



Metropolitan Development Commission Hearing Examiner (December 18, 2025) Meeting Agenda

Meeting Details

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

Date: Thursday, December 18, 2025 **Time:** 1:00 PM

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

Business:

Special Requests:

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-APP-018 | 5001 Riverview Drive

Washington Township, Council District #7
UQ-1 (FF) (FW)
Butler University, by Bradley D'Agnillo

University Quarter One Approval to provide for improvements and expansion of an outdoor tennis facility, including new courts and bleacher seating.

****Petitioner request for continuance for cause to February 26, 2026, with Notice.**

2. 2025-MOD-017 | 405, 409, and 411 South Shortridge Road

Warren Township, Council District #20
C-S
SRMK, LLC, by David Kingen and Justin Kingen

Modification of Commitments and Site Plan related to 2018-ZON-068 to terminate Commitment # 2 (Attachment "D", item 3) to eliminate the requirement of the submittal of a tree assessment for Administrator's Approval prior to site preparation, and to permit development of the site subject to the site plan filed with this petition (tree assessment required to be submitted for Administrator's Approval prior to site preparation and site to be developed per the site plan file-dated, September 13, 2018).

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

3. 2025-ZON-084 | 4001 South Keystone Avenue

Perry Township, Council District #19
Aman LLC, by Tyler Ochs

Rezoning of 1.075 acres from the C-4 district to the C-S district to provide for all C-3 uses and an automobile fueling station.

****Staff request for continuance for cause to January 15, 2026**

4. 2025-ZON-092 / 2025-VAR-011 | 2502 Lambert Street aka 2501 West Morris Street

Center Township, Council District #17
D-7 (FF) and C-7 (FF)
WRR Renwald Real Estate, LLC, by Benjamin A. Spandau and Thomas R. Steele

Rezoning of 4.79 acres from the D-5 (FF) and C-7 (FF) districts to the I-3 (FF) district to provide for a commercial parking lot.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot for commercial truck and trailer parking.

****Automatic Continuance to January 29, 2025, filed by City-County Councilor**

- 5. 2025-ZON-114 | 4005 East Southport Road**
Perry Township, Council District #24
Southport Road Development LLC, by David Gilman

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

****Staff request for continuance for cause to January 15, 2026**

- 6. 2025-ZON-119 | 8560 North College Avenue**
Washington Township, Council District #2
Cooper Property Management LLC, by Joseph D. Calderon

Rezoning of 0.64-acre from the SU-7 District to the C-1 classification to provide for an optometrist office.

****Petitioner has withdrawn the Petition**

- 7. 2025-ZON-128 | 2802 Lafayette Road**
Wayne Township, Council District #11
PFFO QOZB, LLC, by Michael Rabinowitch

Rezoning of 5.6 acres from the C-4 (FF) district to the C-7 (FF) district to provide for small-scale commercial workspace and self-storage uses.

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

- 8. 2025-CAP-856 / 2025-CVR-856 / 6400, 6449, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road**
Decatur Township, Council District #21
I-2
Sabey Data Center Properties, LLC, by J. Murray Clark

Modification of Commitments, related to 2020-CZN-834, to add four commitments associated with a proposed data center use, including details of a closed-loop air cooled system, commitment to pay all related costs associated with a proposed substation for said data center, develop the site in accordance with the site plan and building elevations, file dated November 6, 2025, to provide for building heights of 30 feet for East Building A and 50 feet for West Building B, to provide for sidewalks, outdoor amenities, loading docks, short-term truck parking, landscaping, connection to sewers for various addresses on Camby Road, and dedication of public streets.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a data center technology park (not permitted) and to provide for 200 parking spaces (minimum 708 parking spaces, or one parking space for each 1,500 square feet of floor area required).

****Automatic Continuance to January 29, 2026, filed by Registered Neighborhood Organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

- 9. 2025-APP-019 | 8936 Southpointe Drive**
Perry Township, Council District #23
HD-2
ForMotion Clinic, by Ed Williams

Hospital District Two Approval to provide for a proposed wall sign along the south elevation for a medical clinic

10. 2025-ZON-108 (Amended) / 2025-VAR-008 | 1360 East 30th Street

Center Township, Council District #8

Monon Development Group, LLC, by Christopher White

Rezoning of 0.98-acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail hotel, entertainment and recreational amenities.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.

11. 2025-CZN-853 / 2025-CPL-853 | 5023, 5047, and 5101 Madison Avenue, 1257 and 1265 East Thompson Road

Perry Township, Council District #23

Indiana Members Credit Union, by Michael Rabinowitch

Rezoning of 0.22-acre from the C-1 (TOD) district to the C-5 (TOD) district to provide for an expansion of an existing used vehicle sales lot.

Approval of a Subdivision Plat, to be known as Stanton Madison Avenue and Howland Place Subdivision, dividing 11.05 acres into six lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. 2025-ZON-100 | 1231 West Troy Avenue

Perry Township, Council District #22

Jaak Properties, LLC, by David Gilman

Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses.

PETITIONS FOR PUBLIC HEARING (New Petitions):

13. 2025-ZON-131 | 1255 Roosevelt Avenue

Center Township, Council District #13

1255 Roosevelt Partners, LLC, by Tyler Ochs

Rezoning of 3.66 acres from the I-4 (FF) district to the C-S (FF) district to provide for indoor recreational uses including a pickleball facility, a bar/tavern, and all I-4 uses.

14. 2025-CZN-852 / 2025-CVR-852 | 2522 North Butler Avenue and 5200 East 25th Street

Warren Township, Council District #9

D-4 and I-2

Eastside Coverage I70, LLC, by Joseph D. Calderon

Rezoning of 1.61 acres from the D-4 district to the I-2 district to provide for light industrial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage comprising of 91,869 square feet at 2522 North Butler (maximum of 16,978.5 square feet of outdoor storage, or 25% of square footage of all buildings permitted), and to provide for outdoor storage zero-foot from a protected district (minimum 500-foot separation from a protected district permitted).

15. 2025-CAP-854 / 2025-CVR-854 | 6340 Intech Commons Drive

Pike Township, Council District #6

C-S

Intech Park Partners, LLC, by Timothy E. Ochs and Jennifer Milliken

Modification of Commitments related to petition 98-Z-233 to modify Commitment 20 to provide for no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard (current commitment limits the number of free-standing fast food or drive-through restaurants to one within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than four hundred

feet (400 feet) to the east right-of way of Intech Boulevard.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero stacking spaces at the end of each service unit (minimum of two stacking spaces at the end of each service unit required), and to provide for 15 off-street parking spaces (maximum of seven off-street parking spaces required).

Additional Business:

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

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

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

Contractual Zoning Professional	Approving Authority	Term
Judy Weerts Hall	MDC	01/01/2025-12/31/2025
David DiMarzio (Alternate)	MDC	01/01/2025-12/31/2025

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



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-APP-018
Property Address: 5001 Riverview Drive (approximate address)
Location: Washington Township, Council District #7
Petitioner: Butler University, by Bradley D'Agnillo
Current Zoning: UQ-1 (FF) (FW)
Request: University Quarter One Approval to provide for improvements and expansion of an outdoor tennis facility, including new courts and bleacher seating.
Current Land Use: Tennis Facility
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

The petitioner submitted a written **continuance for cause from the December 18, 2025 hearing to the February 26, 2026 hearing** to allow the petitioner additional time to determine how to proceed. Legal notices will need to be mailed for the new hearing date.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the February 26, 2026 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-MOD-017

Property Address: 405, 409, and 411 South Shortridge Road (Approximate Addresses)

Location: Warren Township, Council District #20

Petitioner: SRMK, LLC, by David Kingen and Justin Kingen

Current Zoning: C-S

Request: Modification of Commitments and Site Plan related to 2018-ZON-068 to terminate Commitment # 2 (Attachment "D", item 3) to eliminate the requirement of the submittal of a tree assessment for Administrator's Approval prior to site preparation, and to permit development of the site subject to the site plan filed with this petition (tree assessment required to be submitted for Administrator's Approval prior to site preparation and site to be developed per the site plan file-dated, September 13, 2018).

Current Land Use: Truck and Trailer Parking / Auto Repair / Commercial Building Contractor

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the August 14, 2025 hearing to the October 9, 2025 hearing with notice at the request of the petitioner. No additional information has been submitted to the case file.

This petition was continued for cause from the October 9, 2025 hearing to the December 18, 2025 hearing with notice at the request of the petitioner. No additional information has been submitted to the case file.

The petitioner submitted a written **continuance for cause from the December 18, 2025 hearing to the January 29, 2026, hearing** to allow the petitioner additional time to amend the request and provide new notice. This will be the final continuance request that staff will support.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

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



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-ZON-084
Property Address: 4001 South Keystone Avenue
Location: Perry Township, Council District #19
Petitioner: Aman LLC, by Tyler Ochs
Request: Rezoning of 1.075 acres from the C-4 district to the C-S district to provide for all C-3 uses and an automobile fueling station.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

Staff is requesting a **continuance, with notice, from the December 18, 2025 hearing, to the January 15, 2026 hearing**, due to a delay in providing notice documents to the petitioner's representative.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-ZON-092 / 2025-VAR-092

Property Address: 2502 Lambert Street, AKA 2501 West Morris Street

Location: Center Township, Council District #17

Petitioner: WRR Renwald Real Estate, LLC, by Benjamin A. Spandau and Thomas R. Steele

Request: Rezoning of 4.79 acres from the D-5 (FF) and C-7 (FF) districts to the I-3 (FF) district to provide for a commercial parking lot.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot for commercial truck and trailer parking.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely **automatic continuance** was filed by a City-County Councilor that would continue these petitions from the **from the December 18, 2025 hearing, to the January 29, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

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

PETITION HISTORY

This petition was continued from the November 13, 2025 hearing to the December 18, 2025 hearing at the request of the petitioner to amend the request.

Staff will be requesting a **continuance for cause from the December 18, 2025 hearing to the January 15, 2026 hearing** to allow the petitioner additional time to finalize the changes to their request.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the January 15, 2026 hearing.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-ZON-119
Property Address: 8560 North College Avenue (Approximate Addresses)
Location: Washington Township, Council District #2
Petitioner: Cooper Property Management LLC, by Joseph D. Calderon
Current Zoning: SU-7
Request: Rezoning of 0.64-acre from the SU-7 District to the C-1 classification to provide for an optometrist office.
Current Land Use: Vacant Building
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the November 20, 2025 hearing to the December 18, 2025 hearing.

The petitioner submitted a request to **withdraw** this petition. This would require acknowledgement from the Hearing Examiner.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

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



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-ZON-128
Property Address: 2802 Lafayette Road (approximate address)
Location: Wayne Township, Council District #11
Petitioner: PFFO QOZB, LLC, by Michael Rabinowitch
Current Zoning: C-4 (FF)
Request: Rezoning of 5.6 acres from the C-4 (FF) district to the C-7 (FF) district to provide for small-scale commercial workspace and self-storage uses.
Current Land Use: Undeveloped land
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

Staff was notified that the petitioner intends to request a **continuance for cause from the December 18, 2025 hearing to the January 29, 2026 hearing**. Staff would not object to the request.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

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



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METROPOLITAN DEVELOPMENT COMMISSION

December 18, 2025

Case Number: 2025-CAP-856 / 2025-CVR-856

Property Address: 6400, 6449, 6455, 6500, 6559, 6565, 6600, and 6833 Kentucky Avenue, and 6700, 7924, 7944, 8002, 8032, and 8210 Camby Road (approximate addresses)

Location: Decatur Township, Council District #21

Petitioner: Sabey Data Center Properties, LLC, by J. Murray Clark

Request: Modification of Commitments, related to 2020-CZN-834, to add and modify commitments associated with a proposed data center use, including details of a closed-loop air cooled system, commitment to pay all related costs associated with a proposed substation and energy infrastructure for said data center, develop the site in accordance with the site plan and building elevations, file dated November 13, 2025, to provide for building heights of 30 feet for East Building A and 50 feet for West Building B, to provide for sidewalks, outdoor amenities, loading docks, short-term truck parking, landscaping, connection to sewers for various addresses on Camby Road, and dedication of public streets.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a data center technology park (not permitted) and to provide for 200 parking spaces (minimum 708 parking spaces, or one parking space for each 1,500 square feet of floor area required).

Staff Reviewer: Bryce Patz, Manager – Current Planning

CONTINUANCE

A Registered Neighborhood Organization has filed an Automatic Continuance, continuing this petition from the December 18, 2025 , hearing, to the January 29, 2026, hearing. This will require the Hearing Examiner's acknowledgement.



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-APP-019
Property Address: 8936 Southpointe Drive
Location: Perry Township, Council District #23
Petitioner: ForMotion Clinic, by Ed Williams
Current Zoning: HD-2
Request: Hospital District Two Approval to provide for a proposed wall sign along the south elevation for a medical clinic.
Current Land Use: Medical office
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to substantial compliance with the site plan and sign elevations.

PETITION OVERVIEW

This 1.781-acre site, zoned HD-2, is developed with commercial and medical offices. It is surrounded by medical offices to the north and east across Southpointe Drive, zoned HD-2; residential uses to the south, across East County Line Road, in Johnson County; and commercial uses to the west, across Shelby Street, zoned C-1.

HOSPITAL DISTRICT TWO APPROVAL

The request would provide for a wall sign along the south elevation of a tenant space for a medical clinic.

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;



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- 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.”

As proposed, staff believes that the request would meet all the goals of the HD-2 district listed above. The site layout and the design, scale, and placement of sign elevations shown on the submitted documents would be appropriately integrated with the existing signage within the office area and provide the location identification of the medical clinic for those requiring their services.

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Medical office / commercial center	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	HD-2	Medical offices
South:	Johnson County	Single-family dwellings
East:	HD-2	Medical offices
West:	C-1	Commercial uses

Thoroughfare Plan		
Shelby Street	Primary Collector	Existing 90-foot right-of-way and proposed 90-foot right-of-way.
East County Line Road	Primary Arterial	Existing 92-foot right-of-way and proposed 102-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	October 29, 2025	
Site Plan (Amended)	N/A	
Elevations	October 29, 2025 (Sign Elevations)	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	October 29, 2025	
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 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.



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

- *Conditions for All Land Use Types – Suburban Neighborhood Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Hydrological patterns should be preserved wherever possible.
 - Curvilinear streets should be used with discretion and should maintain the same general direction.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- *Small-Scale Offices, Retailing, and Personal or Professional Services*
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
 - Should be located at the intersections of arterial streets and should be no closer than one mile to another commercial node with one acre or more of commercial uses except as reuse of a historic building.
 - Should be limited to an aggregate of 3.5 acres per intersection, with no one corner having more than 1.5 acres.
 - Should be limited to areas and parcels with adequate space for required screening and buffering.
 - Automotive uses (such as gas stations and auto repair) and uses requiring a distance of separation of greater than 20 feet under the zoning ordinance (such as liquor stores, adult uses, and drive-through lanes) are excluded.
 - Should not include outdoor display of merchandise.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.



