



Metropolitan Development Commission Hearing Examiner (March 12, 2026) Meeting Agenda

Meeting Details

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

Date: Thursday, March 12, 2026

Time: 1:00 PM

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

Business:

Special Requests

[2025-MOD-025](#) | 7555 Old Trails Road

Warren Township, Council District #20

C-5 (TOD)

Teamsters Safety Training and Educational Fund, by Brian Tuohy

Modification of Commitments related to 2008-ZON-010, to modify Commitment #7, to provide for a truck driving training school as a permitted use, (previous commitment prohibits a list of specific uses, including schools (except daycare)).

****Petition has been withdrawn**

PETITIONS REQUESTING TO BE CONTINUED:

1. **2025-ZON-114 (Second Amended) | 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 C-S (FW) (FF) district to provide for all C-4 uses, except adult entertainment, and to permit commercial or building contractors, artisan manufacturing (e-commerce), and warehouse, wholesale, and distribution.

****Staff request for continuance for cause to April 9, 2026**

2. **2026-ZON-003 | 951 South White River Parkway West Drive**

Center Township, Council District #18

951 White River Parkway LLC, by Justin Kingen

Rezoning of 0.99 acre from the SU-2 (RC) district to the CS (RC) district to provide for a surface parking lot.

****Automatic Continuance to April 9, 2026, filed by Registered Neighborhood Organization**

3. **2026-ZON-007 | 2107 Columbia Avenue**

Center Township, Council District #13

City of Indianapolis, Department of Metropolitan Development, by Antonio Monserrat

Rezoning of 0.119-acre from the I-3 district to the D-8 district to provide for residential development.

****Staff request for continuance for cause to April 9, 2026**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2026-APP-001 | 8707 Shelby Street

Perry Township, Council District #23
HD-2 (FF)
Community Health Network, Inc., by C. Addison Bradford

Hospital District Two Approval to provide for a behavioral health services treatment facility.

5. 2026-ZON-009 | 4500 Blackstone Drive

Perry Township, Council District #24
Anthony Trickle

Rezoning of 0.507-acre from the D-A district to the D-3 district to provide for residential uses.

6. 2026-ZON-010 | 11700 East 30th Street

Warren Township, Council District #15
Donna and James Clifford, by Indiana Association of Seventh-Day Adventists, Inc.

Rezoning of 9.91 acres from the D-A district to the SU-1 district to provide for religious uses.

7. 2026-ZON-011 | 10702 East 25th Street, 10710 East 30th Street, 3510 North German Church Road, and 10314 Maumee Drive

Warren Township, Council District #15
Department of Parks and Recreation of the City of Indianapolis, by Benjamin Jackson

Rezoning of 88.46 acres from the D-A, D-4, and D-6 districts to the PK-1 district to provide for recreational park uses.

8. 2026-CVR-800 / 2026-CPL-800 | 3179 Graceland Avenue

Center Township, Council District #8
D-5
Michelle Anderson, by James T. Bertsch

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-unit multi-unit house on proposed Lot 62A, with an eight-foot front building line (front building line range of 10 feet and 19.9 feet permitted), and zero off-street parking spaces (minimum one off-street parking space per unit required), and for a two-unit multi-unit house on proposed Lot 62B, with a 1,600 square-foot lot area (minimum 3,500 square-foot lot area required), a zero-foot front building line (front building line range of 10 feet and 19.9 feet permitted), a three-foot rear setback (minimum 10 feet required), and zero off-street parking spaces (minimum one off-street parking space per unit required).

Approval of a Subdivision Plat to be known as Lot No. 62 of Block 3 in Topp's Garden Place Addition, subdividing 0.12-acre into two lots.

9. 2026-CZN-804 / 2026-CVR-804 | 3616 North Shadeland Avenue

Warren Township, Council District #9
Mees / Meyer Development Company, by David Gilman

Rezoning of 1.55 acres from the C-4 district to the C-5 district to provide for regional commercial uses.

Variance of Use and Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for 16,884 square feet of outdoor storage (not permitted), and a zero-foot north side transitional yard setback (minimum 10-foot side transitional yard setback required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. 2025-MOD-026 | 4201 Moller Road

Pike Township, Council District #5

SU-1
Iglesias Cristiana Pentecostal Maranatha, by Jason Burk

Modification of Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval).

11. 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.

12. 2025-ZON-110 (Amended) | 10302 East 38th Street
Lawrence Township, Council District #15
Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-6 (FF) classification to provide for a multi-family residential development.

PETITIONS FOR PUBLIC HEARING (New Petitions):

13. 2026-ZON-008 | 9031 East 16th Street
Warren Township, Council District #14
Common Ground at Faith, by Andrew Horton

Rezoning of 9.34 acres from the SU-1 district to the SU-7 district to allow for food pantry and other non-profit uses.

Additional Business:

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

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

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

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

David DiMarzio (Alternate)	MDC	01/01/2026 - 12/31/2026
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This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel16LiveWebStream). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](https://indy.gov/WatchPreviouslyRecordedPrograms).



