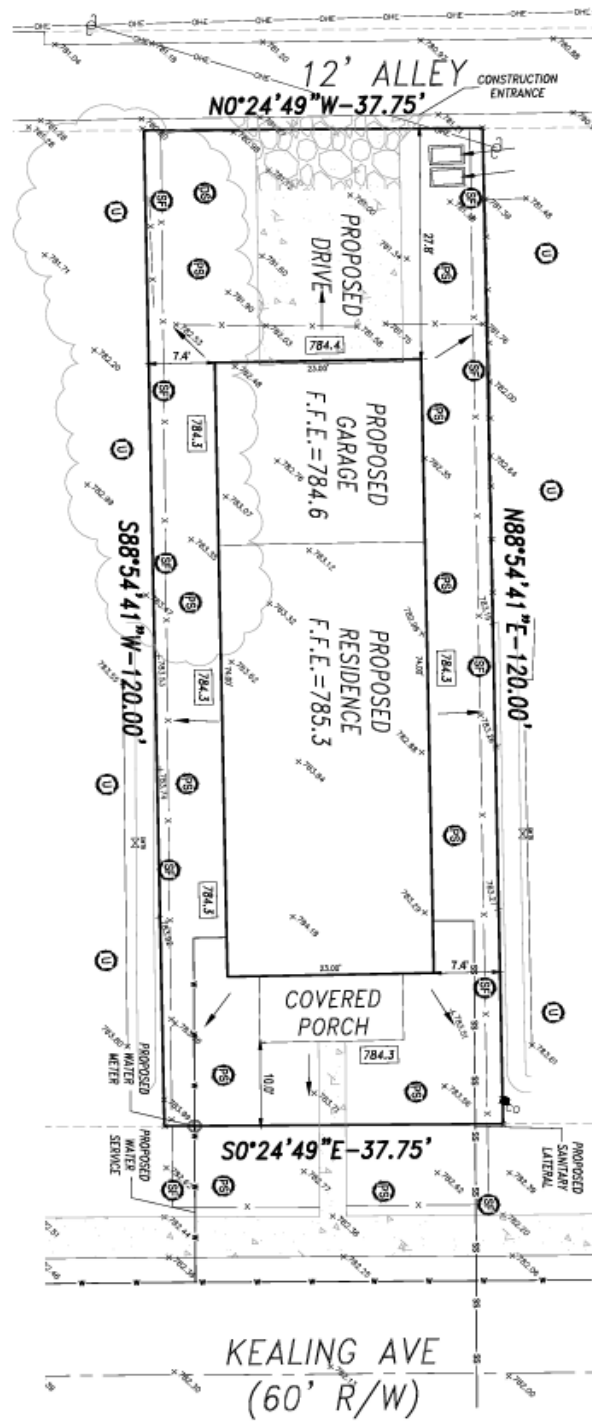
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EXHIBITS

LOCATION MAP



SITE PLAN



PHOTOS



Photo of subject site, looking east from Kealing Avenue.



Photo of adjacent residential properties to the north, looking northwest.

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Photo of adjacent residential properties to the south, looking southwest.



Photo of adjacent commercial parking lot property to the east.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-ZON-053
Property Address: 230 West Morris Street
Location: Center Township, Council District #18
Petitioner: Bana Properties, LLC, by Goitom Beyen
Current Zoning: C-1
Request: Rezoning of 0.33-acre from the C-1 district to the D-7 district to provide for residential development.
Current Land Use: Religious structures
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

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

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
2. The site shall be developed in substantial compliance with the site plan, file-dated June 6, 2026.

PETITION OVERVIEW

This 0.33-acre site, zoned C-1, is undergoing renovation and surrounded by a single-family dwelling to the north, zoned D-8; a two-family and single-family dwellings to the south, across West Morris Street, zoned D-8; single-family dwellings and vacant land to the east, across Church Street, zoned D-8 and C-1, respectively; and a single-family dwelling to the west, zoned D-8.

REZONING

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

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

The Comprehensive Plan recommends traditional neighborhood typology for the site.

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

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;

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3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

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

Planning Analysis

The project description, file-dated June 6, 2026, states that the existing buildings would provide up to seven townhome dwelling units. See Exhibit A.

This request would align with the Plan recommendation of traditional neighborhood and would support the need for housing in the neighborhood. Furthermore adaptive reuse of the historic existing structures would maintain the neighborhood character, while responding to changes in the current neighborhood needs.

GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Religious structures	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-8	Single-family dwelling
South:	D-8	Single-family / two family dwellings
East:	D-8 / C-1	Single-family dwelling / vacant land
West:	D-8	Single-family dwelling
Thoroughfare Plan		
West Morris Street	Primary arterial	Existing 62-foot right-of-way and proposed 78-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	June 6, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	

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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types –Traditional Neighborhood Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Conditions for All Housing

- A mix of housing types is encouraged.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Primary structures should be no more than one and a half times the height of other adjacent primary structures.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Attached Housing (defined as duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium).

- Duplexes should be located on corner lots, with entrances located on different sides of the lot.
- It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.
- If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes but should not make up more than 25% of the primary residential structures on a block.

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.”

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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

None.

EXHIBITS



230 West Morris Street

00.003125 0.0075 0.015 0.0225 0.03 Miles

Sanborn 1915



230 West Morris Street



00.0040 00095 0.019 0.0285 0.038 Miles

Department of Metropolitan Development
 Division of Planning
 Current Planning

Montgomery Architects
 6235 North Shore Drive
 Unionville, Indiana 47655
 100@montgomeryarch.com
 Cell: 765.215.0152
 www.montgomeryarch.com

K. Ian Montgomery
 Architect

Morris Street

Townhomes

230 West
Morris Street
Indianapolis,
Indiana

Site Plan

K. Ian Montgomery

DATE	DESCRIPTION
11/19/2024	REVISED

DATE	BY	REVISION
11/19/2024	KIM	REVISED

Project Number: 10001

Site Plan
A1-0

Sheet	Sheet Name
A1-0	Site Plan
A1-1	Plot Plan
A1-2	Foundation Plan
A1-3	General Notes
A1-4	Foundation & Footing
A1-5	Foundation & Footing
A1-6	Foundation & Footing
A1-7	Foundation & Footing
A1-8	Foundation & Footing
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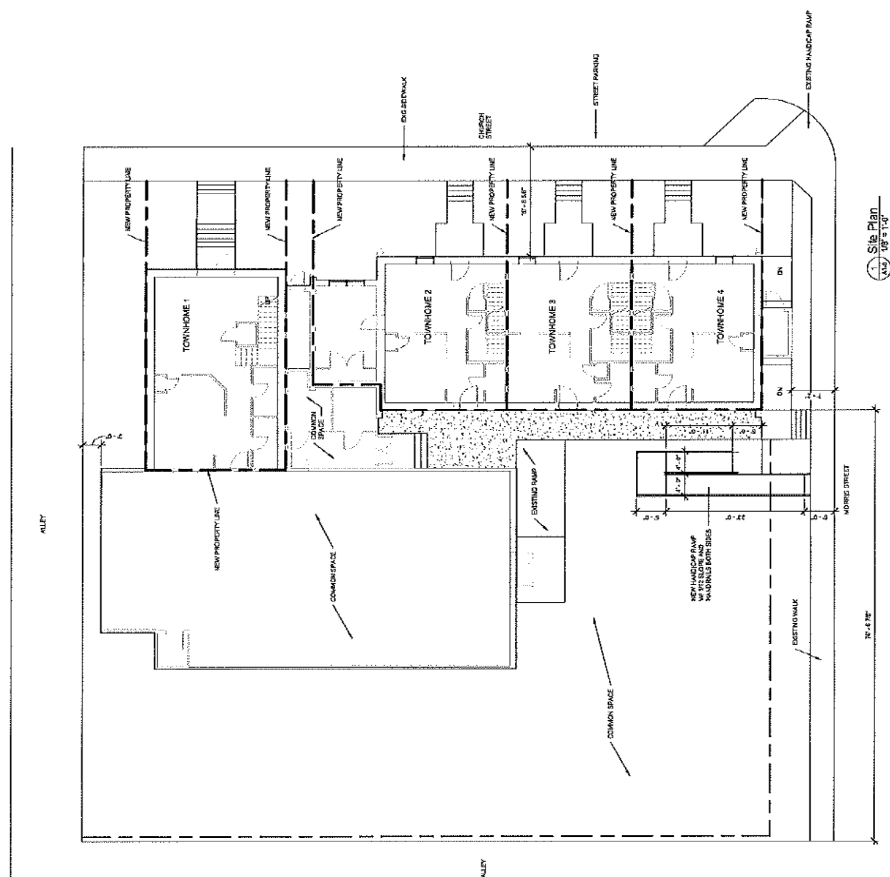
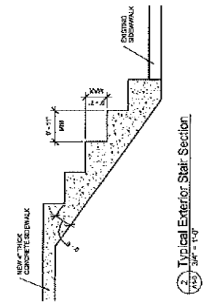


EXHIBIT A

BANA PROPERTIES LLC

Rezoning Petition | 230 W Morris Street, Indianapolis, IN 46225

Page 1

NARRATIVE JUSTIFICATION

Rezoning Petition — C-1 to D-7

230 W Morris Street, Indianapolis, Indiana 46225 | May 29, 2026

FROM: Bana Properties LLC
Goitom E. Beyen, Manager
230 W Morris Street, Indianapolis, IN 46225

TO: Department of Metropolitan Development
Division of Current Planning
City of Indianapolis and Marion County, IN 46204

Re: Rezoning Petition | 230 W Morris Street, Indianapolis, IN 46225
Request: C-1 (Local Commercial) to D-7 (Multi-Family Residential)
Owner: Bana Properties LLC | **Contact:** Goitom E. Beyen, Manager

I. INTRODUCTION

Bana Properties LLC respectfully submits this narrative in support of its petition to rezone the property located at 230 W Morris Street, Indianapolis, Indiana 46225 (legally described as MC Carlys Sub L111 Thru L114 West Part OL120, Section 11, Township 15, Range 03, Marion County, Indiana) from C-1 (Local Commercial) to D-7 (Multi-Family Residential).

This petition seeks to align the official zoning classification of the property with its approved and actively permitted residential use, consistent with the character of the surrounding neighborhood and the City of Indianapolis's broader housing and neighborhood revitalization goals.

II. BACKGROUND AND OWNERSHIP HISTORY

Bana Properties LLC acquired 230 W Morris Street on May 29, 2020, via Corporate Quitclaim Deed recorded in the Office of the Recorder of Marion County, Indiana. The property has been under continuous ownership and active development by Bana Properties LLC for approximately six (6) years.

Structure	Former Use	Planned Residential Use	Units
Primary Building	Church Sanctuary	Townhome Conversion	4 units
Secondary Building	Church Cafeteria	Townhome Conversion	Up to 3 units
Total			Up to 7 units

III. CURRENT DEVELOPMENT STATUS

Following acquisition, Bana Properties LLC diligently pursued all required approvals to convert the primary structure into residential townhome units. An active building permit was obtained from the City of Indianapolis Department of Business and Neighborhood Services (BNS) for the conversion of the primary structure into four (4) townhome

BANA PROPERTIES LLC

Rezoning Petition | 230 W Morris Street, Indianapolis, IN 46225

Page 2

dwelling units.

Construction is currently underway and has progressed to the pre-drywall stage on three (3) of the four (4) permitted units. The current rezoning petition was identified as a necessary step during the scheduling of the pre-drywall inspection, at which point city staff identified a mismatch between the active residential building permit and the existing C-1 zoning classification.

Bana Properties LLC is filing this petition in good faith and in full cooperation with the Department of Metropolitan Development to cure this administrative inconsistency and bring the property into complete zoning compliance.

IV. COMPATIBILITY WITH SURROUNDING NEIGHBORHOOD

The subject property is situated within and immediately surrounded by established residential neighborhoods. The existing land use pattern in the area is predominantly residential in character, making the requested D-7 classification a natural and compatible fit for this location.

The conversion of a vacant former church facility and its ancillary cafeteria building into townhome dwelling units represents:

- A transition from a non-operating commercial/institutional use to an active residential use consistent with surrounding properties.
- Elimination of a long-vacant structure that has contributed no economic or community activity to the neighborhood.
- Reinvestment in an underutilized parcel through substantial construction activity already underway, demonstrating the owner's commitment to the community.

V. COMMUNITY AND HOUSING BENEFIT

The development of up to seven (7) townhome units for lease at 230 W Morris Street directly supports several community and municipal priorities:

Community Benefit	Detail
Housing Stock Expansion	Adds up to 7 new residential units to the Indianapolis housing supply.
Neighborhood Revitalization	Converts a long-vacant former church into productive residential use.
Infill Development	Utilizes existing structures on an established urban lot — no greenfield impact.
Affordable Rental Housing	Townhome units available for lease support workforce and rental housing needs.
Property Value Improvement	Active residential development improves the visual and economic character of the block.

These outcomes are consistent with the City of Indianapolis's commitment to expanding housing access, supporting neighborhood reinvestment, and encouraging responsible infill development throughout Marion County.

BANA PROPERTIES LLC

Rezoning Petition | 230 W Morris Street, Indianapolis, IN 46225

Page 3

VI. STATEMENT OF COMPLIANCE

Bana Properties LLC commits to the following in connection with this rezoning petition:

1. The property shall be developed and used solely for residential purposes, consisting of townhome dwelling units for lease, not to exceed seven (7) total units across both structures.
2. The primary structure shall be completed in substantial conformance with the active building permit issued by the City of Indianapolis BNS.
3. The secondary structure (former cafeteria) shall be converted to residential use subject to all required permits and approvals from BNS.
4. All required parking, utilities, and site improvements shall comply with D-7 zoning district requirements under the Consolidated Zoning and Subdivision Ordinance of Marion County, Indiana.
5. The owner agrees to abide by all Open Occupancy and Equal Employment Opportunity commitments required by MDC Resolution No. 85-R-69, 1985.