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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

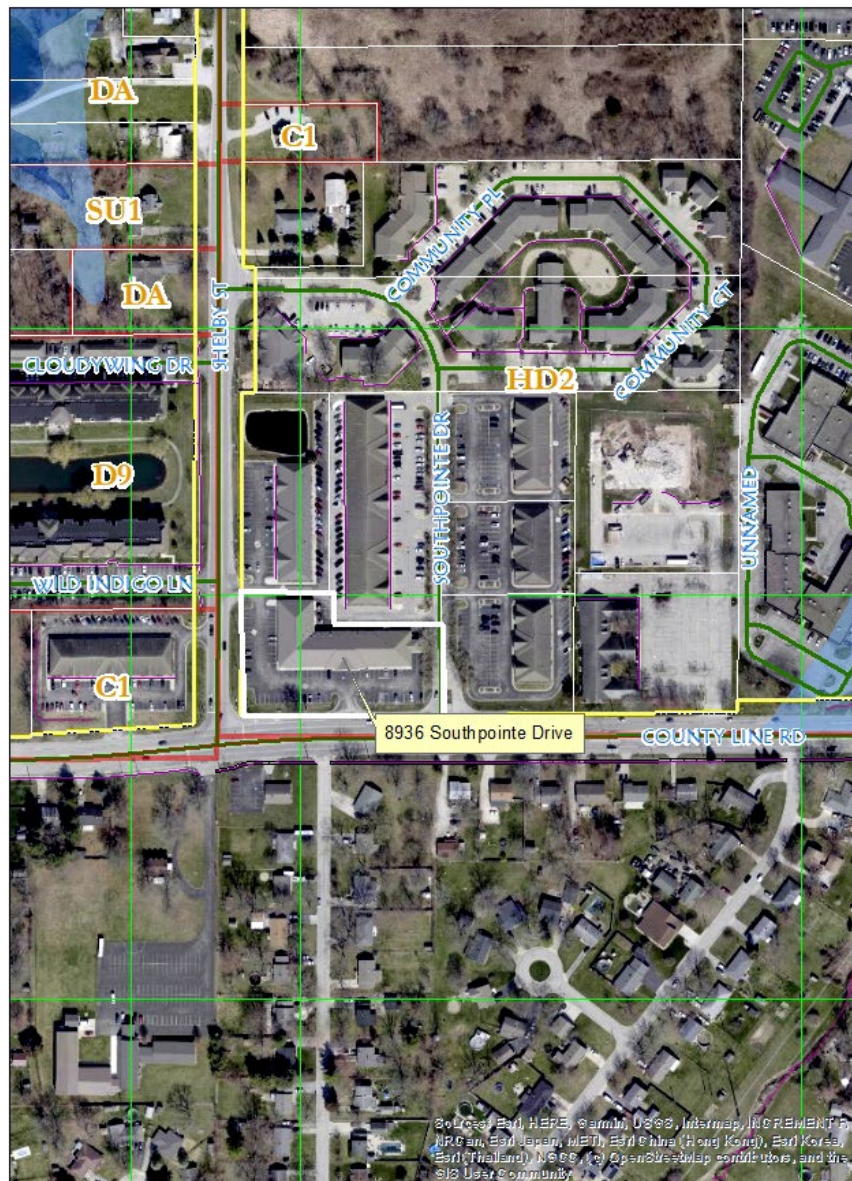
2012-APP-008; 8850 Southpointe Drive, requested Hospital District Two Approval to provide for a 29.5-square foot wall sign on the east façade **approved**.

2012-APP-001; 8937 Southpointe Drive (south of site), requested Hospital District Two Approval to provide for a 4.5-foot tall, 40-square foot freestanding sign, **approved**.

2010-APP-023; 8850 Southpointe Drive (north of site), requested HD-2 approval to provide for a wall sign, **approved**.

86-Z-210; 1126 East County Line Road (includes subject site), requested rezoning of 10.3 acres from A-2 to HD-2, **approved**.

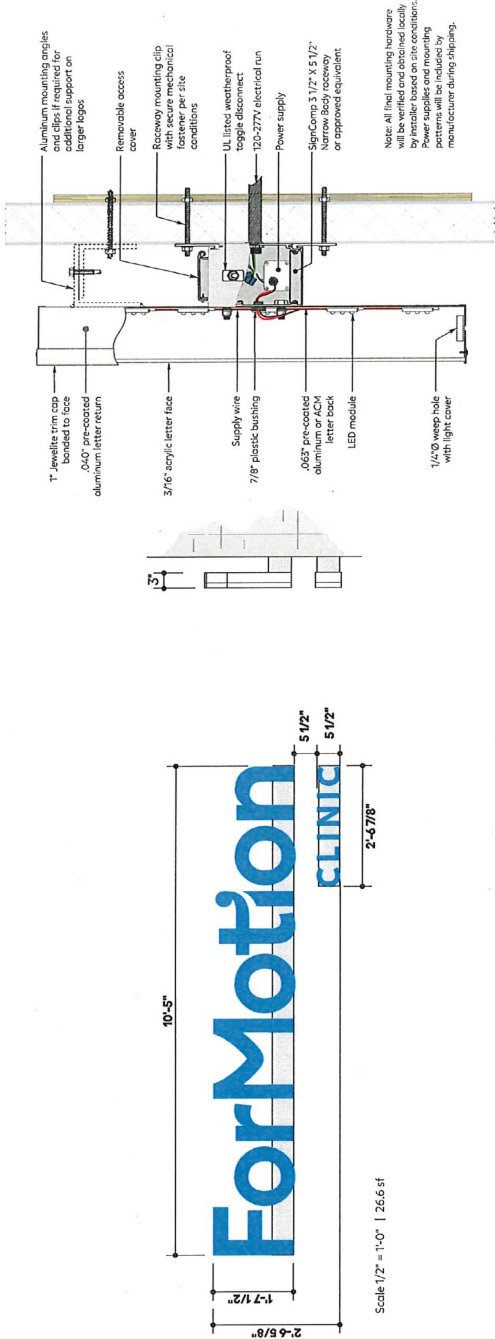
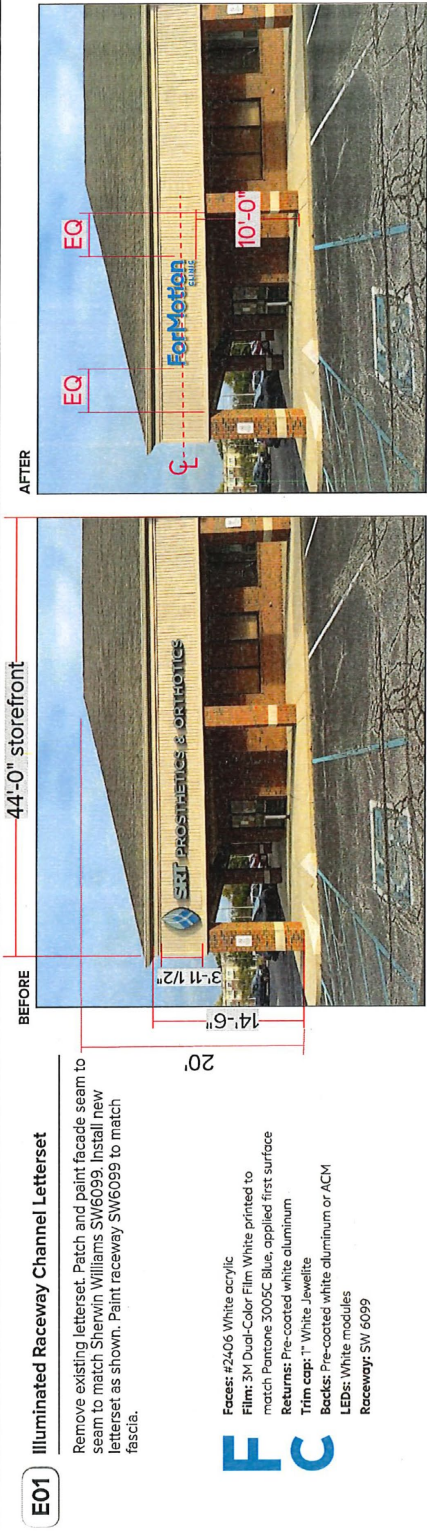
EXHIBITS



8936 Southpointe Drive

0.0 0.0125 0.025 0.05 0.075 0.1 Miles





Drawing # **C85938-5**
OE **177277**

Address: 8955 Southpointe Drive
City: ST. Indianapolis, IN

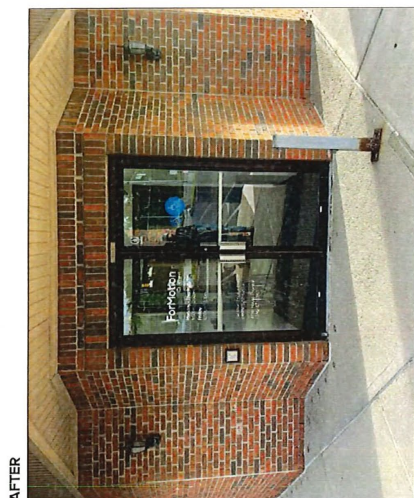
Date: 11/12/24
Designer: JAS
PM: KJV

File Location: Drive/Channel
STND
CSM
AS
CR
BN

Revisions:
1. 11/12/24
2. 11/12/24
3. 11/12/24
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E02

Remove existing door vinyl from both doors. Handicap
stick to remain as is. Clean surface of any remaining
residue. Apply new first surface vinyl as shown.



BEFORE



COLOR SPECIFICATIONS

3M #7725-20 Matte White film applied first surface

FMC-DV-H-20
Scale | 1:6

SCALE | 1" = 1'-0"

Drawing # C85938-5

Address: 9536 Southpointe Drive

City/ST: Indianapolis, IN

Zip: 46240

Date: 11/1/24

Designer: PM-KV

File Location: Drive/Clients/

STND: _____

CSM: _____

REVISE:

REV	DESCRIPTION	DATE	BY	CHKD	APPD
1	Updated design team	10/13/24			
2	Updated design team	10/13/24			
3	Updated design team	10/13/24			
4	Updated design team	10/13/24			
5	Updated design team	10/13/24			
6	Updated design team	10/13/24			

Legend:

	AS		CR		EN
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Notes:

1. All dimensions are Imperial.

2. All dimensions are scaled to match what is printed on the TxD sheet.

3. Sign dimensions to be in accordance with the TxD sheet.

UL Underwriters Laboratories, Inc.

PRIORITY
Stratus



**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 signs are consistent with the development of the property and compatible with the architectural design of the building.

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 signs are aesthetically appealing and designed to provide essential information without being overbearing.

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

The proposed signs do not negatively impact the existing development, which has already been determined to satisfy this requirement.

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 signs help facilitate traffic in and around the existing development.

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

The proposed signs will have zero impact on existing sanitation, drainage, an public utilities.



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

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

The proposed signs integrate well with the established use and development of the property.

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

The proposed signs facilitate existing provisions for pedestrian accessibility and connectivity.

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 west along East County Line Road



View looking east along East County Line Road



View of site looking north along Shelby Street



View looking south along Shelby Street



View of site tenant bay looking north



View of medical / commercial strip center looking northeast



View of medical / commercial strip center looking west



View of site looking southeast



View of site looking northeast



View from site looking west across Shelby Street

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-ZON-108 (Amended) / 2025-VAR-008

Property Address: 1360 East 30th Street

Location: Center Township, Council District #8

Petitioner: Monon Development Group, LLC, by Christopher White

Current Zoning: I-2

Rezoning of 0.98-acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail hotel, entertainment and recreational amenities.

Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.

Current Land Use: Vacant

Staff Recommendations: Approval of the rezoning and variance requests.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the October 23, 2025 hearing, to the November 20, 2025 hearing, to amend the request and provide new notice.

The Hearing Examiner continued these petitions at the request of staff from the November 20, 2025 hearing, to the December 18, 2025 hearing, to provide time to resolve issues related to property ownership.

STAFF RECOMMENDATION

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

1. A 44-foot half right-of-way shall be dedicated along the frontage of East 30th 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).

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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.
3. The final site plan and building elevations shall be submitted for Administrator Approval prior to the issuance of the Improvement Location Permit (ILP).

PETITION OVERVIEW

This 0.98-acre site, zoned I-2, is developed with industrial uses. It is surrounded by multi-family dwellings to the north, zoned C-S; vacant land to the south, across East 30th Street, zoned C-S; industrial uses to the east, zoned I-2; and the Monon Trail to the west, zoned C-3.

Petitions 2021-ZON-069 / 2025-VAR-010 rezoned adjacent parcels (approximately 14 acres) to the C-S district to provide for mixed-use, consisting of a retail hotel, entertainment, and recreational amenities. This site would be integrated into and become part of this larger proposed development.

REZONING

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

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

Recommended land uses in this typology include detached housing / attached housing / small-scale multi-family housing / large-scale 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; and small-scale parks; artisan manufacturing and food production; structured parking; and community farms / gardens.

C-S Statement / Site Plan

The C-S Statement file dated September 30, 2025, describes the intent of the proposed development and integration of this site into the previous rezoning (Petition 2021-ZON-069 / 2021-VAR-101).

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The site plan that is included in the Statement depicts development of this site for parking on the eastern portion of the site, with a proposed container hotel and restaurant on the western portion.

Proposed development would allow for encroachment into the right-of-way of the Monon Trail / Nickle Plate Trail with amenities associated with the hotel and a picnic area. Staff has concerns with this encroachment because the Monon Trail is a public controlled infrastructure amenity that is available for public and community use.

The Statement also includes the following provision: "The Hoosier Heritage Port Authority (HHPA) has been engaged and the Developer plans to enter into an agreement to manage and operate the Nickle Plate Trail from 29th Street to 38th Street."

Additionally, the Statement and the developer recognizes the environmental contamination of the site that will need to be addressed prior to development of this site.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 44-foot half right-of-way along East 30th Street. 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.

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

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

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

Planning Analysis

As proposed, this request and its integration into the larger proposed mixed-use development would generally be consistent with the land use Plan recommendation of village mixed-use. Although a hotel is considered lodging within the Ordinance Use Table (defined as “any building or group of buildings containing guest rooms designed or intended to be occupied for sleeping purposes by guests for a fee, often with general kitchen and dining room facilities provided within the building or an accessory building, and that caters to the traveling public. The use may include associated administrative offices and the sale of food, beverages, and convenience items, and meeting rooms”), staff believes it would be an acceptable use because it would be a comparatively small area within the overall development.

Staff would note that the proposed hotel would be similar to the five-story building to the north for multi-family dwellings that was recently constructed.

As with any C-S development, Administrator Approval would be required as development progresses, including, but not limited to, a site plan, building elevations, landscaping plan and photometric plan.

The scale, design and massing of the proposed development would be considered when development documents for this site would be submitted for Administrator Approval. Pedestrian connections and amenities within the overall development and to perimeter sidewalks would be vital to the success of this development. Those connections should provide a high degree of pedestrian safety and experience.

Staff is concerned with the encroachment into the Monon Trail / Nickle Plate Trail rights-of-way along the western boundary of this site and would require that future development comply with the Department of Public Works standards and requirements related to trail and greenways development.