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 12, 2026

Case Number: 2025-MOD-025
Address: 7555 Old Trails Road (approximate address)
Location: Warren Township, Council District #20
Zoning: C-5 (TOD)
Petitioner: Teamsters Safety Training and Educational Fund, by Brian Tuohy
Request: Modification of Commitments related to 2008-ZON-010, to modify Commitment #7, to provide for a truck driving training school as a permitted use, (previous commitment prohibits a list of specific uses including schools (except daycare)).

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

PETITION HISTORY

This petition was previously automatically continued at the request of a Registered Neighborhood Organization, from the February 12, 2026, hearing to the March 12, 2026, hearing.

The petitioner has submitted a **request to withdraw** this petition. This will require the Hearing Examiner's acknowledgement.



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2025-ZON-114

Property Address: 4005 East Southport Road (Approximate Address)

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.

This petition was continued from the December 18, 2025 hearing to the January 15, 2026 hearing to provide the petitioner additional time to finalize the changes to their request.

This petition was continued from the January 15, 2026 hearing to the January 29, 2026 hearing to provide to allow staff additional time to process the amended filing.

Staff requests a continuance of this petition from the January 29, 2026, hearing to the February 26, 2026, hearing, in order to meet with the petitioner.

Staff requests a continuance of this petition from the March 12, 2026, hearing to the April 9, 2026, hearing. The petitioner has submitted a variance petition that will companion this request.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be transferred to the February 18, 2026 hearing of the Metropolitan Development Commission.



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2025**
HEARING EXAMINER

Case Number: 2026-ZON-003
Property Address: 951 South White River Parkway West Drive-
Location: Center Township, Council District # 18
Petitioner: 951 White River Parkway, LLC, by Justin Kingen
Request: Rezoning of 0.99 acre from the SU-2 (RC) district to the CS (RC) district to provide for a surface parking lot.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance has been filed by a registered neighborhood organization that would **continue this petition from the March 12, 2026 hearing, to the April 9, 2026 hearing.** This would require acknowledgement from the Hearing Examiner.



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-007

Address: 2107 Columbia Avenue (Approximate Addresses)

Location: Center Township, Council District #13

Petitioner: City of Indianapolis, Department of Metropolitan Development, by Antonio Monserrat

Request: Rezoning of 0.119-acre from the I-3 district to the D-8 district to provide for residential development.

Current Land Use: Undeveloped

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition will need to be **continued for cause to the April 9, 2026**, hearing, in order to meet the legal notice requirements. This continuance will need to be granted by the Hearing Examiner.



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2026-APP-001
Property Address: 8707 Shelby Street
Location: Perry Township, Council District #23
Petitioner: Shelby Street Property, LLC, by C. Addison Bradford
Current Zoning: HD-2 (FF)
Request: Hospital District Two Approval to provide for a behavioral health services treatment facility)
Current Land Use: Undeveloped
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval of request.

PETITION OVERVIEW

This 7.948-acre site, zoned HD-2 (FF), is undeveloped and surrounded by land undergoing development to the north and east, zoned HD-2; commercial uses and multi-family dwellings to the south, zoned C-1 and HD-2, respectively; and religious uses and single-family dwellings to the west, across Shelby Street, zoned SU-1 and D-A, respectively.

Petitions 97-Z-123 / 97-AP-70 rezoned this site to the HD-2 (FF) district to provide for hospital related uses, such as an independent and assisted care living community and an approval petition to provide for independent and assisted care living community.

Petition 2025-MOD-023 modified a commitment related to 97-Z-123 to reduce the dedication of Shelby Street right-of-way from 70 feet to 45 feet.



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

HOSPITAL DISTRICT TWO APPROVAL

This request would provide for Hospital District Two Approval to provide a behavioral health services treatment facility.

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

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

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

This request would allow for construction of a 72,802 square-foot, one-story building that would provide for an outpatient clinic and 30 beds for those patients requiring overnight stays. There would be 98 parking spaces adjacent to the building on the north, west and south. Staff believes this proposed development would be appropriate and expand much needed medical treatment services to the community.



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

Staff would note that sidewalks from the proposed building to the proposed sidewalk along Shelby Street should be included in the site plan submitted for Administrator Approval.

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 (HD-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.

The northwest corner of the site is located within the unregulated 500-year floodplain of Buffalo Creek.

GENERAL INFORMATION

Existing Zoning	HD-2 (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
North:	HD-2 (FF)	Undergoing development
South:	C-1 / HD-2	Commercial uses / multi-family dwellings
East:	HD-2	Undergoing development
West:	SU-1 / D-A	Religious uses / single-family dwellings
Thoroughfare Plan		
Shelby Street	Primary Collector	Existing 90-foot right-of-way and proposed 90-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes. Buffalo Creek 500-year unregulated	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	January 16, 2026	



Site Plan (Amended)	March 5, 2026
Elevations	January 16, 2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	January 16, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Suburban Neighborhood Typology

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



Department of Metropolitan Development
Division of Planning
Current Planning

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-MOD-023; 8707 Shelby Street, requested modification of commitments related to 97-Z-123 to terminate Commitment Number Two to provide for a 45-foot half right-of-way, rather than the previous commitment that required dedication of a 70-foot half right-of-way, **approved**.