VII. CONCLUSION

The rezoning of 230 W Morris Street from C-1 to D-7 is consistent with the surrounding residential neighborhood, supported by an active building permit, and advances the City of Indianapolis's housing and neighborhood revitalization goals.

Bana Properties LLC respectfully requests the favorable consideration and timely approval of this petition so that construction may proceed without further interruption, and the community may benefit from the addition of quality townhome rental units to this neighborhood.

Respectfully submitted,

Goitom E. Beyen, Manager

Bana Properties LLC
230 W Morris Street
Indianapolis, Indiana 46225

Date

Department of Metropolitan Development
Division of Planning
Current Planning



View looking east along West Morris Street



View looking west along West Morris Street

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



View looking north across intersection of West Morris Street and Church Street



View looking northeast across intersection of West Morris Street and Church Street



View of site looking north across West Morris Street



View of site looking northwest across West Morris Street



View of site looking west across Church Street



View of site looking northwest across Church Street



View of site looking southwest



View of site looking south from east / west alley

Department of Metropolitan Development
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Current Planning



View of site looking southeast from north / south alley



View looking east from north / south alley

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-ZON-054
Property Address: 2506 Prospect Street
Location: Center Township, Council District #18
Petitioner: Susan Mitchell, by Antonio Amaryllis
Current Zoning: I-3
Request: Rezoning of 0.10-acre from the I-3 district to the D-5 district to provide for residential uses.
Current Land Use: Single-family dwelling
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval of the rezoning request.

PETITION OVERVIEW

This 0.10-acre site, zoned I-3, is developed with a single-family dwelling surrounded by industrial uses to the north, zoned I-3; vacant land to the south, across Prospect Street, zoned D-5; and single-family dwellings to the east and west, zoned I-3.

REZONING

The request would rezone the site to the D-5 district to provide for residential development. “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.”

“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

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recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”

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

The Comprehensive Plan recommends traditional neighborhood typology for the site.

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

This request would align with the Plan recommendation of traditional neighborhood and the historical residential use on this site.

Staff also believes it s appropriate to support the historical residential uses and the current ongoing redevelopment efforts in the area.

GENERAL INFORMATION

Existing Zoning	C-1	
Existing Land Use	Single-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	Zoning	Land Use
North:	I-3	Industrial uses
South:	D-5	Vacant land
East:	I-3	Single-family dwelling
West:	I-3	Single-family dwelling
Thoroughfare Plan		
East Prospect Street	Primary arterial	Existing 80-foot right-of-way and proposed 56-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	

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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types –Traditional Neighborhood Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.

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

Conditions for All Housing

- A mix of housing types is encouraged.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Primary structures should be no more than one and a half times the height of other adjacent primary structures.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Detached Housing (detached housing refers to detached single-family homes. While this type of housing may include a secondary dwelling unit (such as a mother-in-law suite or carriage house), the secondary dwelling unit is usually smaller than the primary home and the entire property is under a single ownership).

- The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
- Secondary units are encouraged.
- Lots should be no larger than one and a half times the adjacent lots.

Red Line / Blue Line / Purple Line TOD Strategic Plan

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

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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.

ZONING HISTORY

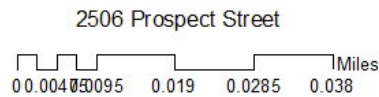
2026-ZON-040; 2422 & 2430 Prospect Street (west of site), requested rezoning of 0.23 acre (total across two noncontiguous lots) from the I-3 district to the D-5 district to provide for residential uses, **pending**.

2011-CZN-815 / 2011-CVR-815; 2401 East Prospect Street (west of site), requested rezoning of 0.47-acre from the SU-1 district to the C-3 classification to provide for gasoline station / convenience store; food service; variance of development standards for reduced east side transitional yard, reduced canopy setback from centerline of Keystone Avenue, carryout food service within 10 feet of a protected district, and reduced setback of pylon signs, **approved and granted**.

2010-CZN-805 / 2010-CVR-805; 1037 South Keystone Avenue (north of site), requested rezoning of 3.4 acres from I-3-U district to the I-4-U classification to provide for an automobile crushing business,; **and a** Special Exception and Variance of Development Standards of the Industrial Zoning Ordinance to provide for an automobile crushing business with reduced setback without landscaping, **withdrawn**; legally establish buildings with reduced south side setbacks without landscaping, **approved**.

98-Z-198; 2401-2423 East Prospect Street (west of site), requested rezoning of 1.0 acre from C-4 and D-5 districts to the SU-1 classification to provide for religious uses, **approved**.

EXHIBITS





View looking east along Prospect Street



View looking west along Prospect Street

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View of site looking north across Prospect Street



View of adjacent properties to the east of site looking north across Prospect Street

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-ZON-058
Address: 2950 and 2954 McPherson Street (*Approximate Address*)
Location: Center Township, Council District #8
Petitioner: Arcadia 1 Development, LLC, by Jynell Berkshire
Request: Rezoning of 0.25-acre from the D-5 district to the D-8 district for residential development.

Staff Recommendations: Approval
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

2950 and 2954 McPherson Street were originally part of a previous petition (2026-ZON-012) along with 2946 McPherson Street. Due to a mix-up of the legal notice requirements, these two properties are being heard again in a new separate petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.25-acre site is comprised of two undeveloped parcels. The site is adjacent to single-family attached dwellings and several undeveloped parcels on three sides, all zoned D-5. To the north is a commercial barber shop zoned C-4.

REZONING

This request would rezone the two parcels from the D-5 district to the D-8 district for residential development of single-family attached dwellings that would not be permitted in the exiting D-5 district.

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D-5 is Dwelling District Five, for medium intensity residential development at a typical density of 4.5 units per acre and is not intended for suburban use. Designed for urban, built-up areas of the Community using a rectilinear development pattern to achieve the fine grain of accessibility requisite for all modes of travel. Complete urban public and community facilities are required.

D-8 is Dwelling District Eight, which is a unique district that allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for development that is similar to what is existing in the surrounding area.

The proposed Comprehensive Plan recommendation is for Community Commercial uses. The recommendation of the dwelling district would not align with the Comprehensive Plan but would be in alignment with the surrounding properties as three sides of the site are zoned with dwelling districts as well. In addition, it is believed the current Comprehensive Plan recommendation is a legacy recommendation from a previously proposed project that never materialized.

GENERAL INFORMATION

Existing Zoning	D-5		
Existing Land Use	Undeveloped		
Comprehensive Plan	Community Commercial		
Overlay	N/A		
Surrounding Context	Zoning		Surrounding Context
	North:	C-4	Commercial Barber Shop
	South:	D-8	Undeveloped
	East:	D-5	Single-family attached dwellings and Undeveloped parcels
	West:	D-5	Single-family attached dwellings
Thoroughfare Plan			
	McPherson Street	Local Street	48-foot existing and proposed right-of-way.
Context Area	Compact		
Floodway / Floodway Fringe	N/A		
Wellfield Protection Area	N/A		
Site Plan	N/A		
Elevations	N/A		
Landscape Plan	N/A		
Commitments	N/A		
Findings of Fact	N/A		
C-S / D-P Statement	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Community Commercial

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

Not Applicable to the Site.

ZONING HISTORY

2026-ZON-012 2946 McPherson St (south of site), Rezoning of 0.12-acre from the D-5 district to the D-8 district for residential development, **approved**.

2025-CZN-821 / 2025-CPL-821; 2833 McPherson Street (south of site), Rezoning of 0.11-acre from the D-5 district to the D-8 district to provide for a single-family attached dwelling structure, **approved**.

2024-ZON-044; 2712 Winthrop Avenue (south of site), Rezoning of 2.96 acres from the D-5 district to the D-8 district for residential development, **approved**.

2019-UV3-008; 2942, 2946, 2950 and 2954 McPherson Street (includes subject site), Variance of Use and Development Standards to provide for four, two-family dwellings, with six feet between dwellings, each with a detached garage on 40-foot wide, 5,440-square foot lots, **granted**.

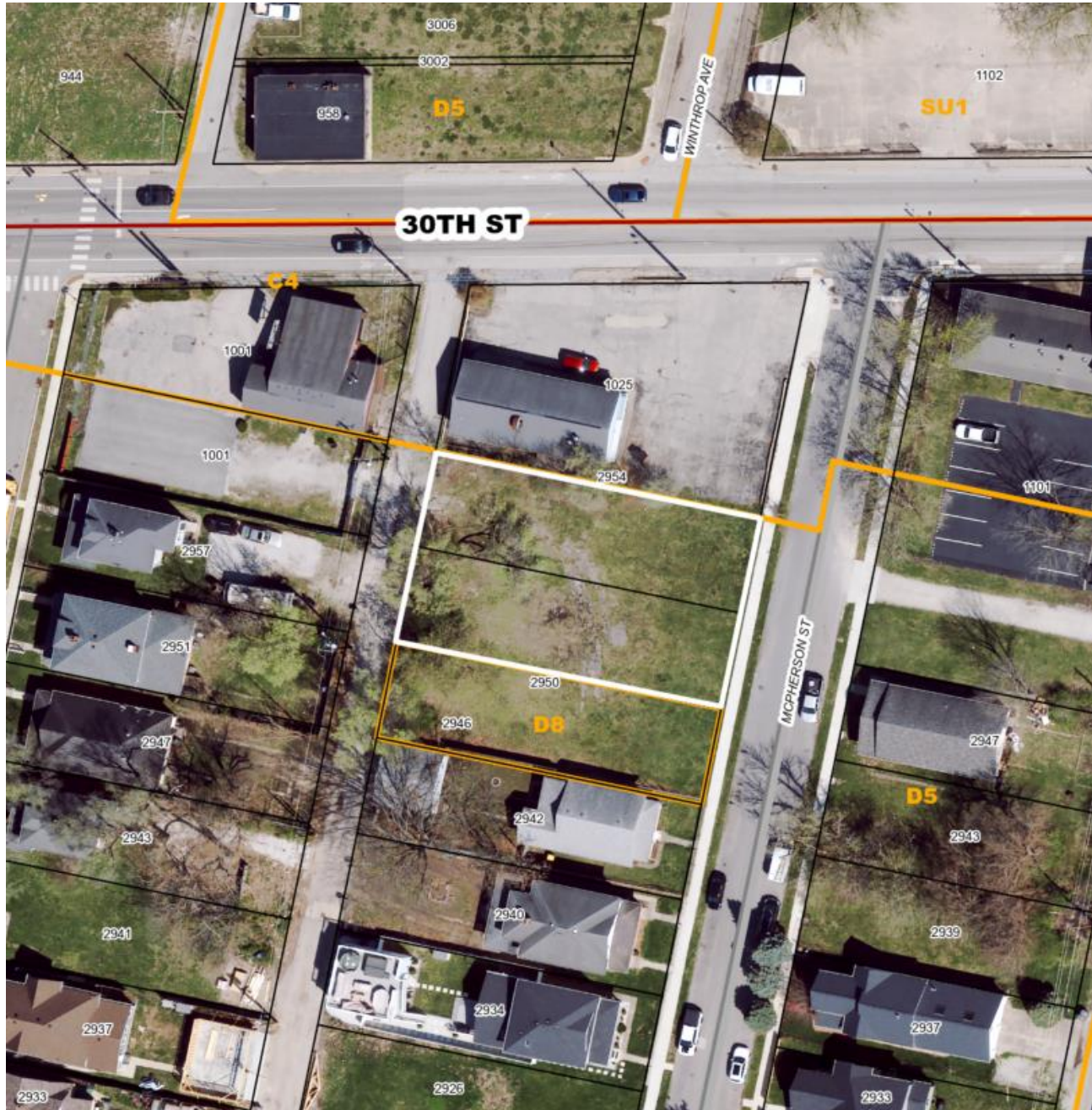
2019-ZON-020; 2942, 2946, 2950 and 2954 McPherson Street (includes a portion of the site), Rezoning of 0.5 acres from the D-5 district to the C-3 Classification, **withdrawn**.

2007-ZON-093; 1150 East 28th Street (southeast of site), Rezoning of 1.58 acres, being in the I-2-U District, to the D-8 classification to provide for residential development, **approved**.

RU

EXHIBITS

LOCATION MAP



PHOTOS



Photo of 2954 McPherson Street, looking west from McPherson Street.



Photo of 2950 McPherson Street, looking west from McPherson Street.

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Photo of adjacent undeveloped property to the south, looking west.



Photo of adjacent residential property to the east.

**Department of Metropolitan Development
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Photo of adjacent commercial property to the north, looking southwest.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-CZN-816 / 2026-CVR-816

Property Address: 4511 Allisonville Road

Location: Washington Township, Council District #8

Petitioner: Broad Ripple Construction, LLC, by Joseph D. Calderon

Current Zoning: MU-1 (FF) (W-1)

Rezoning of 0.21-acre from MU-1 (FF) (W-1) to C-S (FF) (W-1) to provide for a contractor's office, offices, light manufacturing, artisan manufacturing, research and development, consumer services and repair of consumer goods, vocational, technical, or industrial school, medical or dental offices, hair and body salon, financial and insurance offices, and a day care.

Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a reduction of the transparency requirement of the front façade between three feet and eight feet of the wall surface, within 50 feet of a primary entrance (minimum 40% transparency required), and to provide for a six-foot tall fence within the front yard (maximum height of 3.5 feet permitted).

Current Land Use: Parking lot.