GENERAL INFORMATION

Existing Zoning	I-2
Existing Land Use	Industrial uses / parking
Comprehensive Plan	Village Mixed-Use

Surrounding Context	Zoning	Land Use
North:	C-S	Multi-family dwellings
South:	C-S	Vacant land
East:	I-2	Industrial uses
West:	C-S	Monon Trail
Thoroughfare Plan		
East 30 th Street	Primary Arterial	Existing 50-foot right-of-way and proposed 88-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 30, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	October 15, 2025	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	September 30, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

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

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

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.”

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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

2021-ZON-069 / 2021-VAR-010; 1118 East 30th Street, 1120 East 32nd Street, 3112, 3118, 3122, 3132, 3212, 3216, 3228, 3254 Dr. Andrew J. Brown Avenue and 2906 Columbia Avenue, requested rezoning of 14.49 acres from the I-2 and I-4 districts to the C-S district to provide for a mixed-use development consisting of single-family residential, multi-family residential, commercial, recreational, cultural and industrial uses, including but not limited to, retail sales; restaurants; pop-up events; freestanding vendors; temporary and permanent offices; meeting spaces; art galleries; displays and studios; food festivals; indoor and outdoor recreation and entertainment; artisan food and beverage; business home, personal services or repair; community, cultural and educational facilities; lodging; fitness activities; seasonal events; temporary events and outdoor display and sales; farmer market; outdoor displays, seating and sales; walk-up windows; grocery stores; parking; 120 two-three-story apartment homes on a private drive; and 220 multifamily units in a five-story building with 286 parking spaces; and including secured bike parking; fitness room /center; swimming pool; trail access' observation decks; specialty walkways and landscaping and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed, **approved and granted**.

2021-UV2-008; 3112, 3118 and 3122 Dr. AJ Brown Avenue and 1118 East 30th Street, requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for primary uses, including event center, museum, library, art gallery, artisan food and beverage, farmers market, eating establishment or food preparation, indoor recreation and entertainment, indoor spectator venue, outdoor recreation and entertainment, ongoing outdoor display and sales, outdoor seasonal produce sales, recreational vehicle parking, tattoo parlor, walk-up window; accessory uses including light general retail, commercial parking lot, automated teller machines, radio or television broadcasting antenna, game courts sign; temporary uses including temporary outdoor display and sales, produce sales, temporary outdoor events; to permit an accessory commercial parking lot, and to permit a 10-foot front yard setback along 30th Street two-foot transitional west side yard setback, a zero-foot east side yard and zero-foot north rear yard (1118) and zero-foot front (without landscaping), side and rear yards, and to provide for 335 parking spaces, **withdrawn**.

2019-ZON-020; 2942, 2946, 2950 and 2954 McPherson Street, requested rezoning of 0.5 acre from the D-5 district to the C-3 classification, **withdrawn**.

2019-UV3-008; 2954 McPherson Street, requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four, two-family dwellings, with six feet between dwellings, each with a 24' x 24' detached garage containing a 799-square foot dwelling unit (three dwelling units not permitted) on 40-foot wide, 5,440-square foot lots (minimum 70-foot lot width and 7,200-square feet lot area required), **granted**.

2017-UV1-018; 1120 E 32nd Street, requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an emergency shelter care / group home for up to 10 foster children between the ages of six and 17 (not permitted), **granted**.

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2010-UV3-018; 3145 Dr A J Brown Avenue, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for a storage shed, with a six-foot side transitional setback (10-foot side transitional setback required) and a variance of development standards of the Sign Regulations to provide for a 10-foot-tall free-standing sign encroaching five feet into the right-of-way of Dr. Andrew J. Brown, **withdrawn**

2008-UV3-010; 3145 Dr A J Brown Avenue requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for indoor sales, restoration and service of automobiles and motorcycles (not permitted), without off-street parking (minimum 30 parking spaces required for a freestanding retail use), with three parking spaces being located partially in the right-of-way of East 32nd Street with maneuvering area in the right-of-way of East 32nd Street (not permitted), and with three dumpsters being located in the required front yard along East 32nd Street (not permitted), **granted**.

2008-VAR-811 / 2008-VAC-811; 2939 Columbia Avenue and 2902 and 2906 Dr. Andrew J. Brown Avenue, requested a variance of Use and Development Standards of the Industrial Zoning Ordinance to provide for the manufacture of solvents, detergents and cleaners (not permitted), and provide for a 31,000-square foot building addition with a three-foot front setback from the east right-of-way line of Columbia Avenue, as proposed by the companion vacation petition (minimum twenty-foot front setback required), to provide for loading area within the required twenty-foot front yard along Columbia Avenue, and to provide for maneuvering area for loading vehicles within the right-of-way of Columbia Avenue and Vacation of a portion of Columbia Avenue, being eight feet in width, **granted and approved**.

2004-ZON-096; 3005-3025 Winthrop Avenue and 1102 East 30th Street, requested rezoning of 1.08 acres, being in the C-1 District, to the SU-1 classification to provide for religious uses, **approved**.

86-UV3-24; 2920 Martindale Avenue, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for the construction of an off-street parking lot associated with an adjacent industrial operation, **granted, subject to the provision of landscaping**.

84-UV1-44; 3143 Winthrop Avenue; requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a 22' x 32' addition to an existing office building; **granted**.

71-UV3-136; 3143 Winthrop Avenue; requested a variance of use to provide for an addition to an existing office building; **granted**.

69-V2-206; 3143 Winthrop Avenue; requested a variance of use to provide for an addition to the south side of an existing office building; **granted**.

69-V2-121; 2881 Columbia Avenue (south of subject site), requested a variance of use of the Industrial Zoning Ordinance to provide for the construction warehouse with reduced side and rear yard setbacks, **granted**.

65-V-448; 2920 Martindale Avenue (portion of subject site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for the construction of an office building associated with an adjacent industrial operation, **granted**.



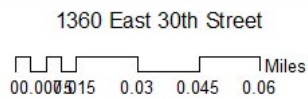
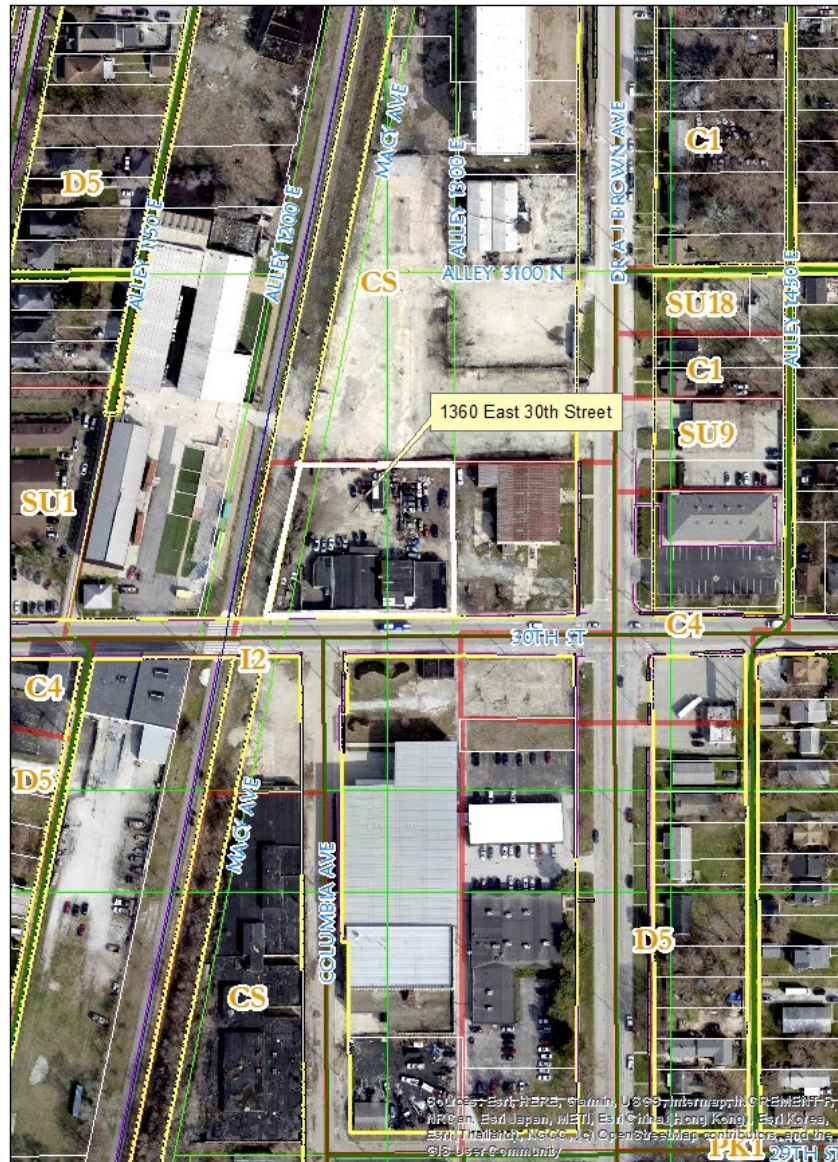
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61-V-402; 2936 Martindale Avenue (portion of subject site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for the construction of an off-street parking lot associated with an adjacent industrial operation, **granted**.

56-V-200; 2900 Columbia Avenue (portion of subject site), requested a variance of use to provide for a laboratory and off-street parking associated with an adjacent industrial use, **granted**.

23-V-146; 2900 Columbia Avenue (portion of subject site), requested a variance of use to provide for the construction of a factory for the manufacture of pen holders, **granted**.

EXHIBITS



MONON DEVELOPMENT GROUP



2025-ZON-108 Submittal

C-S DEVELOPMENT STATEMENT

1360 E 30th Street

Christopher White, member of and
on behalf of MONON Development Group, LLC
8555 N River Rd, Suite 220, Indpls, IN 46240
317.702.8484
Cwhyte@cwhyte.com

I. Background & Approach

COMMITMENT: We are a coalition of experienced local developers united by a comprehensive vision to simultaneously transform a forgotten community core of economically distressed, blighted & brownfield contaminated industrial properties along the Monon Trail.

UNITY: We are engaged with and working alongside residents, community members, business owners, local leaders and municipal officials, to optimize development and growth and foster equitable access and community resilience.

INNOVATIVE AND INCLUSIVE DEVELOPMENT: We are creating a project designed to welcome and empower those who live in the community to spur social activity and to encourage a strong foundation of resident engagement that will catalyze neighborhood revitalization and unity.

VISION: We are transforming this aging industrial area into multi-use urban, inviting, and vibrant gathering places with a wide range of businesses and amenities that add to the neighborhood public life and provide quality, modern residential options for individuals and families.

MONON | 30

JOB CAPITAL



Hillcrest Development
Hotel Development

CB CUSTOM
CONTAINER
BUILDERS



DMJR Development LLC

TRG THE
RIDGE
GROUP



MGC
MIDWEST LLC

GLASSBURN
PROPERTIES

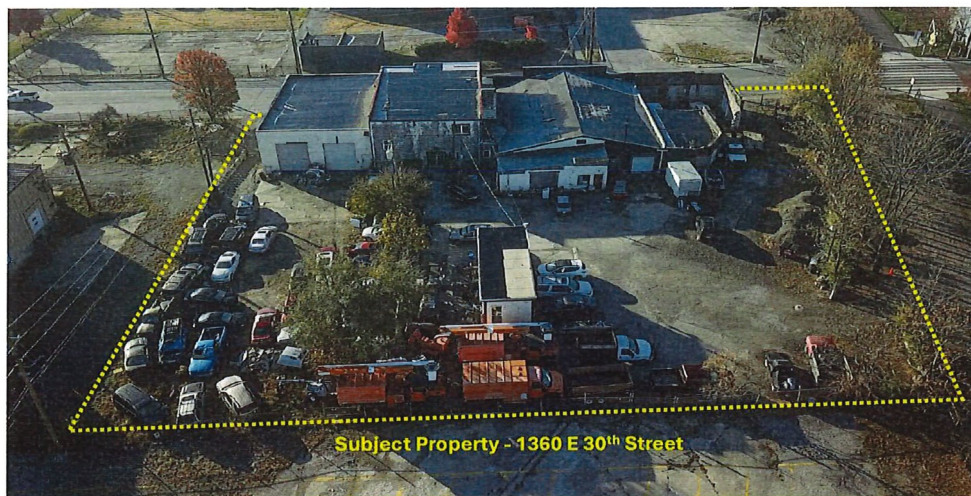
PREMIER
COMMERCIAL
REAL ESTATE SERVICES



Once a neglected "ride-thru" or "walk/run-thru" area along the Monon Trail, the approachable development will provide placemaking public spaces that invite access and connectivity and that encourage neighborhood interaction along the Monon.

II. The Property

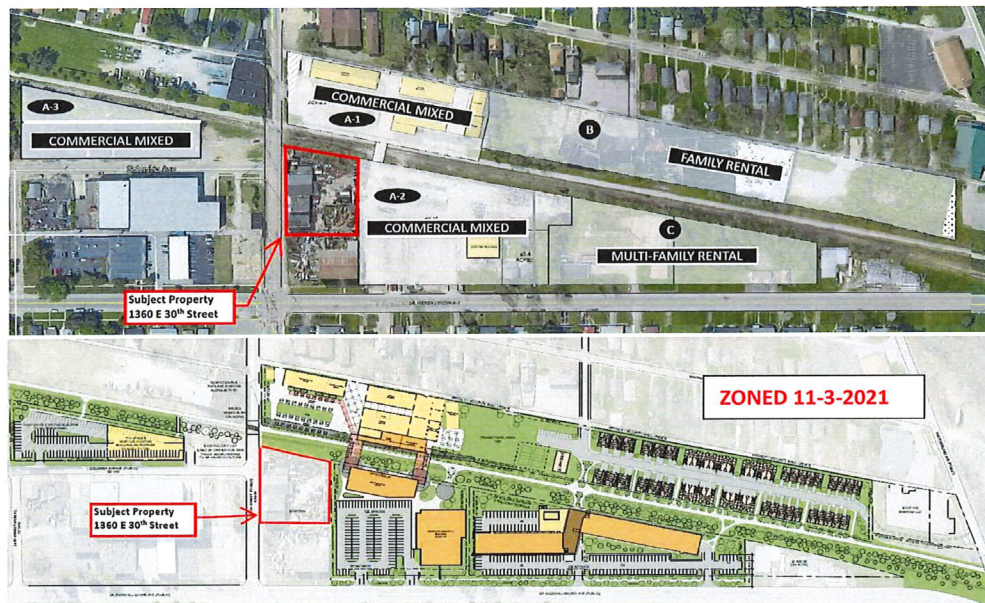
The property is currently Zoned I-2 and is in violation of the zoning ordinance as the owner utilized the property as a residence as well as is in violation by utilizing the property for outside storage, which is not allowed under I-2 Classification. The property was originally the former Hoosier Coal and Oil and has environmental concerns as underground storage tanks exist.



III. Proposed Land Use, Rezoning & Variance

The Monon 30 Project is the redevelopment of properties collectively making up approximately 14.49 acres located immediately adjacent to and along both sides of the Monon Trail, specifically between E. 29th Street to the south and Sutherland Ave. to the north.

The surrounding properties were zoned C-S in November 2021 (2021-ZON-069/2021-VAR-010) and this segment of the Monon Trail are/were largely vacant or blighted environmental liabilities.