97-Z-123 / 97-AP-70, 8649-8707 Shelby Street, requested rezoning of 19.5 acres, from D-A to HD-2, to provide for hospital related uses, such as an independent and assisted care living community and to provide for an independent and assisted care living community, consisting of nine cluster housing structures of 4 units each for independent living, a 40,000 square foot independent care facility, and a 40,000 square foot assisted care living facility, **approved**.

VICINITY

2015-ZON-103; 8607 Shelby Street (north of site), requested rezoning of one acre from the D-A (FW) (FF) District to the HD-2 (FW) (FF) classification to provide for a 125-unit assisted living facility, **approved**.

2015-ZON-015; 8601 Shelby Street (north of site), requested rezoning of 4.05 acres from the D-A (FW) (FF) District to the HD-2 (FW) (FF) classification to provide for a 125-unit assisted living facility, **approved**.

2004-APP-038; 8615-8707 Shelby Street (north of site), requested Hospital District-Two Approval to provide for a 208-unit assisted living facility, **approved**.

2003-ZON-080; 8725 Shelby Street (south of site), requested a rezoning of 0.76 acre from D-A to C-1, to provide for office development, **approved**.

97-Z-69; 8818-8826 Shelby Street (south of site), requested rezoning of 6 acres, from D-A to C-1, to provide for a doctor's office, **approved**.

95-Z-50; 8926 Shelby Street (south of site), requested rezoning of 1.84 acres from D-A to C-1, to provide for family practice doctor's office, **approved**.

94-UV3-85; 920 East South County Line Road (south of site), requested a variance of use to permit the manufacture of patio furniture in a detached garage, seasonal outdoor display and sale of patio furniture, and on-site storage, granted, (limited to site's current residents and termination upon the sale of the property; no signs permitted; and no outdoor display), **granted**.

90-Z-89; 1126 East South County Line Road (south of site), requested Hospital District-Two approval to permit the development of a medical office center and medically related retail uses, **approved**.

88-AP-87; 1110 East South County Line Road (south of site), requested Hospital District-Two approval to permit the development of a convenience store with gasoline sales, **withdrawn**.

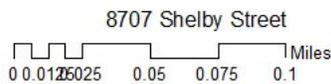


Department of Metropolitan Development
Division of Planning
Current Planning

86-Z-210; 1126 East South County Line Road (south of site), requested rezoning of 10.3 acres, being in the D-A District, to the HD-2 classification to provide for hospital support uses, **approved**.

86-Z-168; 8807 Shelby Street (south of site), requested rezoning of 10 acres, being in the D-A District, to the HD-2 classification to provide for multi-family residential development, **approved..**

EXHIBITS



 8707 SHELBY ST. INDIANAPOLIS, IN	COMMUNITY HEALTH 120 BED BEHAVIORAL HEALTH HOSPITAL - INDIANAPOLIS	SHEET PLAN C3.00
PERMIT DOCUMENT	GENERAL CONTRACTOR	CITY OF INDIANAPOLIS DEPARTMENT OF METROPOLITAN DEVELOPMENT DIVISION OF PLANNING