Staff Recommendations: Denial of both requests.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner, on her own motion, continued these petitions from the May 14, 2026 hearing, to the May 28, 2026 hearing, to provide time for the petitioner's representative to submit additional information related to the exterior building materials, fencing and proposed uses.

On May 21, 2026, a rendering of the building was submitted. No other information has been submitted and included in this report, but staff understands additional information would be submitted prior to the hearing. Staff will provide comments as appropriate at the hearing.

The Hearing Examiner continued these petitions from the May 28, 2026 hearing, to the June 25, 2026 hearing, at the request of the petitioner's representative to provide time to clarify the dedication of the right-of-way along Allisonville Road and review the impact the dedication would have on development of the site.

July 9, 2026

The Hearing Examiner continued these petitions from the June 25, 2026 hearing, to the July 9, 2026 hearing, at the request of the petitioner's representative and staff, to provide time to clarify the dedication of right-of-way along Allisonville Road and review the updated C-S Statement, site plan and elevations, file-dated June 22, 2026.

The petitioner's representative has agreed to staff's request for dedication of right-of-way along Allisonville Road. Based on the updated C-S Statement, site plan and elevations, staff believes the proposed development would be acceptable and recommends approval, subject to commitments requested by staff and would also include one of the two building renderings that have been submitted.

STAFF RECOMMENDATION

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

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. A 63-foot half right-of-way shall be dedicated along the frontage of Allisonville Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
3. A landscape plan shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

This 0.26-acre site, zoned MU-2 (FF) (W-1), is developed with a parking lot. It is surrounded by a commercial office to the north, zoned MU-1 (W-1); a commercial office to the south, zoned C-S (FF) (W-1); a commercial office to the east, zoned C-S (FF) (W-1); and single- and multi-family dwellings to the west, across Allisonville Road, zoned D-7 (W-1).

REZONING

The request would rezone the site to the C-S district to provide for a commercial contractor. "The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the

broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.”

The Comprehensive Plan recommends office commercial typology for the site.

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

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

Site Plan – March 23, 2026

The site plan and elevations depict a 2,400-square-foot building. Except for the front façade, the building would have solid walls without any openings. Five parking spaces would be provided between the building and Allisonville Road. Sidewalks would be required but are not shown on the site plan.

C-S Statement - March 23, 2026

The C-S Statement identifies eleven primary uses and nine accessory uses that would be permitted on this site.

Development of the site, including landscaping, would be consistent with the provisions of the C-S district and the Ordinance. Because the landscaping plan has not been fully developed, it would be submitted for Administrator Approval.

The sign program would be either a monument or ground sign, wall signs and signs that would be permitted in accordance with the Sign Regulations.

The Statement indicates that the site plan would generally be developed in accordance with the conceptual site plan.

Wellfield Protection Secondary Zoning

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

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

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subject to approval, on behalf of the Commission, by a Technically Qualified Person (TQP), unless exempted by the Ordinance.

“Because of the risk that hazardous materials or objectionable substances pose to groundwater quality, it is recognized that the further regulation of the manufacturing of, handling, transfer, disposal, use or storage of hazardous materials or objectionable substances related to nonresidential use activities is essential in order to preserve public health and economic vitality with Marion County.”

All uses permitted in the applicable primary zoning district shall be those uses permitted in the W-1 and W-5 zoning districts, unless otherwise prohibited by the Ordinance, and provided no other secondary zoning district prohibits the use.

“No building, structure, premises or part thereof shall be altered, constructed, converted, erected, enlarged, extended, modified, or relocated except in conformity with this Section, and not until the proposed Site and Development Plan has been filed with and approved on behalf of the Commission by the Technically Qualified Person (TQP). Regulations found in Chapter 742, Article II, Section 4 shall apply to all land within the Wellfield Protection Zoning Districts. The entire site shall be subject to review by the TQP. These regulations shall be in addition to all other primary and secondary zoning district regulations applicable to such land, and in case of conflict, the more restrictive regulations shall apply.”

The subject site is located within the W-1 Fall Creek wellfield protection area and any use or development within a wellfield protection district would be subject to the Technically Qualified Person (TQP) review and approval, unless and until the property owner provides sufficient justification that the type of use, type of facility, and chemical quantity limits, independent of the land use would be exempt from the requirements for filing a development plan. Otherwise, a development plan would be required to be filed and approved on behalf of the Metropolitan Development Commission by the (TQP). Contaminants that would have an adverse effect would include chemicals that are used in the home, business, industry, and agriculture. Chemicals such as furniture strippers, lawn and garden chemicals, cleaning chemical and solvents, gasoline, oil, and road salt can all contaminate groundwater supplies if poured on the ground or improperly used or stored.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 63-foot half right-of-way along Allisonville Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

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.

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

Environmental public nuisance means:

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

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

Planning Analysis

The Special Commercial district (C-S) is established for the following purposes:

- 1.To encourage a more creative approach in land planning, superior site and structural design and development and an efficient and desirable use of open space.
- 2.To provide for a use of land with high functional value.
- 3.To assure compatibility of land uses, both within the C-S district and with adjacent areas.
- 4.To permit special consideration of property with outstanding features, including, but not limited to, historical, architectural or social significance, unusual topography, landscape amenities, and other special land characteristics.
- 5.To provide maximum adaptability and flexibility in zoning and development controls to meet the changing and diverse needs of the metropolitan area.

Staff believes that development of this site for a building contractor does not align with any of the above purposes that the Ordinance outlines for the C-S district. If approved this request would allow for a minimum of 20 primary and accessory uses, some of which would be industrial uses and many of which would not be compatible with the surrounding land uses.

Staff believes the proposed development of this site, along with the requested variances would result in an industrial use within an industrial compound surrounded by commercial office and residential uses.

VARIANCES OF DEVELOPMENT STANDARDS

This request would provide for two variances of development standards related to building transparency and a six-foot tall fence.

The Ordinance requires a minimum of 40% transparency on the front façade between three feet and eight feet of the wall surface. The front façade would have an overhead door with a narrow horizontal line of windows located approximately in the center of overhead door. There would be two pedestrian doors and a small window between these two doors. It is not clear from the documents whether the doors would be solid or provide some transparency.

The second variance would allow for six-foot-tall fence with an electric gate. The Ordinance limits the height of fences in the front yard to 3.5 feet. The documents do not provide a clear location of the fence. Presumably, the fence would be installed around the perimeter of the site to provide security as noted in the Findings of Fact.

Staff believes these variances and the building architecture would introduce an industrial use and appearance that would negatively impact and be detrimental to the surrounding land uses and the existing character of this area.

GENERAL INFORMATION

Existing Zoning	MU-1 (FF) (W-1)	
Existing Land Use	Parking lot	
Comprehensive Plan	Office Commercial	
Surrounding Context	Zoning	Land Use
North:	MU-1 (W-1)	Commercial office
South:	C-S (FF) (W-1)	Commercial office
East:	C-S (FF) (W-1)	Commercial office
West:	D-7 (W-1)	Multi-family dwellings
Thoroughfare Plan		
Allisonville Road	Secondary Arterial	Existing 84-foot right-of-way and proposed 126-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – Fall Creek	
Overlay	No	
Wellfield Protection Area	Yes – Fall Creek (W-1)	
Site Plan	March 23, 2026	
Site Plan (Amended)	June 22, 2026	
Elevations	March 23, 2026	
Elevations (Amended)	June 22, 2026	

Landscape Plan	N/A
Findings of Fact	March 23, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	March 23, 2026 / June 22, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Office Commercial Typology

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

ZONING HISTORY

2023-ZON-100; 4509 and 4585 Allisonville Road and 2828 E 45th Street (north of site), requested of 7.40 acres from the MU-1 (FF) district to the C-S (FF) district to provide for the following permitted uses: Vocational, Technical or Industrial School or Training Facility; Office: Business, Professional or Government; Financial & Insurance Services; and Club or Lodge, **approved**.

2021-ZON-044; 2943 East 46th Street (northeast of site), requested rezoning of 0.28 acre from the MU-1 (W-1) (W-5) district to the C-3 (W-1) (W-5) district, **approved**.

2018-ZON-133 / 2018-VAR-005; 2511 East 46th Street (west of site), requested rezoning of 8.5 acres from the C-3 (W-1) and C-5 (W-1) districts to the D-7 (W-1) classification to provide for approximately 135 multi-family units within existing and new buildings and Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family building with decks and balconies with a 13-foot perimeter yard and to legally establish the perimeter yards of the existing buildings and to permit the minimum livability space ratio to be less than 0.95 (20-foot perimeter yards and minimum livability space ratio of 0.95 required), **approved and granted**.

2000-ZON-868 / 2000-VAR-868; 2902 East 46th Street (north of site), requested rezoning of 8.59 acres from the C-4 District to the C-S classification to provide for neighborhood retail uses and warehousing and a variance of development standards of the Commercial Zoning Ordinance to provide for a portion of an interior access drive to be seven feet from the north side transitional property line, **approved and granted**.

90-Z-87; 2611 East 46th Street (north of site), requested rezoning of 0.5 acre, being in the D-5 District, to the C-3 classification to conform zoning with the Keystone Avenue Corridor Study, **approved**.

88-Z-268; 4456 Allisonville Road (west of site), requested rezoning of 0.66 acre, being in the C-3 district, to the C-5 classification to provide the continued operation of a night club, withdrawn.