Petitioner is seeking to rezone the subject property to the C-S Zoning District, to be the same as the surrounding parcels (A-1,A-2,A-3). Because the Monon 30 Project presents a unique opportunity to improve the quality of life in the neighborhood with new residential, retail and commercial uses, no industrial uses or operations are requested or proposed as part of the C-S rezoning.

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Rezoning Request to the C-S District

"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 Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use for these properties.

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

Variance Request

Petitioner seeks a variance to eliminate the development standards established for the C-S Zoning District. Creativity and flexibility are necessary to achieve the full growth potential of the Monon 30 Project for several area-specific reasons:

- the property has varying degrees of environmental issues that may impact development;
- The existing structure will be demolished to be immediately utilized for some immediate commercial and community uses and primarily intended for 6+/- story hotel use;
- the development standards are not consistent with the urban theme of the Monon 30 Project, needed placemaking and creative land uses;
- from time to time community needs in commercial and gathering spaces may fluctuate to be sustainable and to assure long-term viability; and

- none of the properties north of 30th Street are within an Opportunity Zone.

Monon 30 Project Conceptual Land Use Areas

***all areas are approximate**

Lots A-1,A-2,A-3 are currently zoned and allow for, Community-Focused Commercial, Public and Civic uses, including, Retail Sales, Restaurants, Popup Events, Freestanding Vendors, Temporary & Permanent Offices, Meeting Spaces, Art Galleries Displays & Studios, Food Festivals, Indoor and Outdoor Recreation and Entertainment, Artisan Food & Beverage, Business, Home & Personal Services or Repair, Community, Cultural & Educational Facilities, Lodging, Fitness Activities, Seasonal Events, Temporary Events and Outdoor Displays and Sales, Farmers Market, Outdoor Displays Seating & Sales, Walk-Up Windows, Grocery and Parking.

The proposed Property is partially and intended to be used for lodging, but may incorporate and of the above uses listed for Lots A-1,A-2,A-3.

In Addition the uses are intended to Activate the trail to encourage use of public spaces by persons of all ages and connectivity with Lots A-1, A-2 and A-3

III. The Monon 30 Project Roadmap, Together with the Subject Property.

- for the past 5+ years the community has Continued involvement by citizens, stakeholders and the developer group in a transparent and community-driven process to understand challenges and opportunities and to define what success looks like at Monon 30;
- Environmental assessment currently underway;
- Civil engineering coordination with all parcels and consideration of impact from integration with the adjacent Monon Trail;
- Engage DMD Staff and Parks to incorporate physical connectivity improvements and to ensure neighborhood access, taking into account pedestrians, bicycle and vehicular traffic;
- The HHPA has been engaged and Developer plans to enter into and agreement to manage and operate the Nickel Plate Trail from 29th to 38th Street.
- Redevelopment and infrastructure improvements to commence upon receipt of necessary approvals and permits.

Midtown AVE Area Q

Separate Ownership Common Areas

11th AVE

12th AVE

13th AVE

14th AVE

15th AVE

16th AVE

17th AVE

18th AVE

19th AVE

20th AVE

21st AVE

22nd AVE

23rd AVE

24th AVE

25th AVE

26th AVE

27th AVE

28th AVE

29th AVE

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270th AVE

271st AVE

272nd AVE

273rd AVE

274th AVE

275th AVE

276th AVE

277th AVE

278th AVE

279th AVE

280th AVE

281st AVE

282nd AVE

283rd AVE

284th AVE

285th AVE

286



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the project will transform economically distressed, blighted and brownfield contaminated industrial properties and will enhance neighborhood public life and resident engagement. Vacant and run down properties will no longer pose a public health and/or safety risk.

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:

Public health and safety risks associated with the presence of abandoned and vacant properties will be eradicated. Industrial uses and operations that are not typically compatible with walkable neighborhoods will be removed, while business and hundreds of jobs that are compatible will be added.

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

The property has been left out of designated opportunity zones and have remained blighted and vacant for decades. The property has environmental issues that present obstacles for use and redevelopment.

DECISION

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

Adopted this _____ day of _____, 20 ____



View looking west along East 30th Street



View looking east along East 30th Street



View from site looking southeast across East 30th Street



View looking north along Columbia Avenue



View of site looking northwest across intersection of East 30th Street and Columbia Avenue



View from site looking west across the Monon Trail



View from site looking northwest across the Monon Trail



View from site looking northwest across the Monon Trail



View from site looking north



View of site looking east towards Dr. Andrew J Brown Avenue

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking southeast



View of site looking south

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking south (Monon Trail on right)



View of site looking east



View of site looking east



View of site looking southeast towards East 30th Street

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-CZN-853 / 2025-CPL-853

Property Address: 5023, 5047 and 5101 Madison Avenue, 1257 and 1265 East Thompson Road

Location: Perry Township, Council District #23

Petitioner: Indiana Members Credit Union, by Michael Rabinowitch

Current Zoning: C-1 (TOD) / C-5 (TOD)

Request: Rezoning of 0.22-acre from the C-1 (TOD) district to the C-5 (TOD) district to provide for an expansion of an existing used vehicle sales lot.
Approval of a Subdivision Plat, to be known as Stanton Madison Avenue and Howland Place Subdivision, dividing 11.05 acres into six lots.

Current Land Use: Commercial uses

Staff Recommendations: Approval of the rezoning request and platting requests.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on these petitions.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated November 4, 2025, 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.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

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

PETITION OVERVIEW

This 11.05-acre site, zoned C-1 (TOD) and C-5 (TOD), is developed with commercial uses. It is surrounded by commercial uses and single-family dwellings to the north, across East Thompson Road, zoned C-5 (TOD), C-3 (TOD), C-1 (TOD), and D-3 (TOD) respectively; a funeral home to the south, zoned C-3 (TOD); railroad right-of-way to the east, zoned C-1 (TOD); and commercial uses and a single-family dwelling to the west, across Madison Avenue, zoned C-3 (TOD), C-1 (TOD), and D-3 (TOD), respectively.

PLAT

Site Plan

This request would divide 11.05 acres into six lots for commercial development, specifically general commercial (C-5) and office commercial (C-1). Lot 1 would provide for the C-5 (used car lot), Lot 2 would provide for the credit union, with the remaining four lots providing for four office buildings.

There are four existing access drives along Madison Avenue. The northernmost drive would serve Lot 1, two access drives would serve Lot 2, and the fourth southernmost drive would serve the four office buildings.

Streets and Traffic

No new streets are proposed as part of this petition.

Waivers

None requested. Sidewalks exist for most of the frontage along Madison Avenue. However, an extension of the sidewalk will be required south of the southern access drive, to the south property line. See Exhibit B.

REZONING

The request would rezone a small portion of the site (0.22-acre) to the C-5 (general commercial) district to expand the existing used vehicle sales operation. "The C-5 District is designed to provide areas for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed. The types of uses found in this district tend to be outdoor functions, brightly lit, noisy, etc. Therefore, to provide a location where such uses can operate in harmony with the vicinity, the C-5 district should be located on select heavy commercial thoroughfares and should avoid locating adjacent to protected districts." See Exhibit A.

The Comprehensive Plan recommends community commercial typology for the northwest corner of the site and office commercial typology for the site for the remainder of the site.

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

Recommended land uses in the commercial office 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, the rezoning request would not be consistent with the Plan recommendation of community commercial. Community commercial typology is contemplated to be consistent with the C-3 (neighborhood commercial) or the C-4 (community-regional) zoning districts, depending upon the location and the surrounding land uses. Staff, however, supports this request because the area to be rezoned is small and contiguous to an existing C-5 district and use that would have minimal impact on surrounding land uses. Additionally, the proposed plat would prevent further expansion of the C-5 district, leaving the remainder of the site as C-1 for commercial office uses.

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.

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This site is located within the transit-oriented overlay with the nearest proposed transits stops located at the intersections of Madison Avenue and Hanna Avenue and Madison Avenue and County Line Road and beyond the ½ mile walk shed.

Modifications

The Pattern Book also provides guidance related to overlays and whether an overlay adds, modifies, or removes the recommended land uses within the base typology.

GENERAL INFORMATION

Existing Zoning	C-5 (TOD) / C-1 (TOD)	
Existing Land Use	Automobile vehicle sales / office park	
Comprehensive Plan	Community Commercial / Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-5 (TOD) / C-3 (TOD) / C-1 (TOD) / D-3 (TOD)	Commercial uses / single-family dwellings
South:	C-3 (TOD)	Funeral home
East:	C-1 (TOD)	Railroad right-of-way
West:	C-3 (TOD) / C-1 (TOD) / D-3 (TOD)	Commercial uses / single-family dwelling
Thoroughfare Plan		
Madison Avenue	Secondary Arterial	Existing 80-foot right-of-way and proposed 48-foot right-of-way.
East Thompson Road	Primary Arterial	Existing 108-foot right-of-way and proposed 112-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes. Transit-Oriented Development (TOD)	
Wellfield Protection Area	No	
Site Plan	November 4, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Community Commercial (northwest corner) and Office Commercial typologies (remainder of the site).

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

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 – Community Commercial Typology

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

Modified Uses within the Transit-Oriented Development (TOD) overlay would include the following:

- Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) in the small- and personal or professional services and large-scale schools, places of worship, neighborhood serving institutions/infrastructure, and other places of assembly; and small-scale parks.
- Bollards or other vehicular barriers should be present in small-scale parks.

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 2 acres should include pedestrian amenities for passive and active recreation internal to the development.

Large-Scale Offices – Office Commercial Typology

- Pedestrian connections between buildings should be provided
- Street connections to perimeter roads should be provided

Modified Uses within the Transit-Oriented Development (TOD) overlay would include the following:

- Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.) in the large-scale offices and small- and large-scale offices
- Bollards or other vehicular barriers should be present in small-scale parks.

Red Line / Blue Line / Purple Line TOD Strategic Plan

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

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

**Department of Metropolitan Development
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Current Planning**

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

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

ZONING HISTORY

2008-ZON-012; 1223, 1229, 1243, 1251 and 1257 East Thompson Road, requested rezoning of 1.2 acres, from the D-3 district, to the C-1 classification to provide for office-buffer uses, **approved**.

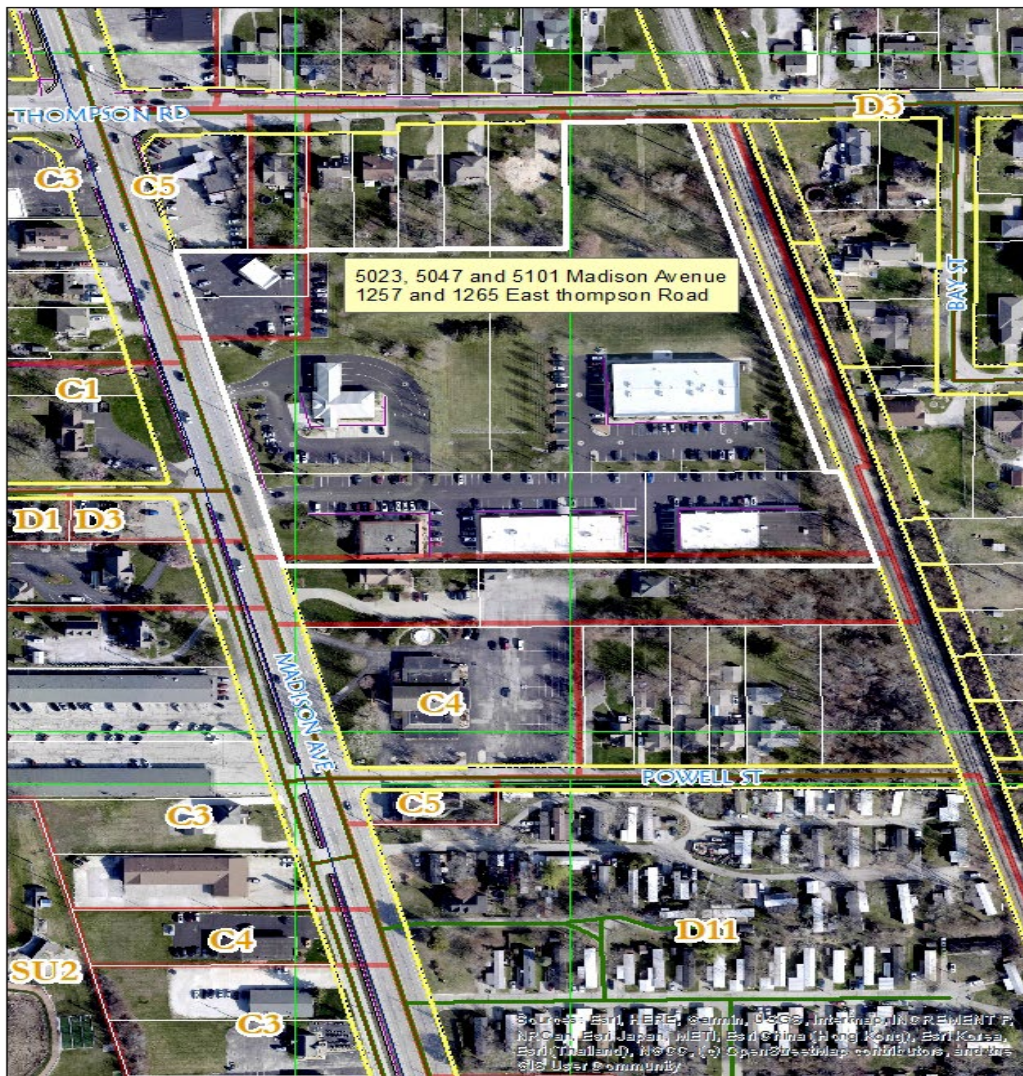
2002-ZON-853 / 2002-VAR-853; 1257 East Thompson Road, requested rezoning of 3.92 acres from D-3, C-1 and C-3 to the C-2 district and a variance of development standards to provide for outdoor display and sales of automobiles, **approved and granted**.

2002-ZON-086; 5039-5059 Madison Avenue, requested rezoning of 2.0 acres from the D-3 and D-3 districts to the C-5 classification to provide for automobile sales and leasing, **withdrawn**.

93-Z-7; 1219 East Thompson Road (north of site), requested rezoning of 0.468 acre from C-3 and C-5 districts to the C-5 classification to provide for commercial uses, **approved**.