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PAVING LEGEND

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SITE SUMMARY

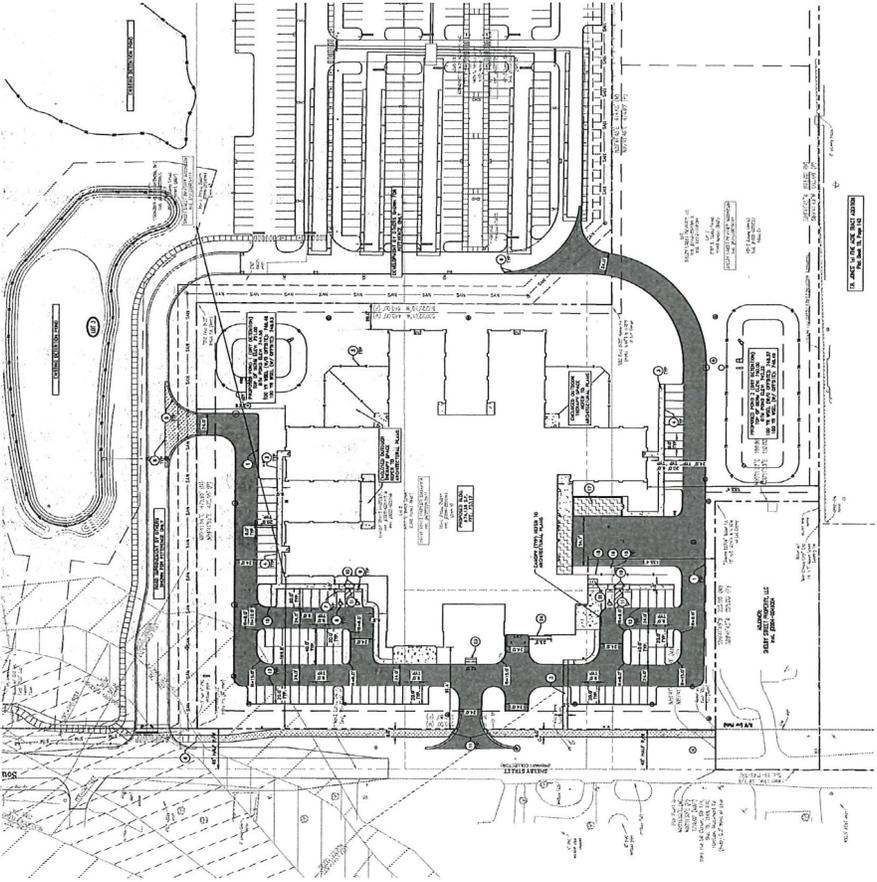
1. TOTAL AREA	1.00 AC
2. TOTAL AREA OF IMPROVEMENTS	0.75 AC
3. TOTAL AREA OF EXISTING IMPROVEMENTS	0.25 AC
4. TOTAL AREA OF NEW IMPROVEMENTS	0.50 AC
5. TOTAL AREA OF EXISTING PAVED AREAS	0.10 AC
6. TOTAL AREA OF NEW PAVED AREAS	0.40 AC
7. TOTAL AREA OF EXISTING UNPAVED AREAS	0.90 AC
8. TOTAL AREA OF NEW UNPAVED AREAS	0.35 AC
9. TOTAL AREA OF EXISTING GREEN SPACES	0.10 AC
10. TOTAL AREA OF NEW GREEN SPACES	0.25 AC
11. TOTAL AREA OF EXISTING UTILITIES	0.10 AC
12. TOTAL AREA OF NEW UTILITIES	0.05 AC
13. TOTAL AREA OF EXISTING STRUCTURES	0.10 AC
14. TOTAL AREA OF NEW STRUCTURES	0.65 AC
15. TOTAL AREA OF EXISTING DRIVEWAYS	0.10 AC
16. TOTAL AREA OF NEW DRIVEWAYS	0.40 AC
17. TOTAL AREA OF EXISTING SIDEWALKS	0.10 AC
18. TOTAL AREA OF NEW SIDEWALKS	0.65 AC
19. TOTAL AREA OF EXISTING BIWAYS	0.10 AC
20. TOTAL AREA OF NEW BIWAYS	0.65 AC
21. TOTAL AREA OF EXISTING BIKELANES	0.10 AC
22. TOTAL AREA OF NEW BIKELANES	0.65 AC
23. TOTAL AREA OF EXISTING STAIRS	0.10 AC
24. TOTAL AREA OF NEW STAIRS	0.65 AC
25. TOTAL AREA OF EXISTING RAMPWAYS	0.10 AC
26. TOTAL AREA OF NEW RAMPWAYS	0.65 AC
27. TOTAL AREA OF EXISTING ELEVATORS	0.10 AC
28. TOTAL AREA OF NEW ELEVATORS	0.65 AC
29. TOTAL AREA OF EXISTING ESCALATORS	0.10 AC
30. TOTAL AREA OF NEW ESCALATORS	0.65 AC
31. TOTAL AREA OF EXISTING MECHANICAL ROOMS	0.10 AC
32. TOTAL AREA OF NEW MECHANICAL ROOMS	0.65 AC
33. TOTAL AREA OF EXISTING ELECTRICAL ROOMS	0.10 AC
34. TOTAL AREA OF NEW ELECTRICAL ROOMS	0.65 AC
35. TOTAL AREA OF EXISTING TELECOMMUNICATIONS ROOMS	0.10 AC
36. TOTAL AREA OF NEW TELECOMMUNICATIONS ROOMS	0.65 AC
37. TOTAL AREA OF EXISTING STORAGE ROOMS	0.10 AC
38. TOTAL AREA OF NEW STORAGE ROOMS	0.65 AC
39. TOTAL AREA OF EXISTING OFFICES	0.10 AC
40. TOTAL AREA OF NEW OFFICES	0.65 AC
41. TOTAL AREA OF EXISTING WAITING AREAS	0.10 AC
42. TOTAL AREA OF NEW WAITING AREAS	0.65 AC
43. TOTAL AREA OF EXISTING RECEPTION AREAS	0.10 AC
44. TOTAL AREA OF NEW RECEPTION AREAS	0.65 AC
45. TOTAL AREA OF EXISTING CONFERENCE ROOMS	0.10 AC
46. TOTAL AREA OF NEW CONFERENCE ROOMS	0.65 AC
47. TOTAL AREA OF EXISTING TRAINING ROOMS	0.10 AC
48. TOTAL AREA OF NEW TRAINING ROOMS	0.65 AC
49. TOTAL AREA OF EXISTING STORAGE ROOMS	0.10 AC
50. TOTAL AREA OF NEW STORAGE ROOMS	0.65 AC