EXHIBITS

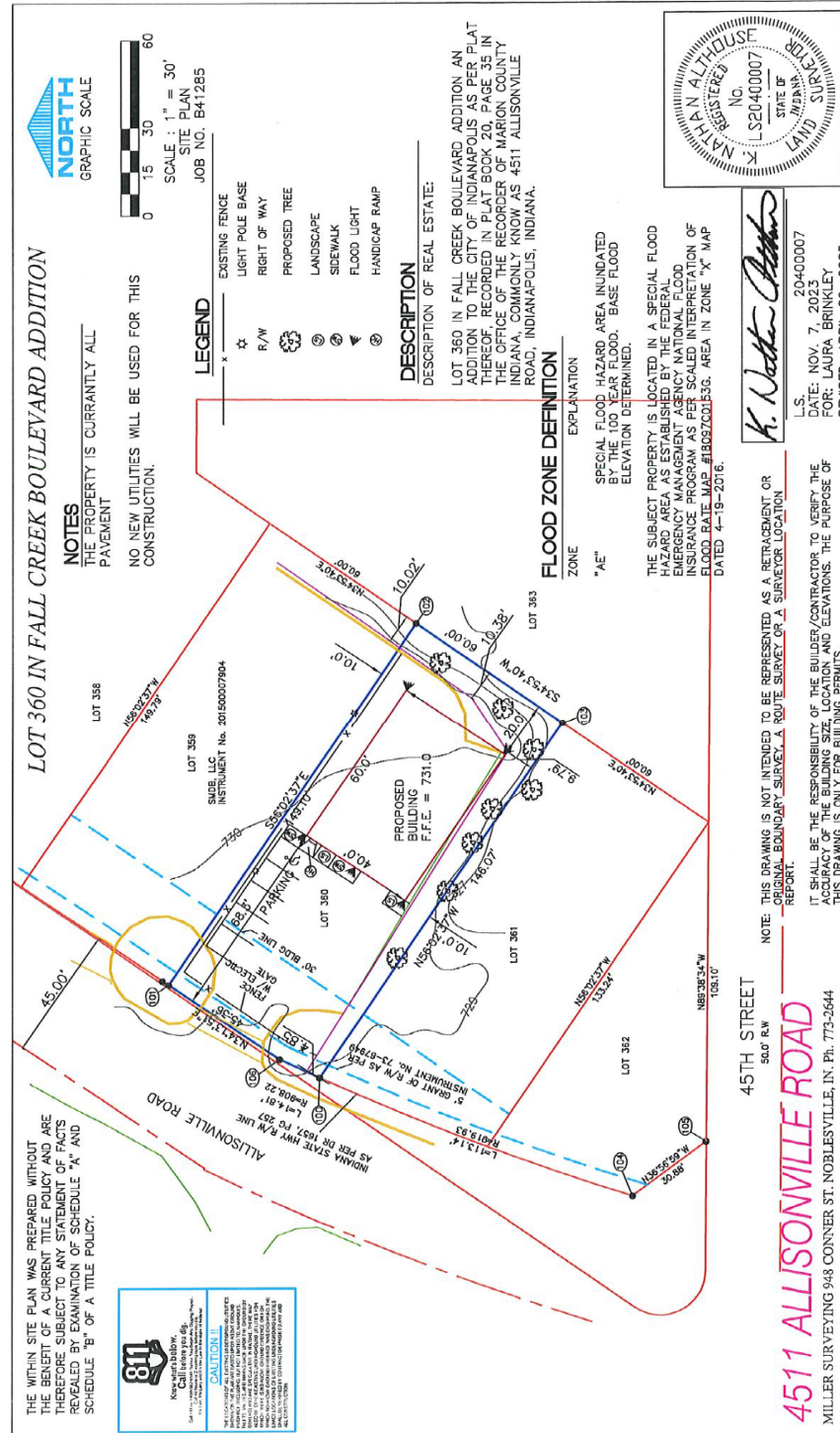


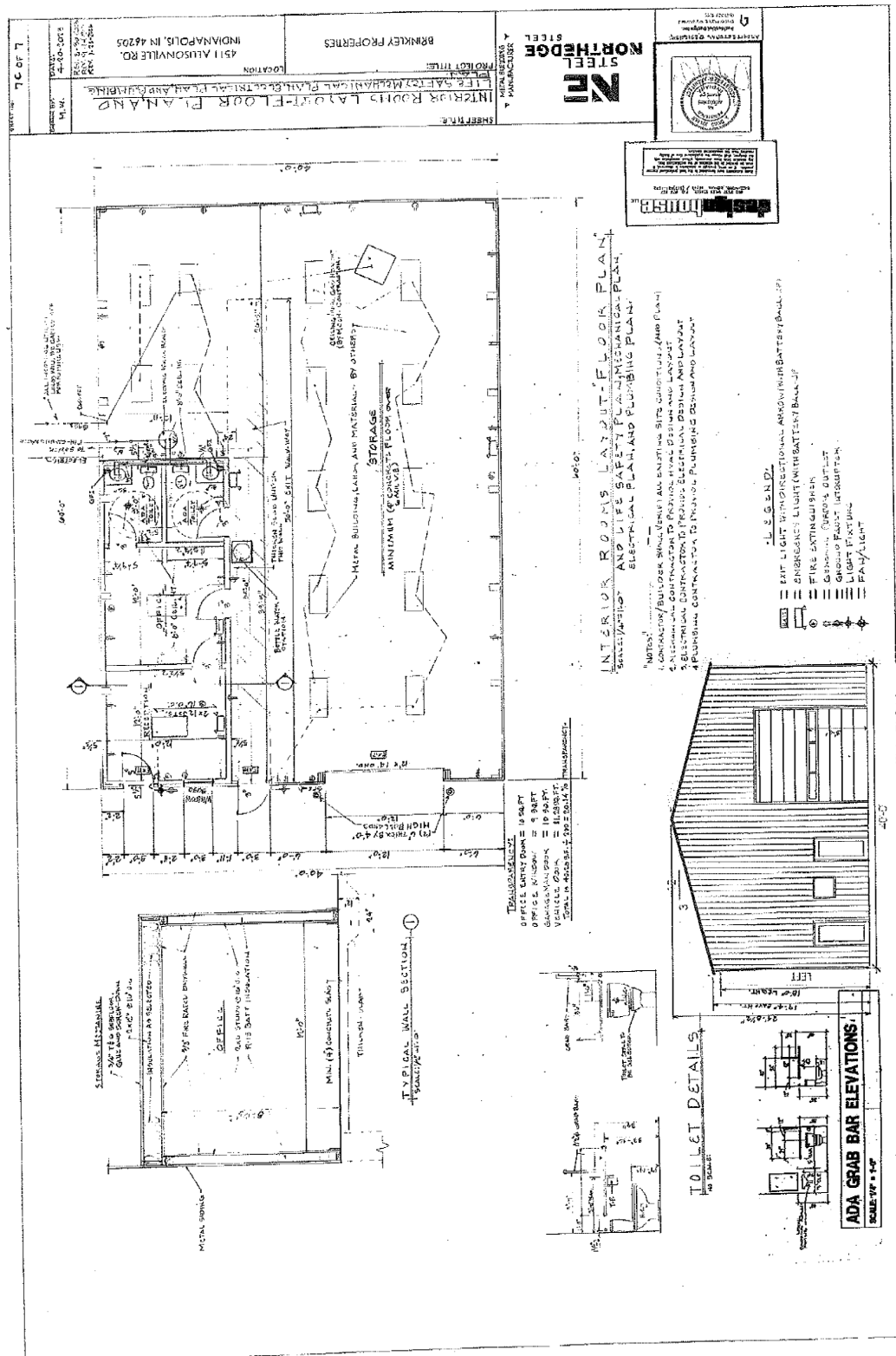
4511 Allisonville Road



00.006.01 0.02 0.03 0.04 Miles

Site Plan – April 22, 2026



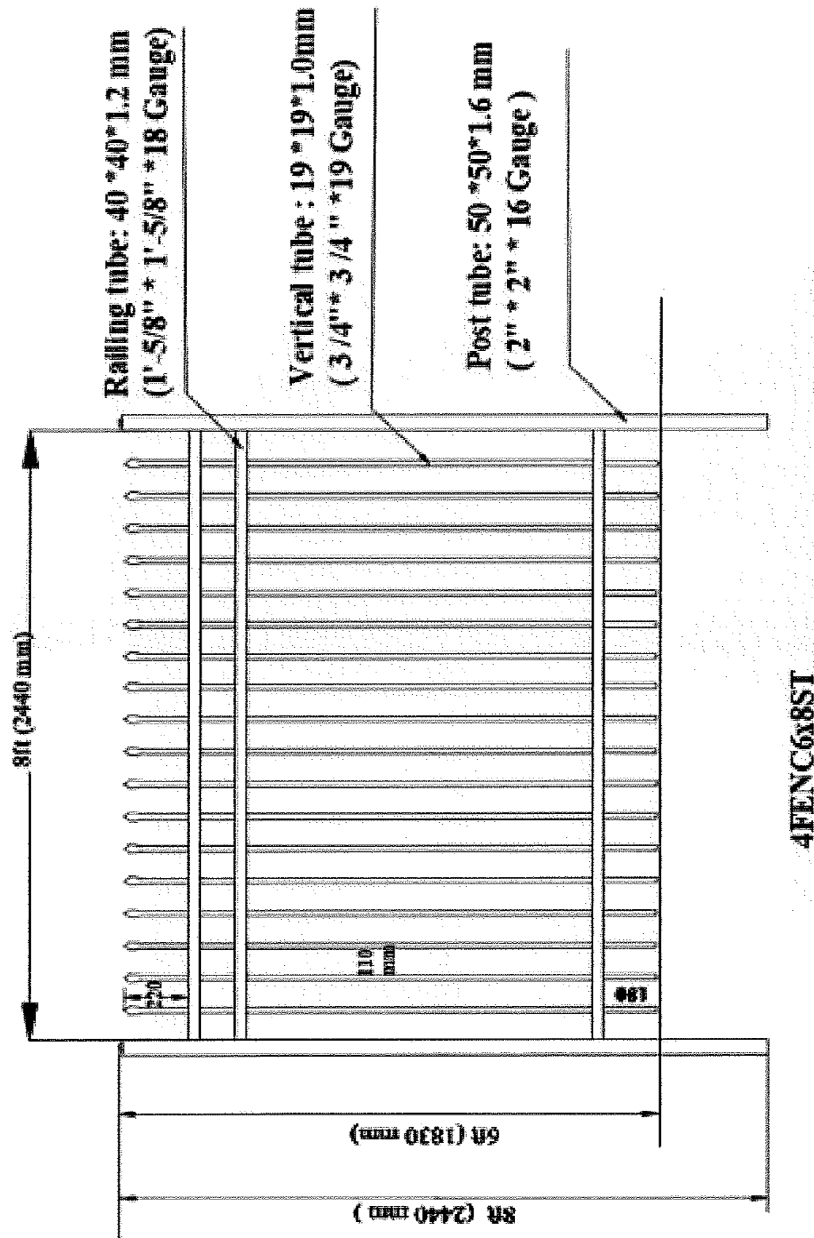


Building Rendering – May 21, 2026



Building Rendering Option – June 22, 2026





C-S Statement – June 22, 2026

C-S Development Statement

Introduction: Petitioner, Broad Ripple Construction, LLC, seeks to rezone approximately 0.21 acres of property commonly known as 4511 Allisonville Road (the “Subject Property”) as shown on the Concept Plan attached as Exhibit “A” in order to facilitate redevelopment of the Subject Property, initially for light industrial use as a contractor’s office.

Zoning: The Subject Property is currently zoned MU-1, a residential/commercial reuse district. Petitioner proposes to rezone the Subject Property from MU-1 to C-S to allow Petitioner to construct and occupy the Subject Property as a contractor’s office, as well as facilitate potential future commercial and industrial uses.

Proposed Permitted Primary Use shall be as follows, as described in the City of Indianapolis Consolidated Zoning/Subdivision Ordinance in effect as of January 8, 2025 (the “Zoning Ordinance”):

- a) Commercial and Building Contractor, so long as materials or equipment are not stored outside
- b) Offices (Business, Professional or Government)
- c) All Research and Development
- d) Consumer Services, repair of Consumer Goods
- e) Medical or Dental Office, Center, or Clinic
- f) Hair and Body Care Salon or Service
- g) Financial and Insurance Services
- h) Day Care Center, Nursery School

Permitted Accessory Uses of the Subject Property shall include the following:

- 1) Game Courts
- 2) Outdoor Seating or Patio
- 3) Renewable Energy Facility, Solar, Geothermal or Wind
- 4) Satellite Dish Antenna
- 5) Sign(s)

Development Standards:

Petitioner hereby incorporates the Lot and Building Dimensions for properties in the C-S zoning district set forth in Chapter 744; Art. II, Section 01.C, Table 744-201-3 of the Zoning Ordinance.

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Landscaping plans are not yet fully developed. Prior to obtaining an improvement location permit for a new building, a detailed landscaping plan, consistent with that required for commercial uses set forth in Ch. 744, Art. V of the Zoning Ordinance, shall be submitted for Administrator's Approval. Off-street parking shall conform to the requirements set forth in Ch. 744, Art. IV of the Zoning Ordinance.

Signs:

The following sign types shall be permitted:

- 1) One (1) Monument (Business identification) Sign not to exceed eight (8) feet in height
- 2) One (1) Ground (Business identification) Sign, in lieu of a Monument Sign
- 3) Wall Signs, Awning, Canopy and Window Signs
- 4) Incidental, Temporary, and Other Signs as would otherwise be permitted in a commercial zoning district

Development:

The project may be developed as generally shown on the conceptual site plan submitted with the C-S Rezoning Petition and this C-S Development Statement (the "Concept Plan").

51211613.2



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Exhibit "A"
Concept Plan



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Division of Planning
Current Planning**

C-S Development Statement

Introduction: Petitioner, Broad Ripple Construction, LLC, seeks to rezone approximately 0.21 acres of property commonly known as 4511 Allisonville Road (the "Subject Property") as shown on the Concept Plan attached as Exhibit "A" in order to facilitate redevelopment of the Subject Property, initially for light industrial use as a contractor's office.

Zoning: The Subject Property is currently zoned MU-1, a residential/commercial reuse district. Petitioner proposes to rezone the Subject Property from MU-1 to C-S to allow Petitioner to construct and occupy the Subject Property as a contractor's office, as well as facilitate potential future commercial and industrial uses.

Proposed Permitted Primary Use shall be as follows, as described in the City of Indianapolis Consolidated Zoning/Subdivision Ordinance in effect as of January 8, 2025 (the "Zoning Ordinance"):

- a) Commercial and Building Contractor
- b) Offices (Business, Professional or Government)
- c) Light Manufacturing, Artisan Manufacturing
- d) All Research and Development
- e) Flex type office/industrial use
- f) Consumer Services, repair of Consumer Goods
- g) Vocational, technical or industrial school or training facility
- h) Medical or Dental Office, Center, or Clinic
- i) Hair and Body Care Salon or Service
- j) Financial and Insurance Services
- k) Day Care Center, Nursery School

Permitted Accessory Uses of the Subject Property shall include the following:

- 1) Wireless Communication Facilities
- 2) Game Courts
- 3) Outdoor Storage (limited to a maximum of twenty-five percent (25%) of total square footage of building)
- 4) Outdoor Display and Sales, Temporary
- 5) Outdoor Seating or Patio

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- 6) Renewable Energy Facility, Solar, Geothermal or Wind
- 7) Satellite Dish Antenna
- 8) Sign(s)
- 9) Temporary Construction Yard, Office, or Equipment Storage

Development Standards:

Petitioner hereby incorporates the Lot and Building Dimensions for properties in the C-S zoning district set forth in Chapter 744; Art. II, Section 01.C, Table 744-201-3 of the Zoning Ordinance.

Landscaping plans are not yet fully developed. Prior to obtaining an improvement location permit for a new building, a detailed landscaping plan, consistent with that required for commercial uses set forth in Ch. 744, Art. V of the Zoning Ordinance, shall be submitted for Administrator's Approval. Off-street parking shall conform to the requirements set forth in Ch. 744, Art. IV of the Zoning Ordinance.

Signs:

The following sign types shall be permitted:

- 1) One (1) Monument (Business identification) Sign not to exceed eight (8) feet in height
- 2) One (1) Ground (Business identification) Sign, in lieu of a Monument Sign
- 3) Wall Signs, Awning, Canopy and Window Signs
- 4) Incidental, Temporary, and Other Signs as would otherwise be permitted in a commercial zoning district

Development:

The project may be developed as generally shown on the conceptual site plan submitted with the C-S Rezoning Petition and this C-S Development Statement (the "Concept Plan").

51211613.1



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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:

- 1) the proposed fence in the front yard and side will be a continuation of the existing fence on the south and east sides and will not encroach into the clear sign triangle, and will promote safety and security; and
- 2) the transparency requirement is not needed for a non-retail type business, and will promote safety and security.

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:

Neither the proposed fence nor building, without the required transparency, will interfere with access to or from any adjacent property.

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

The Zoning Ordinance focuses on aesthetics versus security with respect to the fence limitations and the transparency requirements.

DECISION

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

Adopted this _____ day of _____, 20 ____



View looking south along Allisonville Road



View looking north along Allisonville Road

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View of site looking southwest



View of site looking east



View of site looking southwest along Allisonville Road



View from site looking west across Allisonville Road

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-CZN-819 / 2026-CVC-819

Property Address: 5849 Crittenden Avenue

Location: Washington Township, Council District 7

Petitioner: Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee,
Bishop Chatard High School, Inc., by Brian J. Tuohy

Current Zoning: D-5

Request: Rezoning of 0.48-acre from the D-5 district to the SU-2 district to provide for school uses.
Vacation of a portion of East Northgate Street, being 50 feet wide, from the east right-of-way line of Crittenden Avenue (also being the northwest corner of Lot 100 of Northdale, an addition to the City of Indianapolis), 279 feet to a point (also being the northeast corner of Lot 30 in said subdivision).