EXHIBITS

Aerial of Site

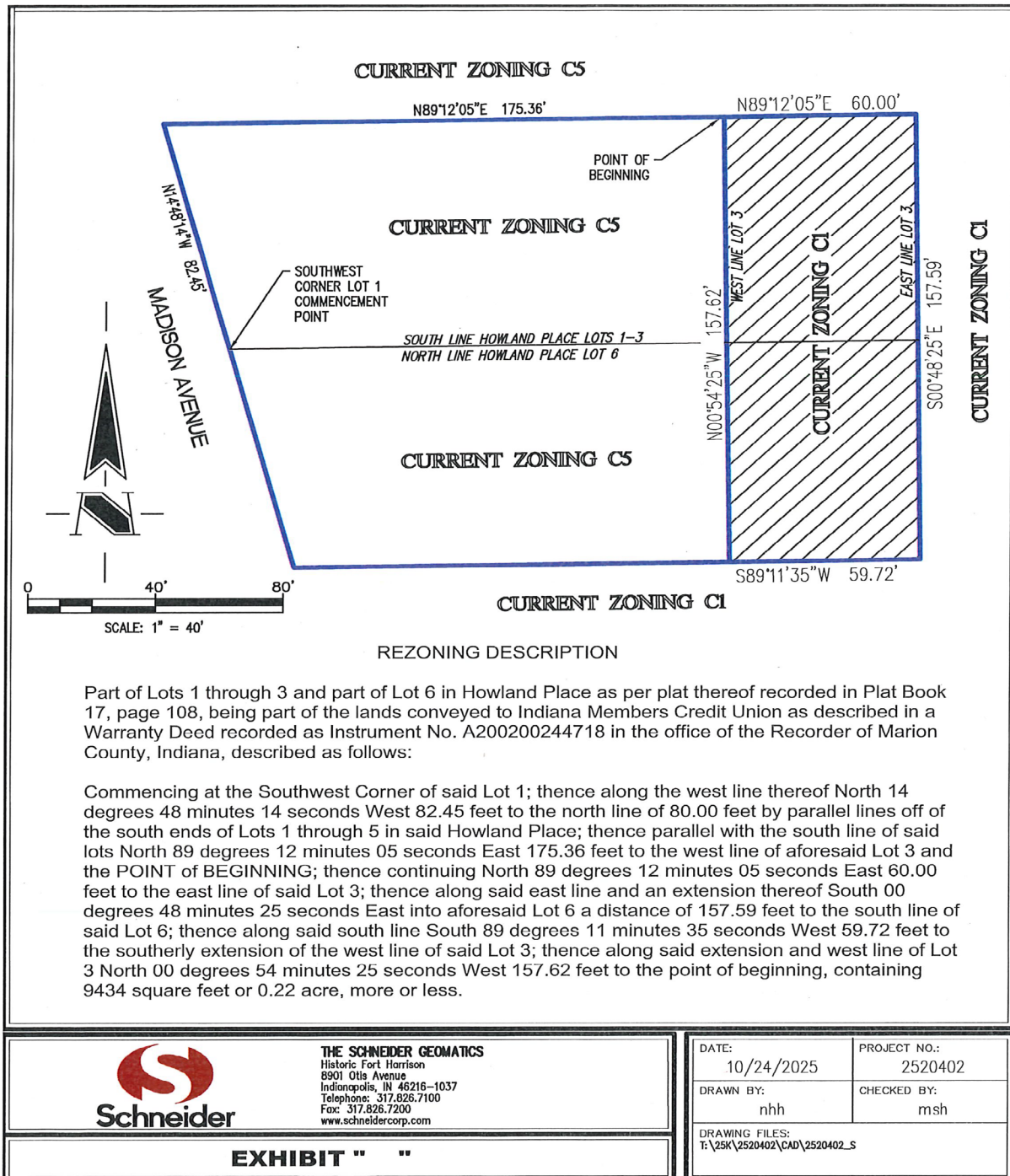


5023, 5047, and 5101 Madison Avenue; 1257 and 1265 East Thompson Road

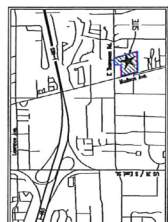


0 0.01 0.02 0.04 0.06 0.08 Miles

EXHIBIT A



PRELIMINARY PLAT
STANTON MADISON AVENUE AND
HOWLAND PLACE SUBDIVISION
INDIANAPOLIS, MARION COUNTY, INDIANA
PART OF THE NW 1/4 OF SEC 6-T14N-R4E

[illegible]

CONCLUDING STATEMENT:

SUBJECT PROPERTY AS DEPICTED HEREIN IS CURRENTLY ZONED C1 AND C1-A AND IS SUBJECT TO THE COMMITMENTS IN JOINT CASE NUMBER 04-00678.

AND DESCRIPTION

part of the Northwest Quarter of Section 6, Township 14 North, Range 4 East, past Lots 1 through 5 and of Lots 6, 7, 8, and 9 in Howard Place as per plat traced 11/20/01 in P&G Book 17, page 108, and part of Lot 2 in Sartori's Medicine Avenue Addition as per plat traced in Plat Book 13, page 37, all in Marion County, Indiana, being that 11.45 acres of land shown on a subdivision survey of said tract and certified by Nicholas M. Goodwin, B&S 652750000 on August 10, 2005, as recorded in the Public Records of Marion County, Indiana, to the Marion County Recorder's Office. (all reference to monuments and boundaries herein are as shown on the survey) described as follows:

[illegible]

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE ATTACHED PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.

David B. Quinn
AND B. QUINN PS
PROFESSIONAL LAND SURVEYOR ASSOCIATES

APRIL 4, 2025
info@scholarshipexpress.com

OF COURAGE, BUILT UPON BY LOVE, LEAD TO GLORY





View from site looking north



View from site looking north



View from site looking northeast



View from site looking southeast

Department of Metropolitan Development
Division of Planning
Current Planning



View from site looking west along southern drive and parking lot



View from site looking south

Department of Metropolitan Development
Division of Planning
Current Planning



View from site looking west



View from site looking northwest towards East Thompson Road



View from site looking north towards Thompson Road



View from site looking northeast towards East Thompson Road

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Current Planning



View from site looking northwest



View of car lot looking northwest



View of commercial car lot looking north

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-ZON-100
Property Address: 1231 West Troy Avenue
Location: Perry Township, Council District #22
Petitioner: Jaak Properties, LLC, by David Gilman
Current Zoning: D-4 (FF) / C-5 (FF)
Request: Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses.
Current Land Use: Industrial uses
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

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

The Hearing Examiner continued this petition from the November 13, 2025 hearing to the December 18, 2025 hearing at the request of the petitioner's representative. No new information has been submitted to the file.

STAFF RECOMMENDATION

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

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

PETITION OVERVIEW

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

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

REZONING

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

The Comprehensive Plan recommends Light Industrial typology for the site.

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

Violations – VIO25-005733

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

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

Overlays

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

The Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

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

Floodway / Floodway Fringe

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (I-2 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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Division of Planning
Current Planning**

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

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

Planning Analysis

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

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

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

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

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

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

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

GENERAL INFORMATION

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

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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

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

Modifications

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

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Added Uses

No uses are added.

Modified Uses

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

Removed Uses

Heavy Commercial Uses
Light Industrial Uses
Wind or Solar Farms

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

ZONING HISTORY

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

VICINITY

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

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

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

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

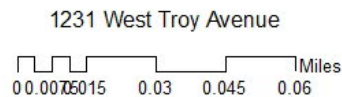
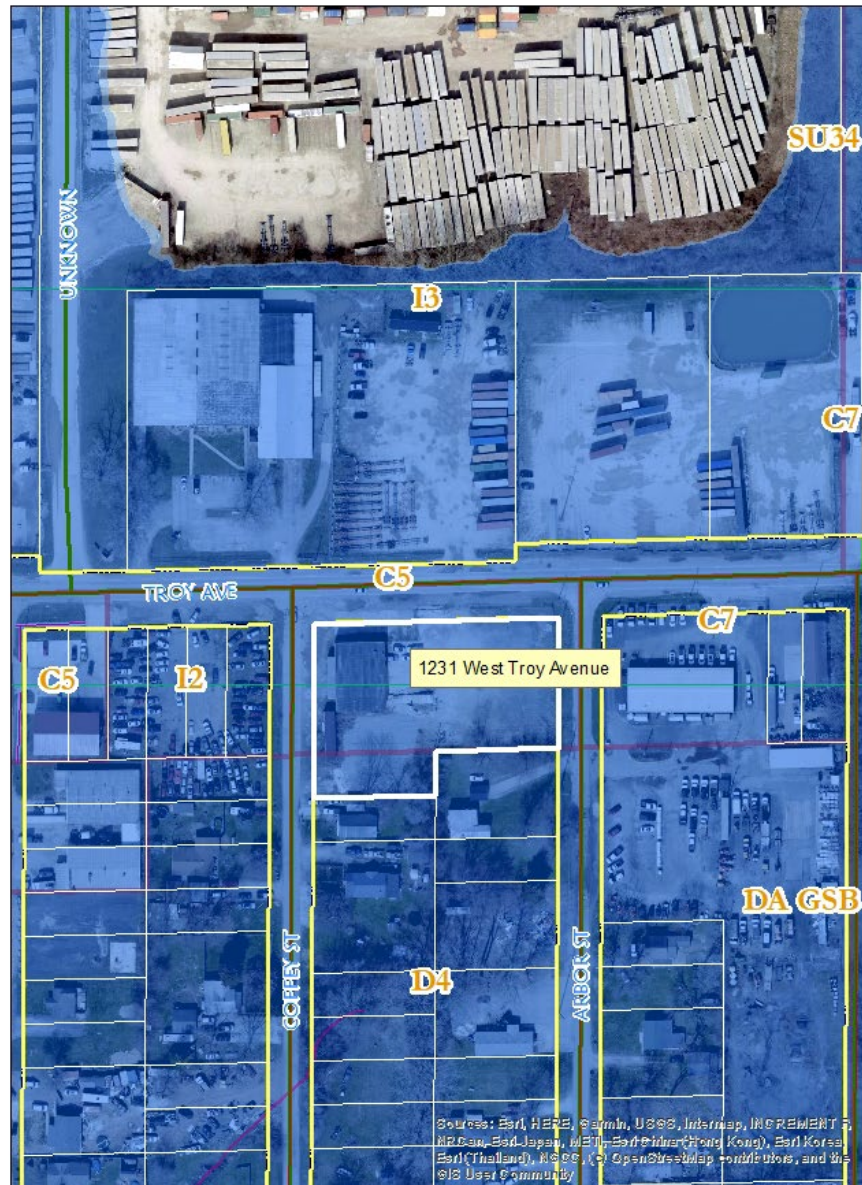
2004-ZON-057; 1447 West Troy Venue (west of site), requested the rezoning of 0.64 acre from the D-4 district to the C-5 district, **approved**.

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

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

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

EXHIBITS



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View looking east along West Troy Avenue



View looking west along West Troy Avenue



View looking south along Arbor Avenue



View looking north along Arbor Avenue



View looking south along Coffey Street



View looking north along Coffey Street



View of site looking south across West Troy Avenue



View of site looking south across West Troy Avenue



View of site looking south across West Troy Avenue



View of site looking east across Coffey Street



View of site looking east across Coffey Street



View of site looking west across Arbor Avenue



View of site looking west across Arbor Avenue



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

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-ZON-131
Property Address: 1255 Roosevelt Avenue
Location: Center Township, Council District #13
Petitioner: 1255 Roosevelt Partners, LLC, by Tyler Ochs
Current Zoning: I-4 (FF)
Request: Rezoning of 3.66 acres from the I-4 (FF) district to the C-S (FF) district to provide for indoor recreational uses including a pickleball facility, a bar / tavern, and all I-4 uses.
Current Land Use: Vacant industrial uses
Staff Recommendations: Denial.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This the first hearing on this petition.

STAFF RECOMMENDATION

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

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

PETITION OVERVIEW

This 3.66-acre site, zoned I-4 (FF), is developed with an industrial building that is currently vacant. It is surrounded by vacant land to the north, across Roosevelt Avenue, zoned C-3; a railroad and Massachusetts Avenue rights-of-way to the south, zoned I-4 (FF) and C-S (FF); mixed-uses to the east, zoned C-S; and industrial uses to the west, zoned I-4 (FF).

REZONING

The request would rezone the site to the C-S (Special Commercial) district to provide for indoor recreational uses, a bar / tavern and I-4 uses. "The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment."

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

Recommended land uses in this typology include detached housing / attached housing / small-scale multi-family housing / large-scale 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; and small-scale parks; artisan manufacturing and food production; structured parking; and community farms / gardens.

C-S Statement

The C-S Statement file-dated November 17, 2025, briefly describes the current conditions and zoning.

The Statement also lists the following permitted uses: all permitted uses in the I-4 district, indoor recreation and entertainment, bar / tavern, and all accessory uses permitted in the I-4 district.

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;

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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 request would not be consistent with the Plan recommendation of village mixed-use. The proposed pickleball facility could potentially be a recommended land use related to large-scale “place of assembly,” if appropriately designed and integrated to the surrounding land uses, but the heavy industrial uses (I-4) that accompanies this request would be wholly unacceptable uses in this typology.

Admittedly, the site is currently zoned I-4 but recent redevelopment in the area has been eliminating industrial uses and providing development more consistent with the village-mixed use typology that supports pedestrian activities and pedestrian-scaled buildings and amenities.

Staff would support the rezoning to the C-S district to provide for a pickleball court, bar / tavern and I-1 uses, which would allow for light industrial uses that could (if properly designed) integrate and be harmonious with the village mixed-use typology and support on-going development efforts in the area.

GENERAL INFORMATION

Existing Zoning	I-4 (FF)	
Existing Land Use	Industrial building (vacant)	
Comprehensive Plan	Community Commercial / Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	C-3 (FF)	Vacant land
South:	I-4 (FF) / C-S (FF)	Railroad / Massachusetts Avenue rights-of-way
East:	C-S (FF)	Mixed-Use
West:	I-4 (FF)	Industrial uses

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Thoroughfare Plan		
Roosevelt Avenue	Local Street	Existing 58-foot right-of-way and proposed 48-foot right-of-way.
Columbia Avenue	Local Street	Existing 46-56-foot right-of-way and proposed 48-foot right-of-way.
Massachusetts Avenue	Primary Collector	Existing 37-foot right-of-way and proposed 56-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	Yes – Unregulated 500-year floodplain of Pogues Run	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 17, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	November 17, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

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

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

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

- Should be located along an arterial 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.
- Should be located within one-half mile of a bus or rapid transit stop.
- Schools should not be within 1000 feet of a highway, freeway, or expressway.