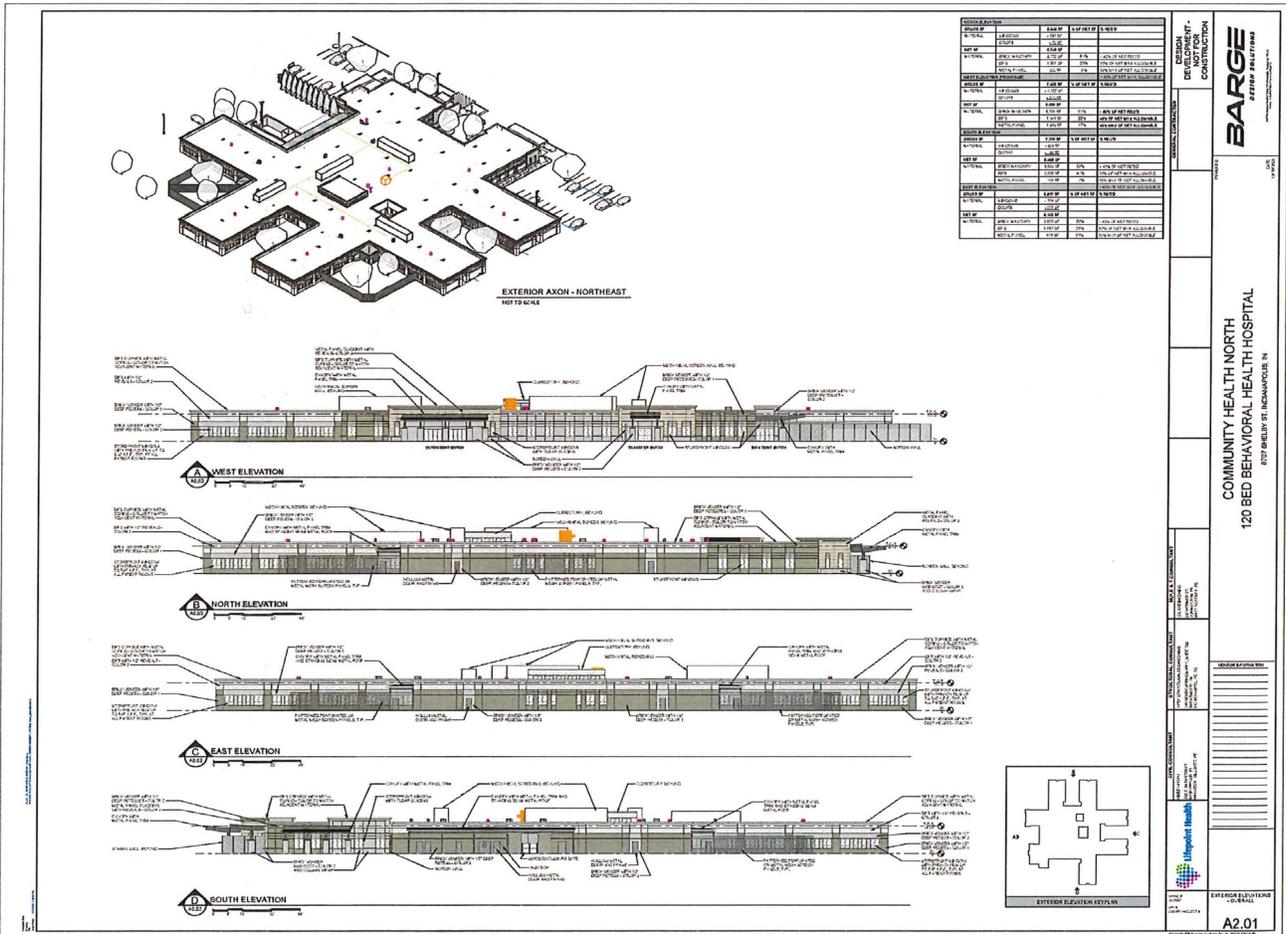
KEY NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO THE CONTRARY.
2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO EDGE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
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21. ALL DIMENSIONS TO EDGE UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS TO CORNER UNLESS OTHERWISE NOTED.
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SITE NOTES

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Petition Number _____

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

FINDINGS OF FACT

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

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

the plan calls for the further development of Community Health Network's existing hospital campus with the addition of an inpatient behavioral health facility that will expand health care options for area residents consistent with the Comprehensive Plan's aim to build a healthier City, as well as help meet the behavioral health needs of the City, which the Comprehensive Plan identifies as a "major public health concern" for the City.

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 plan calls for the development of an additional hospital facility located on an existing hospital campus. The exterior design elements involve the use of a mix of bricks and metals, creating an attractive exterior that is consistent and compatible with the adjacent hospital, as well as other developments in the area.

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

the plan calls for new parking spaces to be located on the site in an amount sufficient for the proposed use of the site as a behavioral health hospital. The plan also provides a loading area and includes bicycle racks.

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 plans provides for the construction of roadways connecting the subject property not only to Shelby Street, but also to those properties located both east and north of the subject property, which will help reduce traffic congestion along the entrance to the site from Shelby Street.

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

the plan calls for the development of two detention ponds on the subject property to avoid use of drainage on adjacent sites and contemplates connecting to existing, nearby utility infrastructure.



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

the plan calls for a facility compatible in both design and use with the neighboring, existing hospital facility located in the same zoning district (Hospital District - 2)

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

the plan provides for an asphalt trail on the exterior of the lot that connects to trails located on or to be located on adjacent properties. Moreover, sidewalks are located along the exterior of several portions of the intended hospital on the site.