Current Land Use: Educational uses and public street

Staff Recommendations: Approval of the rezoning request and the vacation.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The rezoning and vacation petitions were approved on May 28, 2026, and the assessment of benefits was scheduled for hearing on June 11, 2026. An appraisal report has not been submitted, so this hearing will need to be continued to July 9, 2026.

ADDENDUM FOR July 9, 2026, ASSESSMENT OF BENEFITS HEARING

The vacation petition was continued from the June 11, 2026 hearing, to the July 9, 2026 hearing, for a hearing on the assessment of benefits. An appraisal, file-dated June 29, 2026, has been submitted for consideration by the Hearing Examiner. Staff has reviewed the findings of the appraisal and agrees with its findings.

ASSESSMENT OF BENEFITS

Appraiser Used: Paul Schuster (Monument Realty, LLC, dba Murphy Appraisal Services)

Appraiser's Benefits: \$ 4,000.00

Appraiser's Fee: \$ 1,000.00

RECOMMENDED MOTION: That the Hearing Examiner sustain, confirm, approve and adopt the Final Assessment Roll in 2026-CVC-819, assessing benefits therewith, in the amount of \$4,000.00 and that the petitioner pay the Appraiser's Fee of \$1,000.00.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning and the vacation request.

PETITION OVERVIEW

This 0.48-acre site, zoned D-5, is developed with a single-family dwelling and public street. It is surrounded by educational uses to the north, zoned SU-2; a single-family dwelling to the south, zoned D-5; a parking lot to the east, zoned SU-2; and a single-family dwelling to the west, across Crittenden Avenue, zoned D-5.

REZONING

This request would rezone the site to the SU-2 district to provide for school uses.

"No building, structure, premises or part thereof shall be constructed, erected converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this article and until the proposed Site and Development Plan and landscape plan have been filed with and approved on behalf of the Commission by the Administrator."

All land use within the Special Use districts shall be limited to the use or uses as identified in the Ordinance.

The Comprehensive Plan recommends suburban neighborhood typology for the site.

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

As proposed, this request would be consistent with and align with the Plan recommendation of suburban neighborhood that allows large-scale schools.

VACATION

This request would vacate a portion of East Northgate Street being 50 feet wide, from the east right-of-way line of Crittenden Avenue (also being the northwest corner of Lot 100 of Northdale, an addition to the City of Indianapolis), 279 feet to a point (also being the northeast corner of Lot 30 in said subdivision)

**Department of Metropolitan Development
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The request would permit adjacent properties, to the north and south, to be combined and incorporated into the school campus without an intervening public street, which could improve the safety of students.

Procedure

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

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

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

Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

RECOMMENDED MOTION: That the Hearing Examiner find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be held on June 11, 2026; that the Hearing Examiner confirm and ratify the adoption of Declaratory Resolution 2026-CVC-819; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Single-family dwelling and public street	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: SU-2	Educational uses
	South: D-5	Single-family dwelling
	East: SU-2	Parking lot
	West: D-5	Single-family dwelling
Thoroughfare Plan		
Crittenden Avenue	Local Street	Existing 60-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	

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Wellfield Protection Area	No
Site Plan	N/A
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	April 3, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

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.

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.

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Large-Scale Schools, Places of Worship, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally more than five acres in size. particularly large centers of education such as township high schools and universities would not be included in this definition, and are considered to be regional special use).

- Should be located along an arterial street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Schools should not be within 1000 feet of a highway, freeway, or expressway.
- Should be located within one-half mile of a bus or rapid transit stop, unless there is no bus service within the institution's service area.
- In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
- Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.

**Department of Metropolitan Development
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- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2025-CZN-829 / 2025-CVC-828; 5802, 5808, 5814, and 5820 Evanston Avenue (east of site), requested rezoning of 1.56 acres from the D-5 district to the SU-2 district to provide for school uses and a vacation of Evanston Avenue, **approved**.

2018-ZON-016; 5824, 5830, 2834, and 5840 Evanston Avenue (east of site), requested rezoning of 0.8 acre, from the D-4 districts to the SU-2 classification, **approved**.

2004-ZON-818; 5714-5745 Evanston Avenue and 2019 Northdale Lake Drive (southeast of site), requested rezoning of 2.25 acres being in the D-6II District, to the D-P classification to legally establish multi-family residential development with a density of 10.70 units per acre, **approved**.

2000-ZON-069; 5885 Crittenden Avenue (north of site), requested rezone 10.6 acres from the D-5 to SU-2 to legally establish an existing high school and related athletic facilities, **approved**.

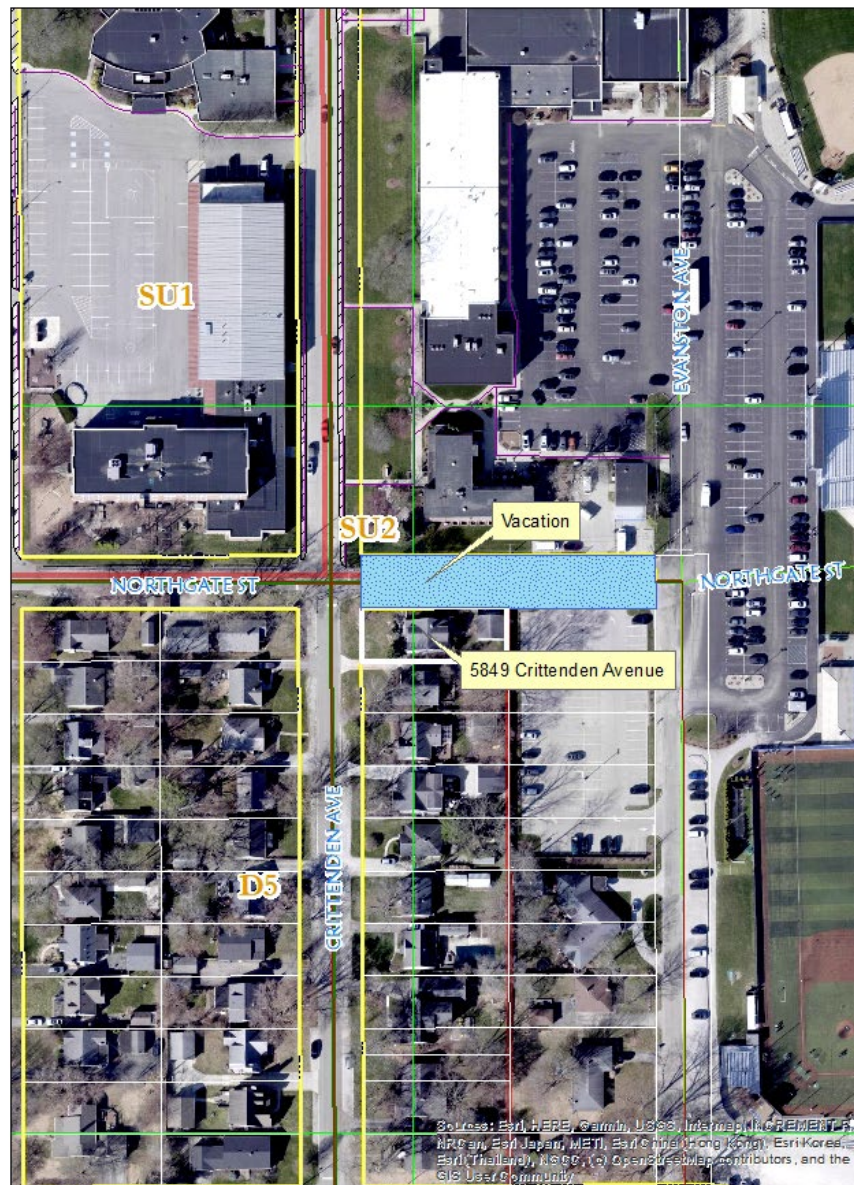
91-P-60; 2002 East 56th Street (east of site), requested approval of subdivision plat to be known as Northdale Subdivision, dividing 3.3+ acre into 4 lots, **approved**.

70-Z-56; 1700 – 1900 East 54th Street (south of site), requested rezoning of 55.75 acres being in the D-4 and D-5 districts to the D-6II classification to provide for the construction of an apartment and townhouse development, **approved**.

70-Z-52; South side of Kessler Boulevard, East Drive, between Crittenden and Norwaldo Avenues (north of site), requested rezoning 3.70 acres from the D-5 district to the SU-1 classification to provide for the construction of a new church building with off street parking as per plans filed, **approved**.

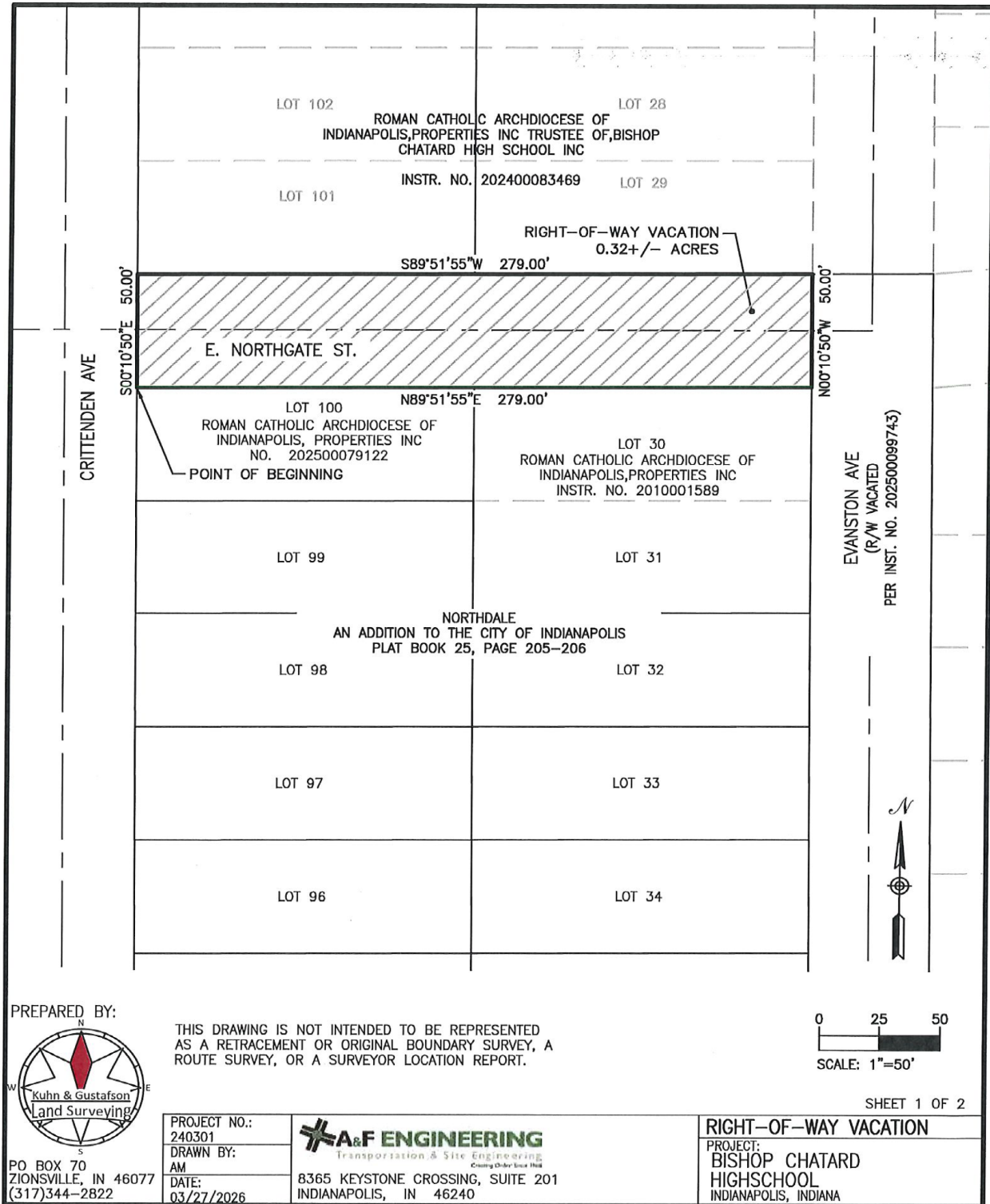
67-Z-105; All lots east of Evanston and lots on west and east of Caroline Between and including lots facing East 58th Street and Northgate Street (east of site), requested rezoning of approximately 6.573 acres being in the D-5 district to Special Use (2) classification to permit recreational purposed, **approved**.

EXHIBITS



5849 Crittenden Avenue

00.00 0.01 0.02 0.03 0.04 Miles





**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:

The vacation will allow the Petitioner to develop and improve the site with a parking area and related improvements for use by Chatard High School. The portion of Northgate Street to be vacated terminates at the entrance of the school's parking lot and is not a through street. Additionally, Petitioner owns the parcels on both sides of the portion of Northgate Street to be vacated. The vacation allows for the connection of school owned property without an intervening public street and promotes safety by separating school traffic from neighborhood traffic. The vacation will allow for substantial investment in the area and off street parking for the school.