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-082; 1102 and 1138 Roosevelt Avenue (west of site), requested rezoning of 6.60 acres from the I-4 district to the C-S district to provide for a mixed-use development including multi-family dwellings, neighborhood retail uses and a parking garage, **approved.**

2022-ZON-127; 1302 Columbia Avenue (north of site), requested rezoning of 0.803 acre from the I-3 district to the C-4 district to provide for a garden center, brewery, distillery, and restaurant, **approved.**

2022-ZON-115; 1255 and 1351 Roosevelt Avenue (east of site), requested rezoning of 2.26 acres from the I-4 district to the C-S district to provide for a mixed-use development with retail, office, and restaurant uses (including outdoor seating, **approved.**

2019-CZN-859 / 2019-CVR-859 / 2019-CVC-859; 1328, 1336, 1340, 1402, 1406, 1409, 1411, 1430, 1436, 1443 and 1446 Roosevelt Avenue; 1402, 1406, 1410, 1414, 1420, 1422, 1423, 1427, 1431 and 1435 Dr. A J Brown Avenue; 1406 and 1410 Arsenal Avenue; 1420 Newman Avenue (east of site), requested rezoning of six acres from the D-8, C-3 and C-S district to the C-S district to provide for a mixed-use development with retail, office, indoor recreation, restaurant and/or industrial uses permitted by the I-1 and I-2 districts; variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 254 parking spaces (including 54, eight by 16-foot small car spaces); and vacation of a portion of Dr. A J Brown Avenue, being 60 feet wide, from the southeast corner of Lot 36 of Ingram Fletchers Addition, being the north right-of-way line of Roosevelt Avenue, 247.37 feet to the northeast corner of Lot 30 of said Addition being the south right-of-way line of Interstate 70, and a vacation of a portion of a north-south alley, being 15 feet wide, from the southeast corner of Lot 39 of said Addition, being the north right-of-way line of Roosevelt Avenue, to a point 170.42 at the northeast corner of Lot 43, being the south right-of-way line of Interstate 70, both with a waiver of the assessment of benefits **approved, granted and approved.**

2018-CZN-802 / 2018-CVR-802; 1302 and 1320 Columbia Avenue (east of site), requested rezoning of 0.81 acre from the D-8 and C-3 districts to the I-4 classification and variances of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish the existing building and provide for a proposed building, parking and outdoor storage, with zero-foot front and side transitional yards without landscaping and front and side yards without landscaping, **approved and granted.**

2017-CZN-843 / 2017-CVC-843; 1402, 1406, 1409, 1411, 1430, 1436, 1443 and 1446 Roosevelt Avenue 1423 and 1427 Dr. A.J. Brown Avenue and 1420 Newman Street (east of site), requested rezoning of 4.14 acres from the I-4 and C-3 Districts to the C-S classification to provide for a mixed-use development, including office, light industrial, restaurant, charter school and/or recreational uses; and vacation of Vacation of first alley south of Roosevelt Avenue, being 15 feet wide, from the west right-of-way line of Newman Street, to a point 360 feet to the southwest at the east right-of-way line of Dr. A.J. Brown Avenue and Vacation of Dr. AJ Brown Avenue, being 60 feet wide, from the south right-of-way line of Roosevelt Avenue, to a point 178.6 feet south to the northwest, **approved.**

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2016-VAC-004; 1211 Roosevelt Avenue (west of site), requested vacation of a 16-foot wide alley, beginning at the northwest corner of Lot One of Ingram Fletcher's Subdivision of Block 3 in E.T. and S.K. Fletcher's Addition to the City of Indianapolis, as recorded in Plat Book 3, Page 115 in the Office of the Recorder of Marion County, Indiana, also being at the south right-of-way line of Roosevelt Avenue; thence 140 feet to the southwest corner of said Lot One, also being at the north right-of-way line of the CCC and St. Louis Railroad, with a waiver of the assessment of benefits, **granted**.

2016-UV1-013; 1102 and 1133 Roosevelt Avenue (west of site), a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a Pre-K – 12 school, **denied**.

2014-DV1-056; 1225 Roosevelt Avenue (west of site), requested a variance of development standards of the Industrial Zoning Ordinance to provide for a 60 by 140-foot building addition, with an approximately eight-foot front setback from the private street, Roosevelt Avenue, **granted**.

2012-SE3-001; 1256 Roosevelt Avenue (west of site), requested a special exception of the Industrial Zoning Ordinance to provide for a wrecker service / impound lot, with the storage of inoperable vehicles and a variance of development standards of the Industrial Zoning Ordinance to legally establish a 12-foot-tall concrete block wall in the required front yard, **granted**.

2002-ZON-109; 1317 Columbia Avenue (north of site), requested rezoning of 0.15 acre from D-8 to the C-3 to provide for commercial development, **approved**.

98-SE1-3; 1102 Roosevelt Avenue (west of site), requested a special exception of the Industrial Zoning Ordinance to provide for 36,000 square feet of an existing 151,945 square foot building to be utilized for commercial office use, **granted**.

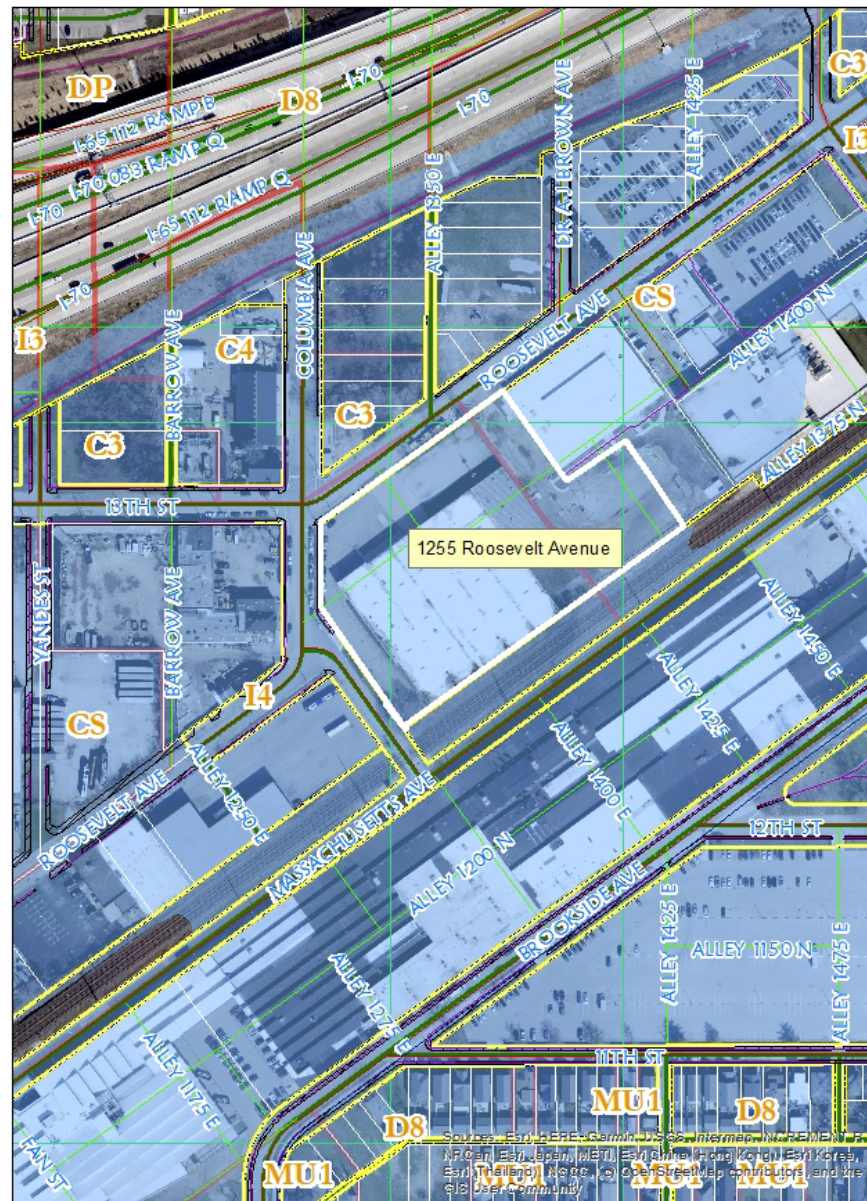
96-HOV-45; 1203 Roosevelt Avenue (west of site), requested a variance of development standards of the Industrial Zoning Ordinance to provide for an armored car facility with zero feet of public street frontage and a zero-foot side yard setback along the north and south property line, **granted**.

89-HOV-97; 1125 Brookside Avenue (south of site), requested a variance of development standards of the Industrial Zoning Ordinance to permit the addition of a new loading dock area to an existing factory / warehouse within the required front yard, without the required maneuvering area and with a 100 feet wide drive, **granted**.

89-UV3-51; 969 Dorman Street (south of site), requested a variance of use of the Industrial Zoning Ordinance to permit outdoor storage and incidental maintenance of school buses, **granted**.

81-VAC-5, Vacation of parts of Roosevelt Avenue and Yandes Street, **granted**.

84-VAC-18, Vacation of parts of Lewis Street, **granted**.





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C-S Statement

Introduction: Petitioner, 1255 Roosevelt Partners, LLC, seeks to rezone approximately 3.66 acres of property commonly known as 1255 Roosevelt Avenue, Indianapolis, Indiana ("Property") in allow for indoor recreational use (pickleball) in an industrial zone while maintaining industrial uses in other portions of the building. Currently, an industrial building already exists on the Property.

Zoning: The Property is currently zoned I-4. Indoor recreation is not currently permitted in an I-4.

Proposed Permitted Primary Uses of the Property as described and defined in the Ordinance:

1. All permitted uses in an I-4 zoning district.
2. Indoor Recreation & Entertainment
3. Bar/Tavern

Permitted Accessory Uses of the Property as described and defined in the Ordinance:

1. All Accessory Uses permitted in an I-4 zoning district.

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 Ordinance. Please note, the building already exists and there will be no further development related to the building itself.



View looking north along Columbia Avenue



View looking north along Columbia Avenue

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View looking south along Columbia Avenue



View looking west along Roosevelt Avenue



View looking east along Roosevelt Avenue



View of site looking east across Columbia Avenue



View of site looking southeast across intersection of Columbia Avenue and Roosevelt Avenue



View of site looking south across Roosevelt Avenue



View of site looking west along northern boundary



View from site looking west across Roosevelt Avenue

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View from site looking northwest across intersection of Columbia Avenue and Roosevelt Avenue



View of site looking southeast across Roosevelt Avenue



View from site looking west along Roosevelt Avenue

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-CZN-852 / 2025-CVR-852

Property Address: 2522 North Butler Avenue and 5200 East 25th Street (Approximate Addresses)

Location: Warren Township, Council District #9

Petitioner: Eastside Coverage I70, LLC, by Joseph D. Calderon

Current Zoning: D-4 and I-2

Request: Rezoning of 1.61 acres from the D-4 district to the I-2 district to provide for light industrial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage comprising of 91,869 square feet at 2522 North Butler (maximum of 16,978.5 square feet of outdoor storage, or 25% of square footage of all buildings permitted), and to provide for outdoor storage zero-foot from a protected district (minimum 500-foot separation from a protected district permitted).

Current Land Use: Outdoor Storage and Single-Family Dwelling

Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

Amendment: The variance request would need to be amended at the hearing to only request a zero-foot separation for outdoor storage from a Protected District since the proposed outdoor storage would meet the 25% limitation per an amended site plan submitted to Staff.

STAFF RECOMMENDATION

Staff **recommends approval** of the request once amended.

PETITION OVERVIEW

LAND USE

The subject site includes the I-2 property at 5200 East 25th Street and D-4 property at 2522 North Butler Avenue.

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The 1.61-acre subject site to be rezoned is developed with a single-family dwelling, detached garage, and consists of outdoor storage operations at the southern portion of the site.

The overall site is surrounded by industrial uses to the west and south, zoned I-2, industrial and undeveloped residential lots to the north, single-family dwellings and an undeveloped industrial lot to the east, zoned D-4 and I-2.

VARIANCE OF DEVELOPMENT STANDARDS

The initially submitted site plan required multiple variances for setbacks, but the petitioner confirmed they would amend the site plan to meet the required setbacks.

The amended site plan submitted on December 3, 2025, would meet the outdoor storage limitation of 25% of square footage of all buildings and the 30-foot north and east transitional yards, 20-foot south and east front yards, and 10-foot west side setback.

The only remaining variance request would be the zero-foot separation for outdoor storage from a Protected District since it is not permitted within 500 feet of a Protected District per Table 743-306-2 of the Ordinance.

Staff notified the petitioner that the I-2 district has a 3.5-foot-tall fence height limitation in the front yard. A Variance of Development Standards would need to be sought for the current proposal, per the amended site plan.

REZONING

The request would rezone the site from the D-4 district to the I-2 district to provide for light industrial uses on site.

The D-4 district is intended for low- or medium-intensity single-family and two-family residential development. Land in this district needs good thoroughfare access, relatively flat topography, and nearby community and neighborhood services and facilities with pedestrian linkages. Provisions for recreational facilities serving the neighborhood within walking distance are vitally important. Trees fulfill an important cooling and drainage role for the individual lots in this district. The D-4 district has a typical density of 4.2 units per gross acre. This district fulfills the low-density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans, which may include the use of clustering, should incorporate, and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage, and wildlife.

The I-2 district is for those industries that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. Outdoor operations and storage are completely screened if adjacent to protected districts and are limited throughout the district to a percentage of the total operation. Wherever possible, this district is located between a protected district and a heavier industrial area to serve as a buffer. For application to the older

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industrial districts within the central city, standards specifically accommodate the use of shallow industrial lots.

STAFF ANALYSIS

The grant of the requests would permit the development of the site for light industrial uses within the I-2 district with outdoor storage to be located zero feet from the property line of a Protected District.

Staff determined that the requests would be supportable because the outdoor storage was reduced to meet 25% limitation which would result in an appropriate I-2 business. Furthermore, the proposal would align with the Comprehensive Plan recommendation for Light Industrial development and would adhere to the Industrial Reserve overlay.

The Comprehensive Plan notes that Light Industrial Uses are removed as recommended land use where they would be adjacent to a living or mixed-use typology. The four residential lots to the east, zoned D-4, are recommended for Light Industrial development so the recommendation for Light Industrial Uses would stand.

However, one residential lot to the north, zoned D-4, is recommended for Suburban Neighborhood Development, which would remove the Light Industrial Use recommendation to the north. Because there exists a 50-foot right-of-way for 26th Street along the northern property boundary that currently remains unimproved and the 30-foot transitional yard would be met, staff determined that the residential lot north of the site would have sufficient buffering from the proposed development.

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

If the petitioner were to seek an eight-foot fence within the front yard, then they would need to amend this request to include the additional variance or seek a variance at a later time.

GENERAL INFORMATION

Existing Zoning	D-4 and I-2	
Existing Land Use	Outdoor Storage and Single-Family Dwelling,	
Comprehensive Plan	Light Industrial	
Surrounding Context	Zoning	Land Use
North:	D-4/ I-2	Residential / Industrial
South:	I-2	Industrial
East:	D-4 / I-2	Residential (Single-family dwellings / Undeveloped
West:	I-2	Industrial
Thoroughfare Plan		
25 th Street	Local Street	48-foot proposed right-of-way and 70-foot existing right-of-way.
Butler Avenue	Local Street	

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Emerson Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
		48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	November 10, 2025	
Site Plan (Amended)	December 3, 2025	
Elevations	December 3, 2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	November 10, 2025	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Light Industrial development of the site.
- The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.
- **Light Industrial Uses**
 - Industrial truck traffic should not utilize local, residential streets.
 - Streets internal to industrial development must feed onto an arterial street.
 - Removed as a recommended land use where they would be adjacent to a living or mixed-use typology.
- **Heavy Commercial Uses**
 - Removed as a recommended land use where they would be adjacent to a living typology.

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- **Small-Scale Offices, Retailing, and Personal or Professional Services**
 - Should be subordinate to and serving the primary uses of production, warehousing, and offices.
 - Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the light industrial typology.
 - Should be located and served in such a way that the use will not interfere with industrial traffic or loading.
- **Wind or Solar Farms**
 - Recommended without additional conditions.
- The site falls within the Industrial Reserve overlay, which is intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses, and/or interstate access.
- This overlay removes the Small-Scale Offices, Retailing, and Personal or Professional Services recommendation and Heavy Commercial Uses.
- The proposed I-2 rezoning would align with the Comprehensive recommendation for Light Industrial development within the Industrial Reserve overlay because the residentially zoned properties to the east do not fall within a living typology recommendation and are instead recommended for Light Industrial development as well.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

Zoning History – Site

96-UV2-36; 5206 North Emerson Avenue (subject site), Variance of Use of the Industrial Zoning Ordinance to legally establish an automobile body repair facility (not permitted) within an industrial park, **granted**.