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 north along Shelby Street



View looking south along Shelby Street



View of site looking north across Shelby Street



View of site looking north across Shelby Street



View of site looking northeast from abutting property to the south



View of site looking east from abutting property to the south



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-009

Address: 4500 Blackstone Drive (Approximate Address)

Location: Perry Township, Council District #24

Petitioner: Anthony Trickle

Request: Rezoning of 0.507-acre from the D-A district to the D-3 district to provide for residential uses.

Staff Recommendations: Approval

Current Land Use: Residential accessory structure

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.507-acre site is comprised of a parcel developed with a residential accessory structure. The site is surrounded by single-family dwellings zoned D-3.

REZONING

The request would rezone the property to the D-8 district to allow for residential uses that are not permitted in the existing C-1 district.

The D-A District is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low-density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.



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The D-3 district is intended to provide for low or medium intensity residential development. Land in this district should have good thoroughfare access, be relatively flat in topography, and be afforded pedestrian linkages to community and neighborhood services and facilities (schools, parks, shopping areas, etc.). Recreational facilities developed for the neighborhood complement the treed yards on the individual lots. Predominantly single-family detached dwellings are envisioned with two-family dwellings on corner lots in this district. The D-3 district has atypical density of 2.6 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 considerations, including vegetation, topography, drainage, and wildlife.

STAFF ANALYSIS

The request would rezone the property to the D-3 district to allow for residential uses.

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

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

GENERAL INFORMATION

Existing Zoning	D-A		
Existing Land Use	Residential accessory structure		
Comprehensive Plan	Suburban Neighborhood		
Overlay	N/A		
Surrounding Context	Zoning	Surrounding Context	
	North:	D-3	Single-family dwellings
	South:	D-3	Single-family dwellings
	East:	D-A	Single-family dwelling
	West:	D-A	Single-family dwelling
Thoroughfare Plan			
Linwood Avenue	Local Street	50-foot existing and proposed right-of-way.	
Context Area	Metro		
Floodway / Floodway Fringe	N/A		
Wellfield Protection Area	N/A		
Site Plan	February 2, 2026		
Elevations	N/A		
Landscape Plan	N/A		
Commitments	N/A		
Findings of Fact	N/A		
C-S / D-P Statement	N/A		



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Traditional Neighborhood Typology

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

Conditions for All Housing

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



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with higher density housing types located closer to frequent transit lines, greenways, or parks.

Detached Housing (defined as single-family dwellings)

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

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

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

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

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



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Site Configuration

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

Aesthetic Considerations

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

Additional Topics

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

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

Indy Moves

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

Not Applicable to the Site.