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 ____

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View looking east along East Crittenden Avenue



View looking west along East Crittenden Avenue

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Current Planning**



View of school campus looking north from East Crittenden Avenue



View of school campus looking north from East Crittenden Avenue



View of school campus looking north from East Crittenden Avenue



View of school campus looking northeast from East Crittenden Avenue



View of school campus looking east from East Crittenden Avenue



View looking southeast across recently vacated Evanston Avenue

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View looking south along recently vacated Evanston Avenue



View of campus looking south across East Crittenden Avenue



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

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-CPL-812 / 2025-CVR-812
Property Address: 4800 Raceway Road
Location: Pike Township, Council District #5
Petitioner: Estate of Lois E. Williams, by John Moore
Current Zoning: D-S

Request: Approval of a Subdivision Plat, dividing 2.4 acres into three partial lots to be known as Williams Minor Plat, a three-lot subdivision, with the remainder of each lot being in Hendricks County
Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three lots, with reduced lot width (minimum 150-foot required), with reduced street frontage (minimum 75 feet required), reduced lot size (minimum one acre required), to provide for an accessory structure as the primary use on one lot (not permitted) and a five-foot rear setback (minimum 25-foot setback required)..

Current Land Use: Access drive / accessory building

Staff Recommendations: Approval of the Plat and Variances of Use and Development Standards.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued these petitions from the June 11, 2026, hearing to the July 9, 2026 hearing.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated March 3, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
 6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
 7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
 8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
 9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
 10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat
 11. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner
- .

PETITION OVERVIEW

This 2.4-acre site, zoned D-S, is developed with an access drive and accessory building. It is surrounded by undeveloped land to the north and south, zoned D-S and PK-II, respectively; single-family dwellings to the east, across North Raceway Road, zoned PK-II; and undeveloped land to the west (Hendricks County).

PLAT

Site Plan

This site is located between North Raceway Road and the boundary of Marion County / Hendricks County.

This request would divide 2.4 acres into three partial lots to be known as Williams Minor Plat, with the remainder of each lot being in Hendricks County. Lot 1 would have 0.88 acre in Marion County; Lot 2 would have 0.13 acre in Marion County; and Lot 3 would have 1.20 acres in Marion County.

The Proposal Description, file-dated March 3, 2026, provides details related to these requests, the configuration of the lots and the future development of the three lots, the majority of which is located within Hendricks County. See Exhibit A.

Streets and Traffic

No new streets are proposed as part of this petition.

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

Waivers

No waivers have been requested.

VARIANCES OF USE AND DEVELOPMENT STANDARDS.

The variance requests include a use variance and four variances of development standards. The area of the plat that is located within Marion County is approximately 850 feet long and a width between 44 feet and 128 feet (2.75 acres). The total area of the plat, including right-of-way, is 29.85 acres.

The variance of use would allow for the existing accessory structure to become the primary use on the narrowest portion of the site (a portion of Lot 3), which is not permitted by the Ordinance. Furthermore, staff believes the configuration of the site in this area would result in a practical difficulty in meeting the required 25-foot rear setback.

The remaining variances of development standards of reduced lot width, reduced street frontage and reduced lot size have a direct relationship to the configuration of the site, with the majority of the plat located to the west in Hendricks County. Because the parcel of land straddles the county line, staff believes a practical difficulty exists and supports the variance of use and all the development standards.

GENERAL INFORMATION

Existing Zoning	D-S	
Existing Land Use	Access drive / accessory building	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-S	Undeveloped land
	South: PK-II	Undeveloped land
	East: PK-II	Single-family dwellings
	West: Hendricks County	Single-family dwelling
Thoroughfare Plan		
North Raceway Road	Primary Collector	Existing 68-foot right-of-way and proposed 106-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	Plat – March 3, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	

Landscape Plan	N/A
Findings of Fact	March 3, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Rural or Estate Neighborhood typology. “The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

Pattern Book / Land Use Plan

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

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

Detached Housing – Rural or Estate Neighborhood Typology

- Should preserve open space.
 - In older, established historic areas, lots should be deep and narrow with deep setbacks. This allows for city services such as streets and sewer lines to be used more efficiently. Mature trees should be preserved whenever possible.
 - In more rural areas, the protection of open space is even more critical. Lots should be both deep and wide.
- Denser development is appropriate only if the houses are clustered together and public open space is provided.
- “Flag lots” (lots that are behind other lots, buildings, or otherwise not visible from the road) should be avoided
- Lots should be no larger than one and a half times the adjacent lots.

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

99-CP-40Z / 99-CP-40AP; 4801 North Raceway Road (east of site), requested rezoning of 144.68 acres, being in the D-S district to the PK-II classification to provide for single-family residential development and Park District Two Approval to provide for the construction of a 125 lot residential subdivision on 90-4 acres, or 1.4 units per acre, **approved**.

88-Z-174 / 88-AP-154; 4801 Raceway Road (east of site), requested the rezoning of 137.45 acres being in the D-S district to the PK-II district to provide for single-family residential development consisting of 203 units, **denied by C-C Council**.

88-Z-55; 5001 North Raceway Road, (east of site), requested rezoning of 12.07 acres being in the SU-1 district to the PK-II classification to provide for single-family residential development, **approved**.

EXHIBITS



EXHIBIT A

Proposal Description

4800 (aka 4601) N. Raceway Road

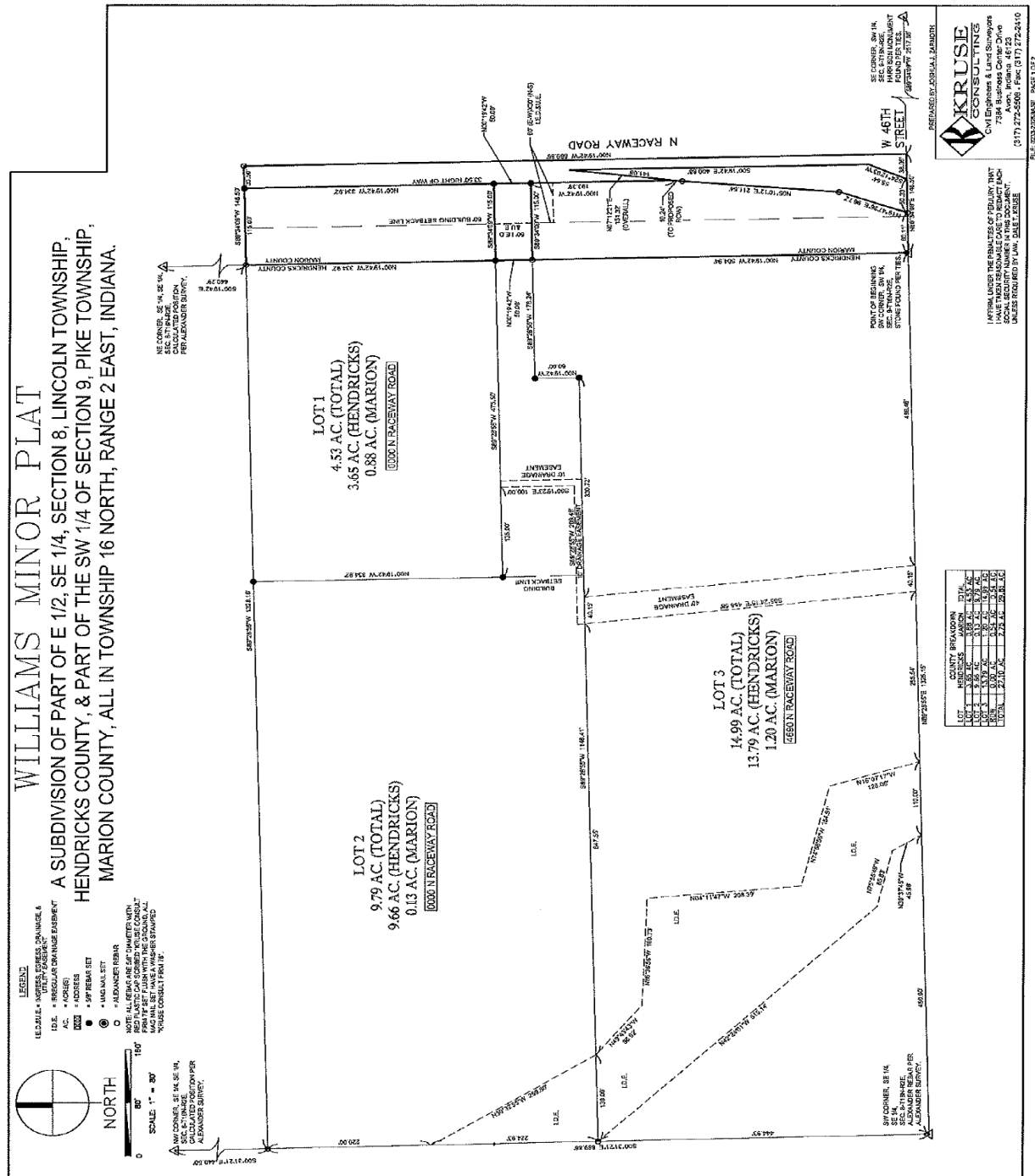
Petitioner owns approximately 29.7 acres along Raceway Road which straddles the Marion County / Hendricks County border ("Combined Acreage"). Approximately 2.59 acres are located in Marion County ("Marion County Site") and approximately 27.1 acres are located in Hendricks County ("Hendricks County Site"). The Hendricks County Site does not have street frontage.

The Combined Acreage is currently improved with a single-family residence (on the Hendricks County Site), a detached accessory garage (on the Marion County Site) and a driveway (on the Marion County Site). The only access to the Hendricks County Site is via the driveway on the Marion County Site.

To provide for future development of the Hendricks County Site, Petitioner proposes to divide the Combined Acreage into three lots, as approximately depicted on the attached Plat. Portions of each of the proposed lots will be located within Marion County. The Marion County acreage of Proposed Lot 2 contains the existing driveway and will be utilized only for access to a public street by the proposed Hendricks County lots. The Marion County acreage of Proposed Lot 3 is improved with the existing detached accessory garage (while the residence is located on the Hendricks County acreage of proposed Lot 3).

Petitioner respectfully requests approval of the proposed Plat filed herewith dividing the Marion County Site to allow such Marion County acreage to be a portion of each of the three Proposed Lots. Additionally, Petitioner respectfully requests the following variances relating to the Marion County Site:

- Variance of Table 744-201-1 to allow for a lot within the Plat to have a lot width of less than 150 feet;
- Variance of Table 744-201-1 to allow for a lot within the Plat to have street frontage of less than 75 feet;
- Variance of Table 744-201-1 to allow for a lot within the Plat to be less than one acre;
- Variance of Table 744-201-1 and Section 743-306.A.4.b. to allow for the long-existing residential accessory garage to have a rear setback of less than 5 feet; and
- Variance of Table 743-1 to allow for the long-existing residential accessory garage to be the primary use on a lot within the Plat.

PLAT - March 3, 2026



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

Real estate owned by Petitioner is split between Marion County and Hendricks County, with the majority of the acreage in Hendricks County.

Existing improvements include a residence and detached garage. The existing garage in Marion County is an accessory use for the

adjacent residence in Hendricks County and has been on the site since the early 2000s with no injury to the community. The variance

will allow for the continued use of the garage by the residence, which will not be injurious to the community.

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 existing detached garage is utilized by the residence in Hendricks County and has not adversely affected the use and value of adjacent

area. The detached garage is a residential use and is compatible with nearby residential uses. The continued use of the detached

garage will not adversely affect the adjacent area.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The existing garage in Marion County is an accessory use for an existing residence in Hendricks County. The split of Petitioner's acreage

into two counties is a condition peculiar to the site. Because only the garage (and not the adjacent residence) is in Marion County it is

considered the primary use of the acreage in Marion County, even though it operates as an accessory use to the adjacent residence in Hendricks County.

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

The Petitioner's real estate is in two counties. The location of the county line through Petitioner's real estate would prevent the continued use

of a detached garage in Marion County as an accessory to the adjacent residence in Hendricks County. The Marion County zoning ordinance permits detached

garages as accessory uses to residences. The strict application of the terms of the zoning ordinance would prevent the Hendricks County residence from

using an existing garage in Marion County due to the split of Petitioner's real estate in two counties.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The Comprehensive plan recommends rural or estate neighborhood uses for the site. The detached garage is used by a residence.

Due to the residential use of the detached garage, the variance is compatible with the Comprehensive plan.

DECISION

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

Adopted this _____ day of _____, 20 _____



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

One of the proposed lots includes Marion County acreage that is improved with a driveway. Historical photographs depict the driveway on the site since the 1960s.

The variances will allow for such Marion County acreage (and driveway) to be utilized solely for access to Raceway Road by real estate within Hendricks County that does not have any street frontage. The driveway has existed for over 60 years and has not been injurious to the general welfare of the community. Additionally, the variance relating to the long existing detached garage rear setback will not be injurious. The detached garage, which is located on Marion County acreage, is for the residence that is located on Hendricks County real estate, and such garage appears to have been on the site since the early 2000s with no injury to the 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 variances will allow for the continued use of the long existing driveway and garage, which have not adversely affected the use or value of the area adjacent to the property. The driveway is proposed to be utilized by only three Hendricks County lots, which is a minimal increase in the use of the driveway. The detached garage is utilized by the residence in Hendricks County which is west of the Hendricks County site. The closer rear (west) setback will not adversely affect the use or value of adjacent areas, as the Marion County garage is simply closer to the residence it serves and not other uses.

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

Petitioner owns approximately 30 acres, which is split between Marion and Hendricks counties. Most of the 30 acres are located in Hendricks County. Only a narrow portion of the Petitioner's property is in Marion County (along Raceway Road) with the majority in Hendricks County. The Hendricks County acreage does not have street frontage. The variances will allow for the Hendricks County lots to have access to Raceway Road by utilizing the existing driveway within the Marion County acreage. The existing detached garage in Marion County is an accessory use for existing the residence in Hendricks County, which is located west of the detached garage. If all of the real estate were in one county, the need for the variance relating to the rear setback would not exist. Due to the unique split of the Petitioner's adjoining acreage between Marion and Hendricks Counties, there is a practical difficulty in developing the real estate within Hendricks County and in the continued use of existing improvements within Marion County.