94-UV3-63; 5206 North Emerson Avenue (subject site), Variance of Use of the Industrial Zoning Ordinance to provide for an automotive repair facility, occupying 4,520 square feet of an existing building, **denied**.

Zoning History – Vicinity

2006-VAR-809 / 2006-VAR-809A; 2553 Emerson Access (north of site), Special Exception of the Industrial Zoning Ordinance to provide for retail sales of plants and landscaping related products, and Variance of Development Standards of the Industrial Zoning Ordinance to provide for 14,120 square feet of outdoor display area or 205.71 percent of the enclosed building area (maximum 1,716 square feet of outdoor display area or 25 percent of the enclosed building permitted), with a zero-foot rear transitional yard (minimum 30-foot transitional yard required), without landscaping in the north and south side yards (landscaping required) and with a gravel off-street parking area (parking areas required to be hard surfaced), **withdrawn**.

2004-UV2-026; 2553 Emerson Access (north of site), Variance of Use of the Industrial Zoning Ordinance to provide for an automobile storage lot for inoperable automobiles (not permitted), **granted**.

2000-DV3-018; 2551 Emerson Access (north of site), Variance of Development Standards of the Wireless Communication Zoning Ordinance to provide for a 15-foot height extension to an existing 135-foot tall monopole tower (maximum 51.5 feet tall, or 25-feet higher than the maximum building height allowed by district, permitted, when located within 300 feet of a Protected District), with a rear transitional yard of 34.5 feet (133-foot rear transitional yard for a 150-foot tall tower required, or one foot for each additional one foot increase in height above 47 feet), **granted**.

98-UV1-52; 2501 North Emerson Avenue (west of site), Variance of Use of the Industrial Zoning Ordinance to provide for the operation of a solid, medical waste disposal facility (not permitted), **denied**.

97-Z-125; 2601-2607 North Emerson Avenue (northwest of site), Rezoning of 0.42 acre, being in the I-2-U district, to the C-4 classification, to provide for commercial uses, **approved**.

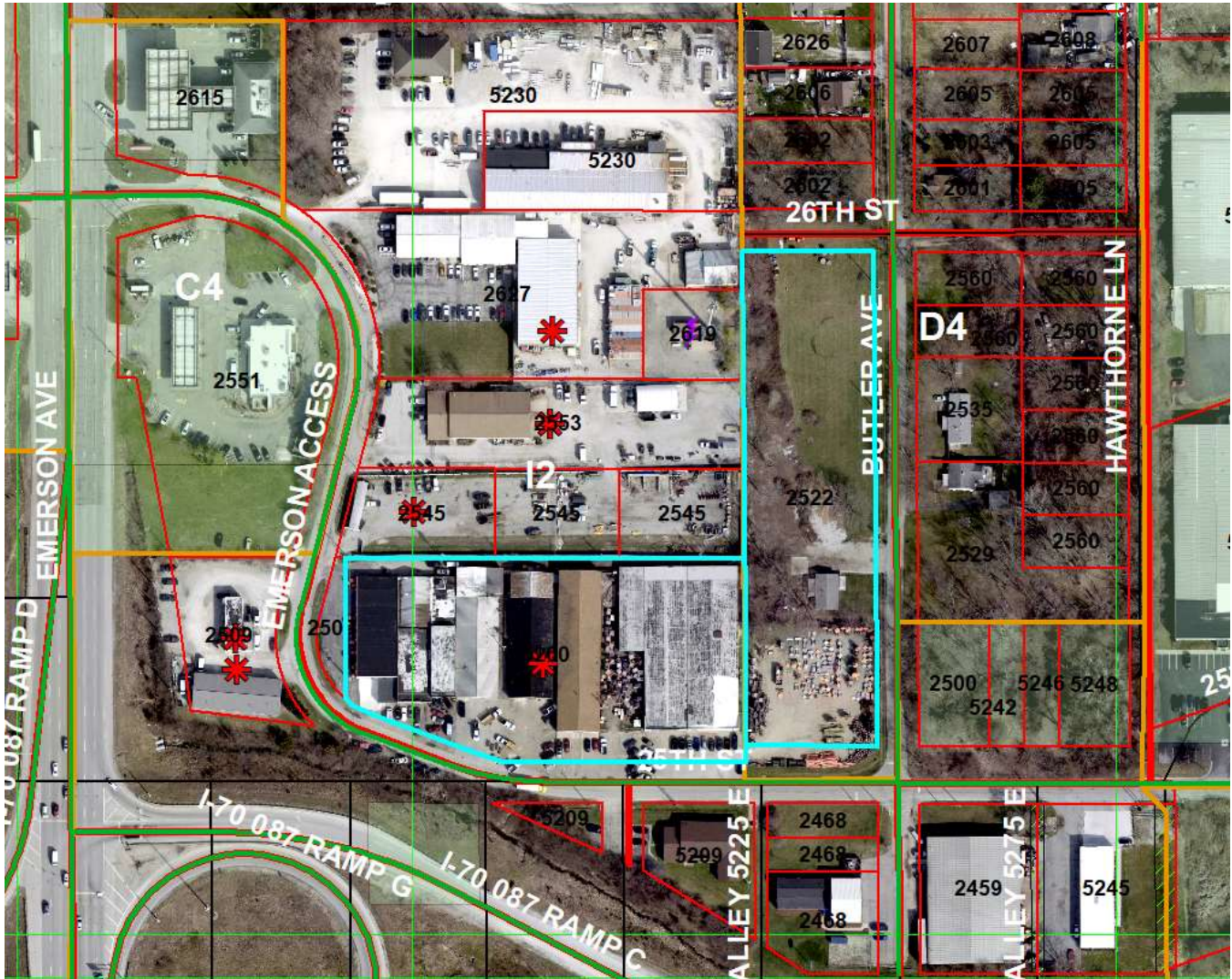
96-Z-153; 2551 North Emerson Avenue (northwest of site), Rezoning of 1.54 acres, being in the C-4 and I-2-U districts, to the C-4 classification, to provide for commercial uses, **approved**.

86-UV3-53; 2509 North Emerson Avenue (west of site), Variance of Use and Development Standards of the Industrial Zoning Ordinance to provide for the construction of a building to be used for tire sales and service and to provide for the building to be located within the required front setback, **granted**.



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

69-Z-227; East side of Emerson Avenue, 591 feet north of East 25th Street (northwest of site), Rezoning of 0.90 acre, being in I-2-U district to C-4 classification to provide for a gasoline service station, **approved.**



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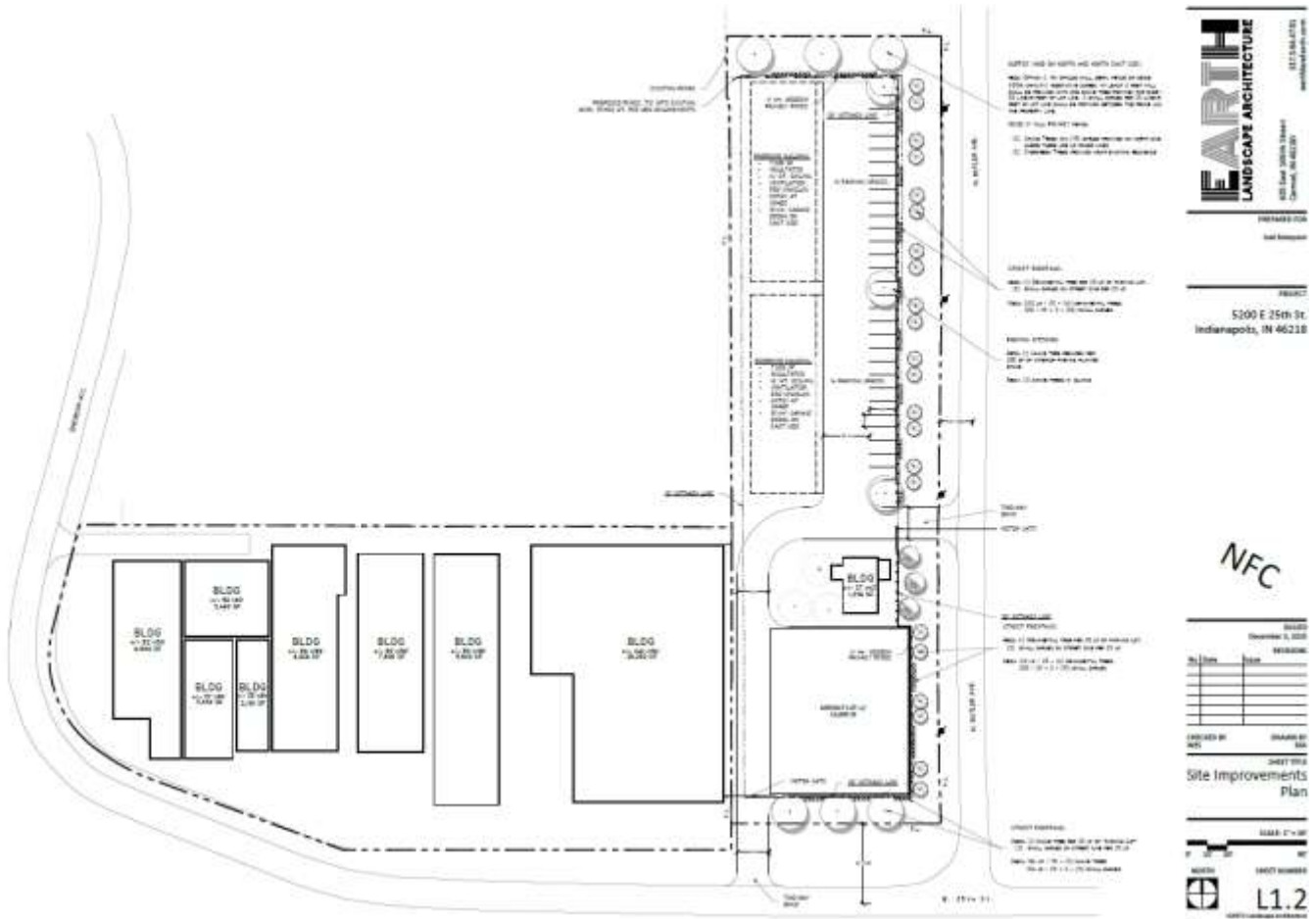
ZONING DISTRICT MAP



SITE PLAN



AMENDED SITE PLAN



PROPOSED RENDERINGS



PROPOSED RENDERINGS (Continued)



PROPOSED RENDERINGS (Continued)





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

The storage will be adequately screened by a combination of a transitional yard and fencing, and will not interfere with any clear site triangle.

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 storage will be adequately screened by a combination of a transitional yard and fencing, and will not interfere with access or visibility 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 subject property is located in an industrial area in an older and compact portion of the City, making it extremely difficult to meet the 500 foot distance separation; likewise, industrial buildings in compact areas tend to be smaller, resulting in difficulty in meeting the 25% limit.

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



Photo of the western property boundary at the building façade for 5200 East 25th Street.



Photo of the southwestern section of 5200 East 25th Street.



Photo of 5200 East 25th Street looking east along 25th Street.



Photo of 2522 North Butler Avenue looking west along 25th Street.

Department of Metropolitan Development
Division of Planning
Current Planning



Photo of the southeast corner of 2522 North Butler Avenue looking north.



Photo looking north along Butler Avenue and undeveloped industrial property to the east.

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



Photo of the residential building to remain at 2522 North Butler Avenue.



Photo of 2522 North Butler Avenue looking west.

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



Photo of 2522 North Butler Avenue looking southwest along Butler Avenue.



Undeveloped industrial property east of the site.

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



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



Photo of an HVAC contractor business and industrial sewing contractor business to the south.



Photo of an auto upholster business and door supplier west of 5200 East 25th Street.



Photo of a landscape business north of 5200 East 25th Street.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 18, 2025

Case Number: 2025-CAP-854 / 2025-CVR-854

Property Address: 6340 Intech Commons Drive (Approximate Address)

Location: Pike Township, Council District #6

Petitioner: Intech Park Partners, LLC, by Timothy E. Ochs and Jennifer Milliken

Current Zoning: C-S

Request:

Modification of Commitments related to petition 98-Z-233 to modify Commitment 20 to provide for no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard (current commitment limits the number of free-standing fast food or drive-through restaurants to one within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than four hundred feet (400 feet) to the east right-of way of Intech Boulevard.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero stacking spaces at the end of each service unit (minimum of two stacking spaces at the end of each service unit required), and to provide for 15 off-street parking spaces (maximum of seven off-street parking spaces required).

Current Land Use: Undeveloped

**Staff
Recommendations:** Denial

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.

PETITION OVERVIEW

LAND USE

The 1.64-acre subject site is an undeveloped parcel located within Intech Park. It is bordered by the Intech C-S district with a bank to the west, commercial shopping strip to the south, and a drive-through coffee shop to the east. Across 71st Street to the north is a veteran's center, zoned C-S, and located in a separate C-S district.

MODIFICATION

The request would modify Commitment #20 related to petition 98-Z-233 to provide for "no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard".

The current commitment limits the property to one (1) free-standing fast food or drive-through restaurants within 'Area "F", within 345 feet of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than 400 feet to the east right-of way of Intech Boulevard.

VARIANCE OF DEVELOPMENT STANDARDS

The grant of the request would allow for a drive-through coffee shop with zero stacking spaces at the end the service unit where a minimum of two (2) stacking spaces at the end of each service unit is required.

It would also allow 15 off-street parking spaces to be provided where a maximum of seven (7) off-street parking spaces is permitted for the 781 square feet of building area.

It should be noted that three (3) bike spaces would be required on site unless the petitioner plans to seek an additional variance as it was not included in this filing.

STAFF ANALYSIS

The limit of one (1) free-standing fast food or drive-through restaurant in Area "F" prevents the high traffic count that would otherwise be generated by these types of uses. Because there is a single access drive for all existing buildings in Area "F", additional traffic for a drive-through service would increase traffic congestion which could substantially affect the surrounding businesses.

Furthermore, the C-S plan intended to limit and contain commercial development within Intech Park. This is the reason the commitments were put in place and staff did not find a reason to go against the development plan.

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

Staff determined that the Variance of Development Standard requests are self-imposed due to the business operation. In staff's opinion, there is no practical difficulty in the use of the property because a larger building footprint would increase the maximum parking spaces and would allow for the stacking spaces at the end of the service unit to be proposed.

Additionally, the site could be developed with a permitted use within this C-S district without the need for variances.