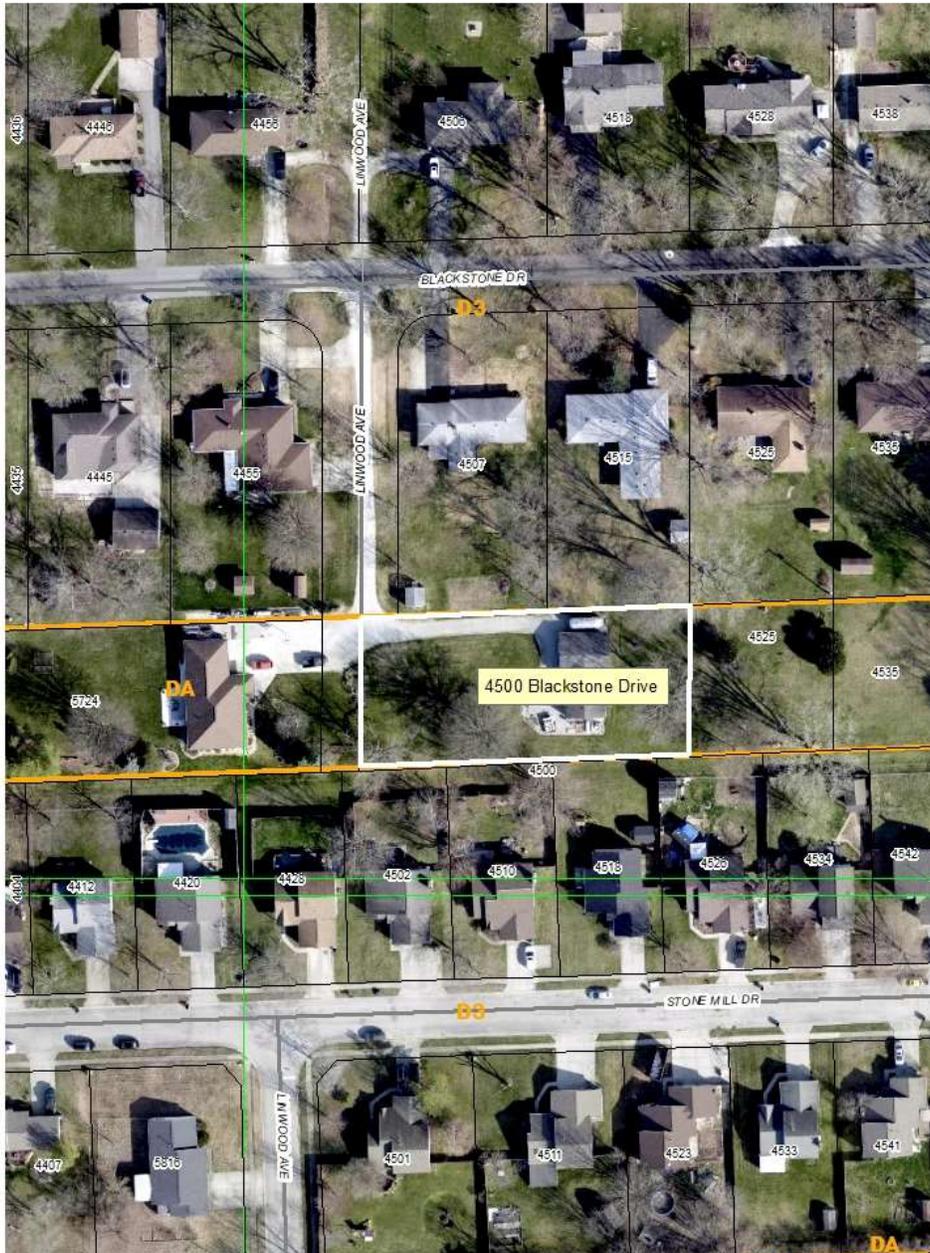
ZONING HISTORY

None.

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EXHIBITS

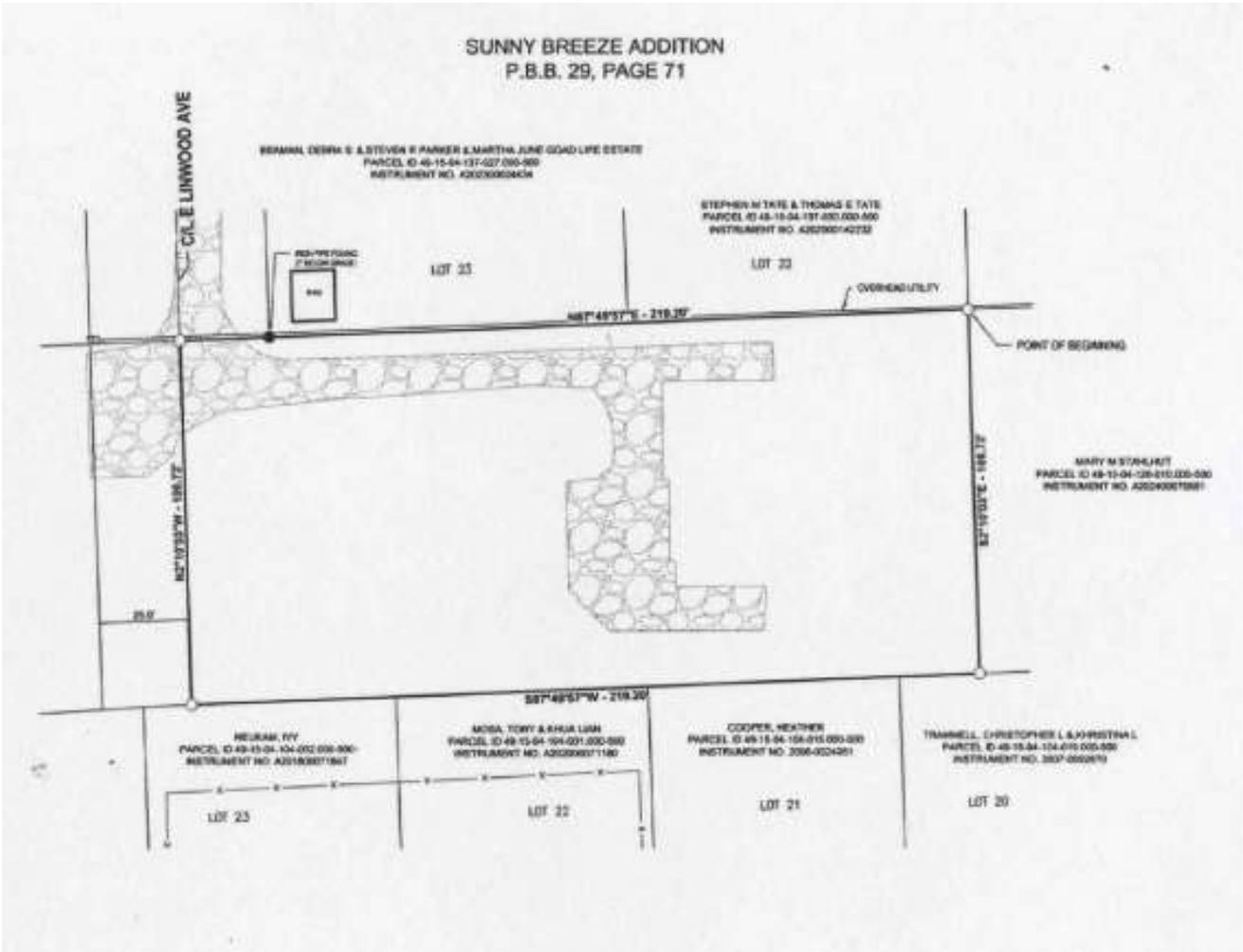
LOCATION MAP





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SITE PLAN



PHOTOS



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



Photo of adjacent property to the west.