DECISION

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

Adopted this _____ day of _____, 20 ____



View looking north across intersection of Forest Willow Drive and North Raceway Road



View looking north along North Raceway Road



View looking north across intersection of West 46th Street and North Raceway Road



View of site looking south from access drive



View of site looking southwest across North Raceway Road



View of site looking west along access drive



View of site looking west across North Raceway Road



View of site looking west across North Raceway Road



View of site looking northwest across North Raceway Road

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-CZN-821 (Withdrawn) / 2026-CVR-821
Property Address: 3404, 3432, 3434, 3438 and 3444 North Illinois Street
Location: Center Township, Council District #8
Petitioner: Redline Holdings XII, by Justin Kingen
Current Zoning: D-10 (TOD)

Request: Rezoning of 1.12 acres from the D-10 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development, including approximately 99 dwelling units and 2,507 square feet of commercial space.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Mixed-Use development (not permitted), with a 10-foot front yard setback (25-foot front setback required); with a zero-foot rear yard setback (minimum 10 feet required); with a perimeter yard from zero to 10 feet in width (minimum of 20 feet required); with one primary entry feature (minimum of one primary entry feature for every fifty feet required); to provide for excessive wall plane or blank wall façade (blank wall limited to fifty linear feet and 600 square feet of façade); with a FAR of 2.77 (maximum 0.80 FAR permitted); with a LSR of 0.078 (0.66 required); with 47 on-street and off-street parking spaces provided (minimum 82 parking spaces required), and with reduced first-story transparency (minimum 60% transparency required) and reduced upper story transparency (minimum 20% transparency required); and with eight street trees along North Illinois Street (11 street trees required).

Current Land Use: Vacant land
Staff Recommendations: Approval of the variances of use and development standards.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued these petitions from the June 11, 2026 hearing, to the July 9, 2026 hearing.

The petitioner's representative has withdrawn the rezoning request, which will require acknowledgment by the Hearing Examiner.

STAFF RECOMMENDATION

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

1. Final site plan and elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste

PETITION OVERVIEW

This 1.11-acre site, zoned D-10, is vacant and surrounded by vacant land to the north, zoned D-5; vacant land to the south, zoned C-4; commercial uses to the east, across North Illinois Street, zoned C-4; and single- and two-family dwellings to the west, zoned D-5.

Petitions 2024-ZON-042 / 2024-VAR-007 rezoned this site to the D-10 (TOD) district to provide for multi-family dwellings.

VARIANCE OF USE

This request would provide for a Large Mixed-Use development that is not permitted in the D-10 district.

The Comprehensive Plan recommends village mixed-use for this site that contemplates one to four story buildings. Additionally, the Transit-Oriented Overlay with a District Center transit station characterizes the area as offering opportunities for infill development with dense residential near transit stations. Staff believes that the proposed development would align with both the Comprehensive Plan and the Red Line Transit-Oriented Development Strategic Plan.

For these reasons, staff recommends approval of this use variance

VARIANCE OF DEVELOPMENT STANDARDS

These requests would provide for reduced front and rear yard setbacks, one primary entry feature, excessive wall plane or blank wall façade, reduced LSR and FAR ratios, reduced parking, reduced transparency on first and upper stories, and reduced front yard landscaping.

Staff believes that relief from the front yard and rear yard setbacks would be acceptable because an infill development project is limited by site constraints and historical development patterns that result in challenges to respond to current needs, particularly related to the need for housing. Staff, therefore, supports these variance requests.

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

Staff also believes that site constraints presents an practical difficulty and limits the ability to provide the required landscaping related to the number of trees along North Illinois Street.

The requests related to entry features, wall plane / wall façade, and transparency would be supportable in an effort to improve the security and safety of the residents, while providing living conveniences and comfort for them.

Because the site is located along the Red Line BRT Corridor and the existing bus stop directly across Illinois Street to the east, the reduction of parking spaces would be appropriate and supportable.

Although Floor Area Ratio (FAR) and Living Space Ratio (LSR) would not be met, staff believes the proposed density would be supportable, as well as supporting the transit-oriented development associated with the Red Line BRT corridor.

Overlays

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

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

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

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use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

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

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

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

Planning Analysis

The Comprehensive Plan recommends village mixed-use typology for this 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.

Staff believes the use variance and development standards variances align with the village mixed-use typology and supports the TOD overlay. Staff, therefore, recommends approval of these requests.

GENERAL INFORMATION

Existing Zoning	D-10 (TOD)	
Existing Land Use	Vacant land	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
North:	D-5 (TOD)	Vacant land
South:	C-4 (TOD)	Vacant land
East:	C-4 (TOD)	Commercial uses
West:	D-5 (TOD)	Single / Two family dwellings
Thoroughfare Plan		
North Illinois Street	Primary Arterial	Existing 57-foot right-of-way and proposed 80-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes – Transit-Oriented Development Overlay	

Wellfield Protection Area	No
Site Plan	April 14, 2026
Site Plan (Amended)	N/A
Elevations	May 26, 2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	April 14, 2026 / May 9, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	Plan of Operation – May 11, 2026

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 contribute 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

Conditions for All Housing

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

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

- Mixed-Use structures are preferred.
- Parking should be either behind or interior to the development.

Red Line / Blue Line / Purple Line TOD Strategic Plan

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

This site is located within a ½ mile walk of a transit stop located at the intersection of North Meridian Street and 30th Street, with a District Center typology.

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

Characteristics of the District Center typology are:

- A dense mixed-use hub for multiple neighborhoods with tall buildings
- Minimum of 3 stories at core with no front or side setbacks
- Multi-family housing with a minimum of 5 units
- Structured parking only with active first floor

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

ZONING HISTORY

2024-ZON-042 / 2024-VAR-007; 3404, 3432, 3434, 3438 and 3444 North Illinois Street, requested rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-10 (TOD) district to provide for multi-family dwelling uses and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family development with reduced front yard and rear yard setback and variances from floor area and livability space ratio, **approved and granted**.

VICINITY

2010-ZON-080 and 2010-VAR-011; 3427 North Capitol Avenue (west of site), requested rezoning of 0.37 acre, from the D-5 District, to the D-8 classification to provide for multifamily development and Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a trash container with a three-foot rear setback (minimum 15-foot rear setback required); a six-foot tall front yard fence (maximum 42-inch fence height permitted within front yard); 11 parking spaces (minimum 20 parking spaces required); and a nine-foot north perimeter yard (minimum 15-foot perimeter yard required), **approved and granted**.

2008-ZON-802 / 2008-VAR-802 (Amended); 3402 and 3416 North Meridian Street and 3401, 3403, 3415, and 3420 Salem Street (east of site), requested rezoning of 1.13 acres from the D-P District, to the D-10 classification to provide for multi-family residential use and Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a four story, 59,926 square-foot multifamily building, containing 52 dwelling units, a) with a 34-foot front setback from the existing right-of-way of Meridian Street (minimum 40-foot front setback required), and with a 10-foot front setback from the existing right-of-way of 34th Street (minimum 30-foot front setback required), b) a floor area ratio (FAR) of 0.979 (maximum FAR of 0.800 permitted), c) an open space ratio (OSR) of 0.793 (minimum OSR of 0.870 required), d) a livability space ratio (LSR) of 0.240 (minimum LSR of 0.490 required), e) a major livability space ratio (MLSR) of 0.083 (minimum MLSR of 0.095 required), f) with parking, within the required 30-foot front yard along 34th Street (not permitted), within the required 25-foot front yard along Salem Street (not permitted), and within the required twenty-foot north and east perimeter yards (not permitted), and g) with a total car ratio (TCR) of 0.788 (minimum TCR of 0.940 required) and a Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for a parking lot at 3720 Salem Street, with two-foot north and south side setbacks, and a zero-foot rear setback, within the required twenty-foot side and rear perimeter yards (not permitted), **approved and granted**.

2003-ZON-145; 3416 Salem Street (east of site), requested rezoning of 0.119 acre from D-P to D-8 to provide urban dwelling use, **granted**.

2003-ZON-144; 3402 Salem Street (east of site), Rezoning of 0.358 acre from D-P to C-4 to provide for community regional commercial use, **granted**.

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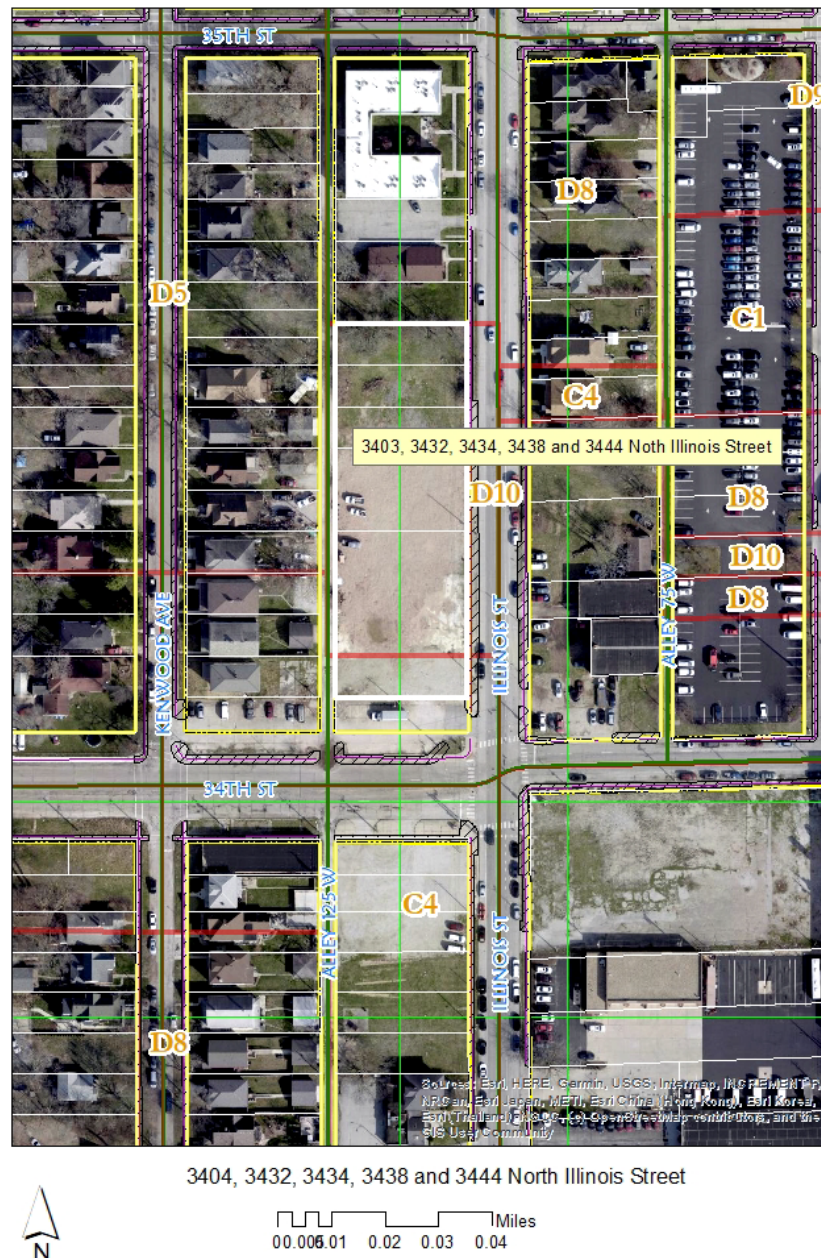
2000-ZON-805; 3402 North Meridian Street (east of site), requested rezoning of 1.16 acres from C-4 and D-9 to D-P to provide for a mixed-use development of multi-family dwellings and retail, **granted**.

94-Z-155; 3433 North Illinois Street (east of site), requested rezoning of 0.12 acre, being in the C-4 District, to the D-8 classification to provide for residential development, **approved**.