For these reasons, staff is recommending denial of the requests.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-S	Veteran's Center
South:	C-S	Commercial Shopping Strip
East:	C-S	Coffee Shop
West:	C-S	Bank
Thoroughfare Plan		
71 st Street	Primary Arterial	134-foot proposed right-of-way and 220-foot existing right-of-way.
I-465 Ramp	Freeway	Not Applicable.
Intech Commons Drive	Private Street	Not Applicable.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	November 13, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	November 13, 2025	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	November 13, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

- The site is recommended for Community Commercial development by the Comprehensive Plan.
- The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.
- Conditions for All Land Use Types
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
- Small-Scale Offices, Retailing, and Personal or Professional Services
 - Outdoor display of merchandise should be limited.
 - If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended. Should be located along an arterial or collector street.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Large-Scale Offices, Retailing, and Personal or Professional Services
 - Should be located along an arterial street.
 - Outdoor display of merchandise should be limited.
 - If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
 - Should be no larger than 25 acres with 125,000 square feet of floor space and no more than three out lots.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The site falls within the Indy Greenways Full Circle Master Plan, Part One (2014).
- The Northtown Trail is an off-street multi-use path that exists along the northern property boundary that runs from Eagle Creek Parkway to Georgetown Road.
- The Northtown Trail completes the east-west connection between Fort Harrison State Park and Eagle Creek Park. Along its route, it connects to many neighborhood and community parks, greenways, residential centers, and commercial nodes. It also opens up new recreational access to the White River. Largely in established residential areas, the corridor will likely be limited to an 8-foot-wide path for most of its length.
- At Corporate Drive, the shared-use path is built through the interchange and continuing to Eagle Creek Park. This 1.75 mile built trail section is currently considered part of the Eagle Creek Greenway. With this planning effort, this section becomes part of the new Northtown Trail. The Northtown Trail terminates at Lafayette Road.
- The Northtown Trail becomes a major piece of the full circle plan providing a critical east-west connection across the north side of the city, connecting Fort Harrison State Park to Eagle Creek Park, and also provides connections to Broad Ripple.

ZONING HISTORY

Zoning History – Site

98-Z-233; 6201 West 71st Street (subject site), Rezoning of 210.8 acres, being in the C-1 and C-6 Districts, to the C-S classification to provide for mixed-use office park, including offices, light industrial uses, general commercial uses, and hotels, **approved**.

84-Z-54; 6301 West 71st Street (subject site), Rezoning of 10.8 acres, being in the D-2 district, to the C-6 classification to provide for an executive motor hotel and related facilities, **approved**.

80-Z-81; 6451 West 71st Street (subject site), Rezoning of 211.73 acres, being in A-2, D-2, D-3, C-4 and C-6 districts, to C-S classification, to provide for various C-1 and C-4 uses for commercial office and retail sales, as well as, D-6, D-6II and D-7 classification areas for patio homes, condos, and multi-family uses, **withdrawn**.

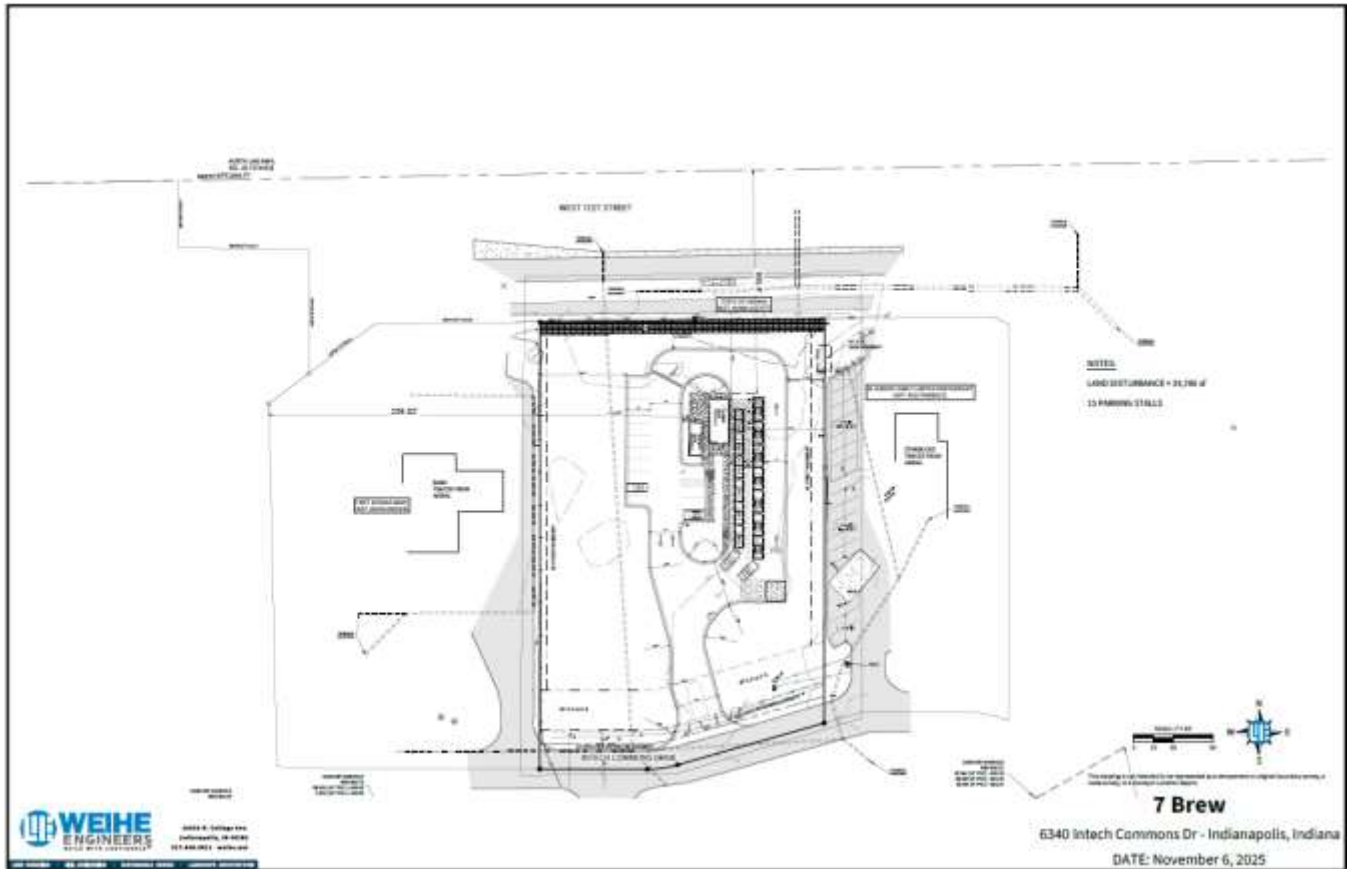
69-Z-318; 6451 West 71st Street (subject site), Rezoning of 11.35 acres, being in the D-2 District, to the C-6 classification to provide for commercial development, **approved**.

58-Z-72; South of 71st Street, approximately 1,320 feet west of Zionsville Road (subject site), Rezoning of approximately 120 acres, being in an A-2 district to an R-2 classification to provide minimum requirements for residential use by platting, **approved**.

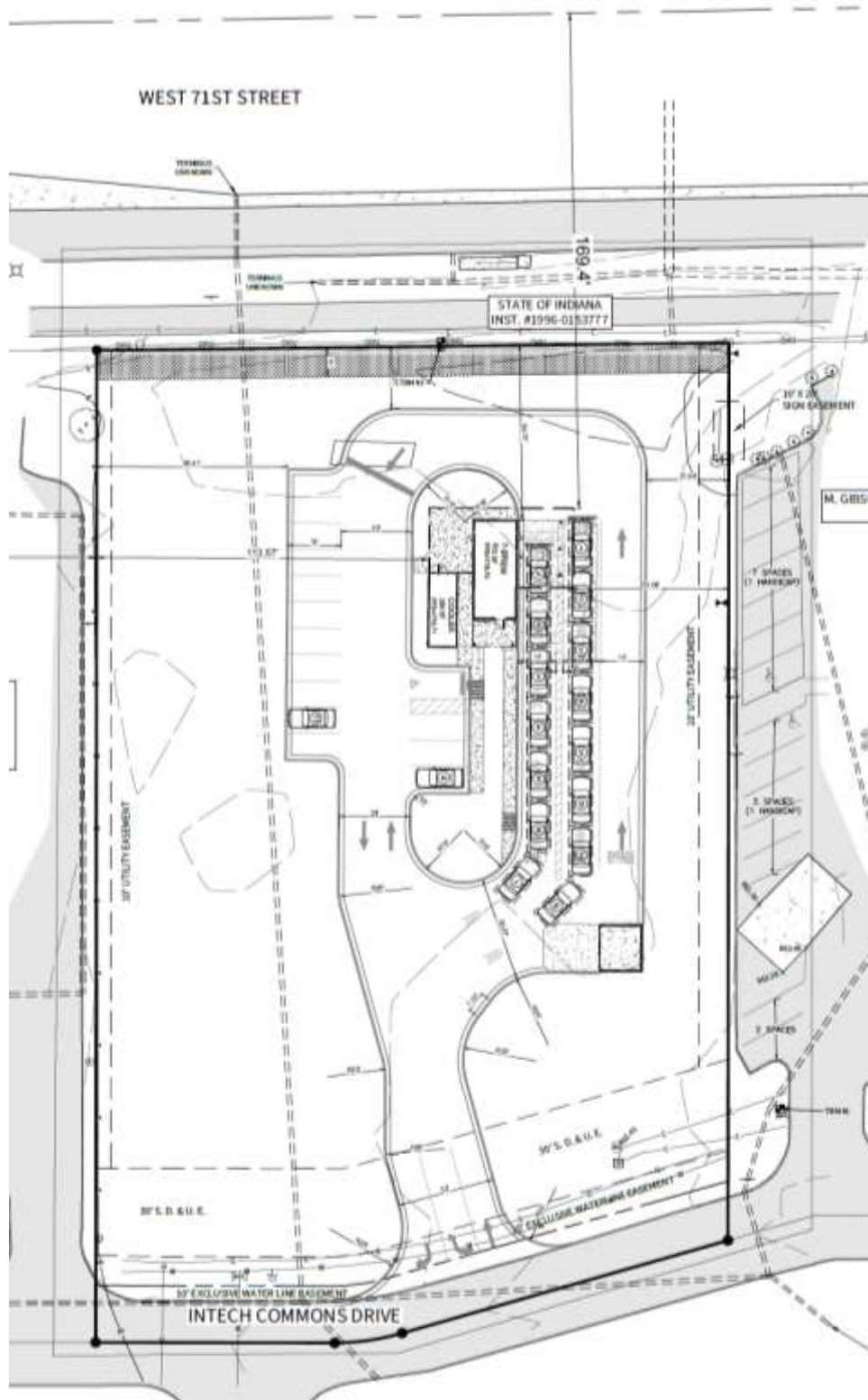


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SITE PLAN



SITE PLAN CLOSE-UP





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

The omission of two stacking spaces at the exit of each drive-through service unit will not be injurious to the public health, safety, morals, and general welfare of the community because the site will have more than adequate stacking spaces to keep vehicles in the drive-through line from interacting with other vehicles on the site or in its vicinity. The ordinance requires 12 total stacking spaces (6 per service unit), and this site plan provides for 15 (7 for one service unit and 8 for the other.)

Exceeding the maximum number of parking spaces permitted will not be injurious to the public health, safety, morals, and general welfare of the community because the 15 spaces provided are a reasonable number for the use and lot size. The maximum of 7 parking spaces permitted by ordinance is driven by the small square footage of the building footprint (781 sq ft), whereas the vast majority of this business is conducted in the exterior drive-through lanes.

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

The site design, including drive-through layout, will be very similar to that of surrounding properties. Traffic in the area is well-managed by the use of Intech Commons Drive as a "service road" to approach the buildings from behind, while they front 71st Street.

The number of parking spaces will be far fewer than on surrounding properties, allowing more of this site to be preserved as green space. That green space will be provided with additional landscaping to meet the requirements of the UDO and the Commitments for Intech Park. This will improve the appearance of the area overall.

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

The user has determined that the two stacking spaces past the exit are not necessary under their business model, but have provided the number and location of stacking spaces which meets their needs. This 15 stacking spaces provided exceeds the 12 required by the UDO. Because of the small footprint of the building, it is difficult to provide the two stacking spaces at the exit of the final service unit.

The maximum of 7 parking spaces allowed by the UDO does not provide enough spaces for the employees of the business (6-10 per shift). The 15 provided spaces also allows for some customers who might opt to use the walk-up window versus drive-through. There is more than enough space on the site for the requested parking spaces.

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**

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

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

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

Legal Description:

PARCEL 1: Part of the Northwest Quarter of Section 35, Township 17 North, Range 2 East in Marion County, Indiana, being described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 88 degrees 53 minutes 31 seconds East (assumed bearing) along the north line thereof a distance of 1322.87 feet to the northwest corner of the Northeast Quarter of said Northwest Quarter; thence South 00 degrees 14 minutes 03 seconds West along the west line of said Quarter Quarter a distance of 50.74 feet to the south line of a 19.019 acre parcel of land described in a deed to the State of Indiana recorded as Instrument No. 68-67226; thence South 88 degrees 52 minutes 42 seconds East a distance of 100.14 feet to a northwest corner of a 3.069 acre parcel of land described in a deed to the State of Indiana recorded as Instrument #96-153777; thence South 00 degrees 06 minutes 49 seconds West a distance along the west line of said Instrument #96-153777 a distance of 93.63 feet; thence South 53 degrees 00 minutes 14 seconds West a distance of 38.09 feet to the east right-of-way line of Intech Boulevard; thence South 00 degrees 14 minutes 03 seconds West along said east right-of-way line a distance of 282.59 feet to the POINT OF BEGINNING; thence North 84 degrees 31 minutes 23 seconds East a distance of 56.48 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 201.95 feet; thence South 00 degrees 26 minutes 41 seconds East a distance of 240.41 feet to a 5/8 inch diameter rebar with yellow plastic cap stamped "Schneider Firm #0001" (hereafter referred to as a "capped rebar"); thence South 89 degrees 33 minutes 19 seconds West a distance of 271.02 feet to a "capped rebar", said point on the east right-of-way line of Intech Boulevard, the following (3) courses being along said east right-of-way; (1) thence North 00 degrees 14 minutes 03 seconds East a distance of 182.72 feet; (2) thence North 32 degrees 14 minutes 22 seconds East a distance of 18.87 feet; (3) thence North 00 degrees 14 minutes 03 seconds East a distance of 38.44 feet to the point of beginning.

MDC's Exhibit C -- page 1 of 4

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

Statement of MODIFICATION OR TERMINATION of Covenants or Commitments:

1.	<p>Commitment #20 of the Original Commitments is hereby replaced with the following:</p> <p><u>20. No more than two (2) free-standing fast food or drive-through restaurants shall be permitted in Area "F" within three hundred forty-five feet (345') of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200') to the east right-of-way of Intech Boulevard.</u></p>
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These COVENANTS or COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein. These COVENANTS or COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

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

These COMMITMENTS may be enforced jointly or severally by:

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

3.	
4.	

These COVENANTS may be enforced by the Metropolitan Development Commission.

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Covenant or Commitment in the office of the Recorder of Marion County, Indiana, upon final



Photo of the subject site looking south from



Photo of the southern property boundary looking east along Intech Commons Drive.



Photo of the subject site looking northeast along the western property boundary.



Photo of the coffee shop east of the subject site.



Photo of the bank west of the site.



Photo of the commercial shopping strip south of the subject site.