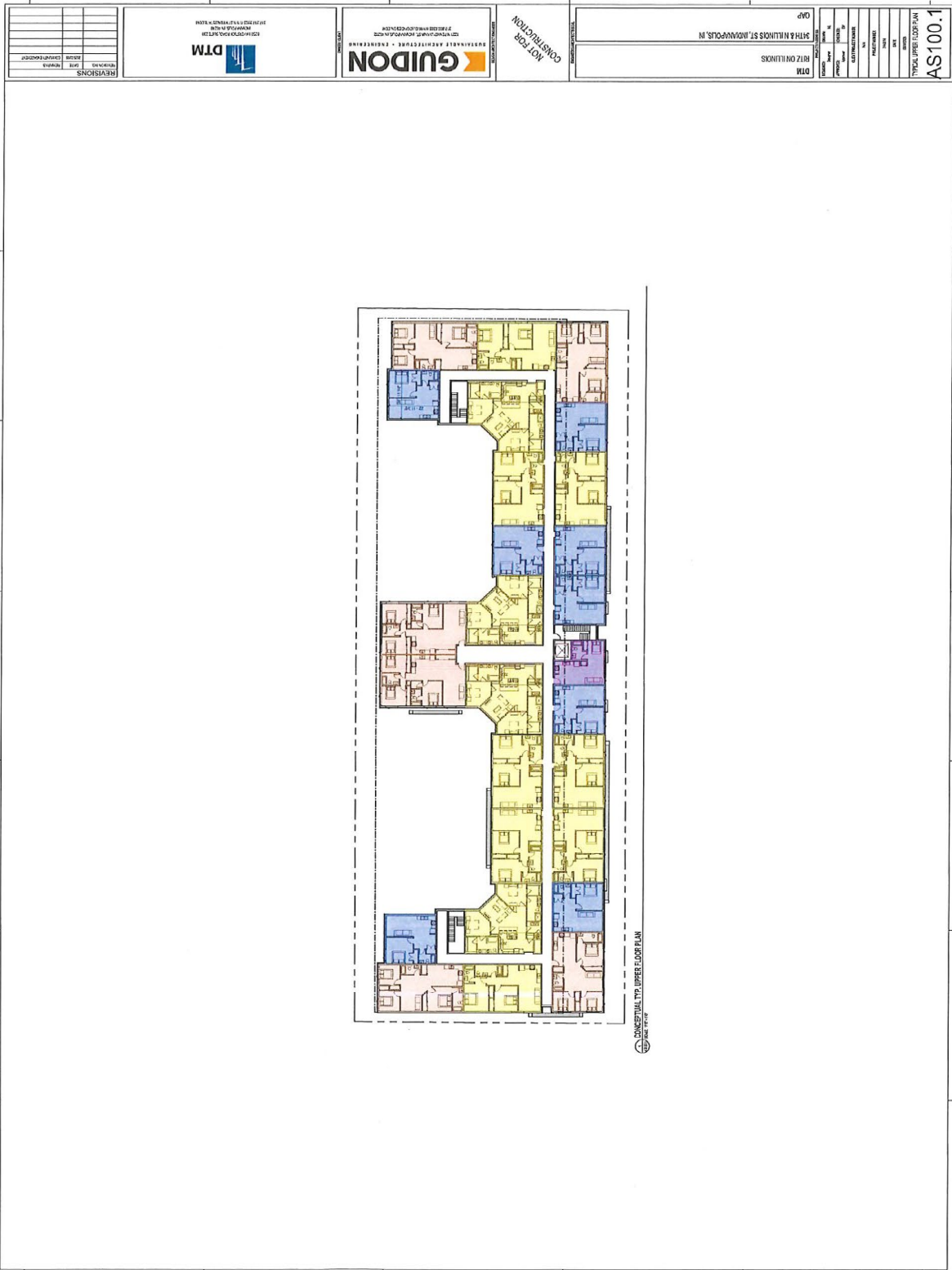
81-Z-9; 3402-05 Graceland and 3402-09 Capitol Avenues (west of site), requested rezoning of 0.43 acres, being in C-4 and C-5 districts, to C-4 classification, to provide protection for existing landscaping of formal landscaped entrance into Crown Hill Cemetery, **approved**.

80-Z-1; 3450 North Meridian Street (east of site), requested rezoning of 2.0 acres, being in D-5 and D-9 districts, to C-1 classification to provide for the construction of a one car garage to be used as a claim service office, **approved**.

EXHIBITS







3404 North Illinois Street – Plan of Operation

- **Uses:**
 - Consumer Services or Repair of Consumer Goods
 - Retail, Light General
 - Hair and Body Care Salon or Service
 - Financial & Insurance Services
 - Eating Establishment or Food Preparation
- **Staff:**
 - Each independent use above is not intended to have more than five employees on-site at any given time.
- **Hours of Operation:**
 - Each independent use would have traditional business hours of 7:00am-6pm.
- **Building:**
 - Proposed 109,518 square-foot mixed-use building. This includes 2,507 square feet of commercial space intended to be the subject of this variance request.
- **Clients & Customers:**
 - Uses to be open to the general public
- **Safety & Security Measures:**
 - The existing building has security cameras, an alarm system, and lighting elements.
- **Materials Used:**

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- Uses will not have any hazardous or objectionable materials or waste stored on-site.
- Shipping, Receiving & Storage:
 - Deliveries will be made via box-truck and use existing on-street parking.
- Waste:
 - Commercial dumpsters will be sited and screened in accordance with the requirements of the zoning ordinance
- Parking:
 - There will be 29 parking spaces located internally to the subject site, and 18 parking spaces located along Illinois Street, for a total of 47 vehicle parking spaces. 16 indoor bicycle spaces are also proposed.

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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 property is a mostly undeveloped assemblage on North Illinois Street, a primary arterial, with existing sidewalk frontage, bicycle infrastructure, and a Red Line station within approximately one-quarter mile. The surrounding area includes residential uses, multifamily and mixed-use precedent, a church/undeveloped tract to the north, and a parking lot to the south. The petitioner has also been working to maximize on-site parking, incorporate bicycle storage, and maintain functional fire separation. For these reasons, approval of the requested relief will not be injurious to 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:

Redevelopment of this mostly vacant and underutilized site with a coordinated multifamily project is more likely to enhance the corridor than to harm it. The site has already been approved for D-10 (TOD) multifamily development, and the 2024 companion petitions approved related development-standard relief for the same property, subject to Administrator's Approval of final site and elevation materials. The immediate vicinity also reflects prior multifamily and mixed-use zoning activity, including nearby approved parking and setback variances. In that context, the requested design, parking, transitional-yard, and height relief is consistent with the corridor pattern and will not substantially and adversely affect adjacent property values.

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

Strict application of all applicable design, parking, transitional-yard, and height standards to this multi-parcel redevelopment site would make orderly redevelopment unusually difficult. The site is constrained by its east-west depth, North Illinois Street frontage, alley relationship, adjacent residential edges, the need for a workable parking layout, bicycle parking requirements, and the desire to orient the project to the street in a manner consistent with a TOD corridor. The remaining relief being requested is relatively modest in practical terms, particularly with respect to parking, setbacks, and height. Moreover, the vast majority of the requested relief is tied to the zoning and design standards that apply because of the mixed-use/commercial component of the project.

DECISION

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

Adopted this _____ day of _____, 20 ____

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View looking east along West 34th Street



View looking northeast across intersection of North Illinois Street and West 34th Street



View of site looking west across North Illinois Street



View of site looking west across North Illinois Street

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View of site looking west across North Illinois Street



View of site looking west across North Illinois Street

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View of site looking east from north / south alley along western property boundary



View of site looking east from north / south alley along western property boundary



View of site looking east from north / south alley along western property boundary



View of site looking east from north / south alley along western property boundary

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-CPL-822 / 2026-CVR-822 (Amended)
Address: 3731 Wellington Avenue (*Approximate Address*)
Location: Warren Township, Council District #9
Petitioner: Word of God Christian Tabernacle Church, Inc, by Chris Hinkle
Zoning: D-5
Requests: Approval of a Subdivision Plat to be known as Bella Rosa Estates, dividing 2.773 acres into 13 single-family detached lots.
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for four lots with less than 40-foot lot width (minimum 40-foot lot width required).
Waiver Requested: No
Current Land Use: Undeveloped
Staff Recommendations: Approval of the Subdivision Plat.
Approval of the Variance request to provide for nine lots with less than 40-foot lot width.
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was continued for cause from the June 11, 2026, hearing, to the July 9, 2026, hearing, at the request of City Councilors Hart and Graves.

Amended Petition: This petition was amended to reduce the number of originally requested plated lots from 14 lots to 13 lots. The number of lots with reduced lot width was amended from nine lots to four lots as well, with both subject to an updated Plat to be submitted for Administrator's Approval. No new notice would be required as the request would be less intense than the original published notice.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the Plat to be submitted for Administrator's Approval, which complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.

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2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
10. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

PETITION OVERVIEW

LAND USE

The 2.773-acre site is zoned D-5 and is undeveloped. Previously a neighborhood swimming club occupied the site but has since been removed. The proposed Plat would subdivide the property into thirteen (13) lots. Each lot would front on an extension of Wellington Avenue and would range in size from 0.12-acre to 0.305-acre. The proposed plat will meet the standards of the D-5 zoning classification.

The site is adjacent to commercial uses to the north zoned CS, and residential uses to the west, south and east, all zoned D-5.

STREETS

All lots will front on an extension of Wellington Avenue that is to be constructed.

SIDEWALKS

Sidewalks will be provided along the Wellington Avenue extension.

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VARIANCE OF DEVELOPMENT STANDARDS

The grant of the variance request would provide four (4) lots with less than 40-foot lot width. Limitations on the placement of lots due to the cul-de-sac configuration, will require that most lots will be pie shaped, which results in a narrow lot width at the front of the lot. The lot width does become zoning compliant deeper into the lot.

The strict application of the terms of the zoning ordinance would constitute a hardship due to the origination of the street placement.

STAFF ANALYSIS

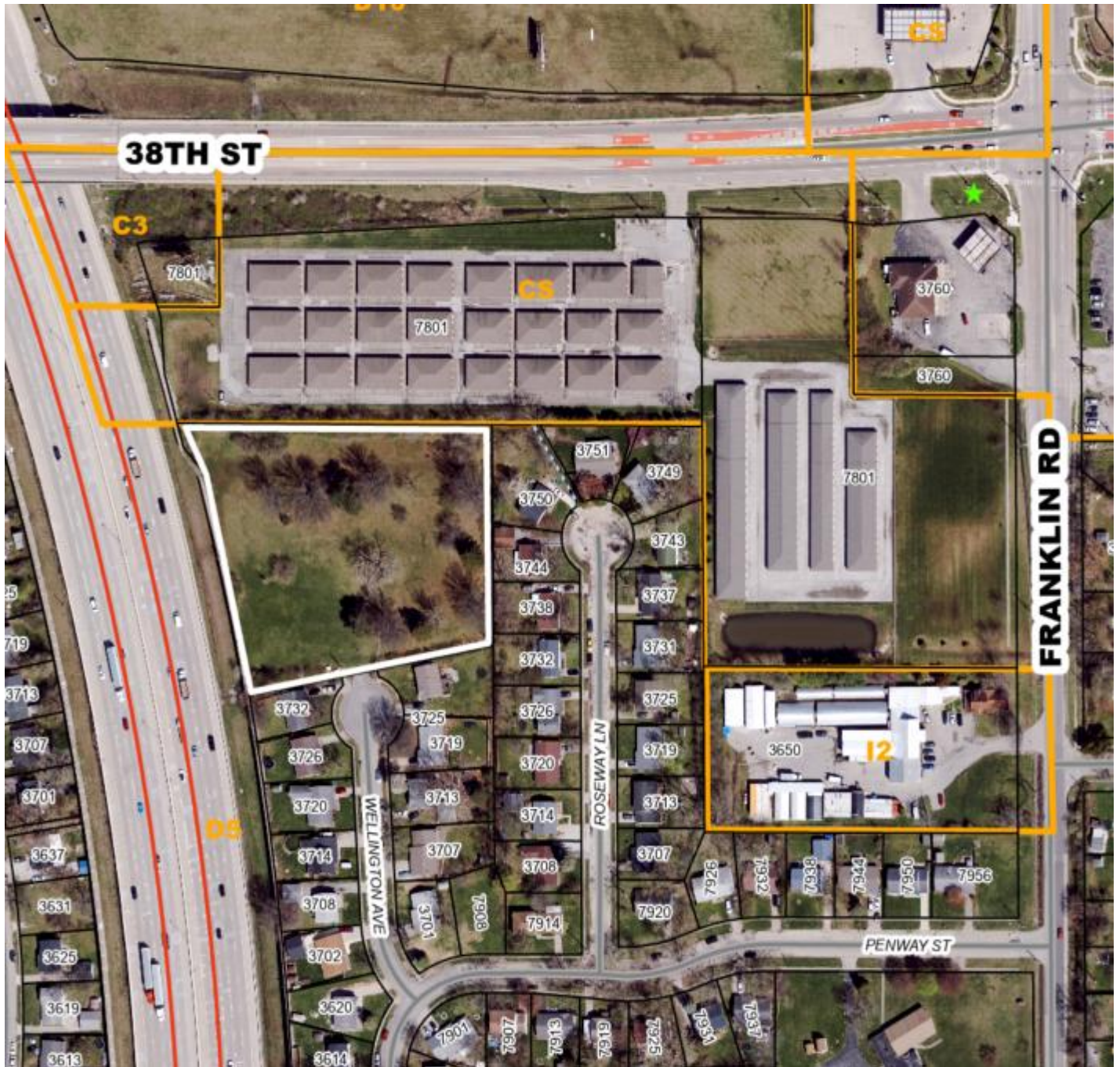
For these reasons, staff is recommending **approval** of the amended Variance request to provide for four lots with less than 40-foot lot width.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Undeveloped	
Comprehensive Plan	Office Commercial Uses	
Surrounding Context	Zoning	Land Use
North:	C-S	Commercial
South:	D-5	Single-family residential
East:	D-5	Single-family residential
West:	D-5	Single-family residential
Thoroughfare Plan		
Wellington Avenue	Local Street	49-foot proposed and existing right-of-way.
Petition Submittal Date	April 3, 2026	

EXHIBITS

LOCATION MAP





FINDINGS OF FACT

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division [REDACTED]
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

The proposed development of the fourteen single-family lots will not affect the surrounding properties. The homes will be constructed in accordance with the City of Indianapolis standards and will provide fresh life to an aging neighborhood. As the development is at the end of an existing cul-de-sac, the surrounding neighbors will need to go out of their way to view the proposed development.

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 property is located at the end of a cul-de-sac within a platted residential development that was constructed in the 1960's. The property has been a vacant lot for the past 35 years and has acted as an eyesore to the surrounding properties. The proposed development will increase the value of the surrounding single-family neighborhood by helping to revitalize the neighborhood and alleviate the vacant lot.

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

The overall size of the property is not large enough to allow for the strict application of the zoning ordinance. If the lot width requirements were followed, the proposed development of the site would not be financially feasible and therefore the vacant lot would remain.

PHOTOS



Wellington Avenue looking north at subject site



Subject site, looking north.



Subject site, looking northwest.



Subject site, looking northeast.

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Adjacent dwellings to the southwest.



Adjacent dwellings to the southeast.