Photo of adjacent properties to the north, looking northeast.



Photo of adjacent properties to the south, looking southeast.



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-010

Address: 11700 East 30th Street (Approximate Address)

Location: Warren Township, Council District #15

Petitioner: Donna and James Clifford, by Indiana Association of Seventh-Day Adventists, Inc.

Request: Rezoning of 9.91 acres from the D-A district to the SU-1 district to provide for religious uses.

Staff Recommendations: Approval

Current Land Use: Undeveloped

Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request subject to the following commitment:

1. A final tree preservation plan shall be submitted for and subject to Administrator's approval prior to the issuance of an Improvement Location Permit (ILP) and prior to any site preparation activity. This plan shall, at minimum: a) delineate the location of the existing mature, healthy, non-invasive trees, b) characterize the size and species of such trees, c) indicate proposed development, and d) identify the method of preservation (e.g. provision of fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for preservation shall be indicated.

PETITION OVERVIEW

LAND USE

The 9.91-acre site is comprised of a parcel developed with a residential accessory structure. The site is surrounded by single-family dwellings zoned D-3.



REZONING

The request would rezone the property to the D-8 district to allow for residential uses that are not permitted in the existing C-1 district.

The D-A District is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low-density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.

The SU-1 district is intended for religious uses and would use the C-1 District Development Standards.

STAFF ANALYSIS

The request would rezone the property to the SU-1 district to allow for religious uses.

Staff is supportive of the rezoning because it would allow for development that is compatible with the surrounding area and would align with the Rural or Estate Neighborhood recommendation of the Comprehensive Plan. Due to the wooded nature of the northern end of the site, Staff is requesting a commitment for a tree preservation plan to be submitted for Administrator’s Approval prior to the issuance of an Improvement Location Permit.

GENERAL INFORMATION

Existing Zoning	D-A		
Existing Land Use	Undeveloped		
Comprehensive Plan	Rural or Estate Neighborhood		
Overlay	N/A		
Surrounding Context	Zoning	Surrounding Context	
	North:	D-a	Undeveloped
	South:	D-A	Single-family dwellings
	East:	D-3	Single-family dwelling
	West:	D-A	Single-family dwelling
Thoroughfare Plan			
	East 30 th Street	Primary Collector	90-foot existing and proposed right-of-way.
Context Area	Metro		
Floodway / Floodway Fringe	N/A		
Wellfield Protection Area	N/A		
Site Plan	N/A		
Elevations	N/A		
Landscape Plan	N/A		
Commitments	N/A		
Findings of Fact	N/A		
C-S / D-P Statement	N/A		



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Traditional Neighborhood Typology

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

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

None.

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EXHIBITS

LOCATION MAP



PHOTOS



Photo of subject site, looking north from East 30th Street.



Photo of Cluster Pine spur street at the north end of the site, looking east



Photo of adjacent property to the east, looking north.



Photo of adjacent property to the west, looking north.



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER** **March 12, 2026**

Case Number: 2026-ZON-011

Property Address: 10702 East 25th Street, 10710 East 30th Street, 3510 North German Church Road, and 10314 Maumee Drive (*Approximate Addresses*)

Location: Warren Township, Council District #15

Petitioner: Department of Parks and Recreation of the City of Indianapolis, by Benjamin Jackson

Current Zoning: D-A (FW) (FF) / D-4 / D-6 (FF)

Request: Rezoning of 88.46 acres from the D-A (FW) (FF), D-4, and D-6 (FF) districts to the PK-1 (FW) (FF), PK-1 (FF), and PK-1 districts to provide for recreational park uses.

Current Land Use: Undeveloped / Greenway

Staff Recommendations: Staff recommends **approval** of this petition, subject to a commitment.

Staff Reviewer: Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

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

A 15-foot half right-of-way shall be dedicated along the frontage of 25th Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

- The rezone petition 2026-ZON-011 would allow for the change of zoning classification for five (5) distinct and largely non-contiguous parcels totaling 88.46 acres that are within or near the existing Grassy Branch Regional Park. None of the parcels are developed with structures, and except for the 0.06-acre 10314 Maumee Drive parcel, each is located within either the Floodway or the Floodway Fringe. The Aerial Map within Exhibits below shows the location of each subject parcel. All five (5) subject parcels are owned by the Parks Department of the City of Indianapolis.



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- The primary zoning of each of these parcels is split between D-A for the parcels bordering 25th and 30th Street, D-4 for the 10314 Maumee parcel located along the Grassy Creek Connector greenway, and D-6 for the 3510 North German Church parcel bordering multifamily development. Approval of this petition would allow for each parcel to be rezoned to the PK-1 district for uses related to parks or recreation. No site plans were provided for staff review showing specific layouts of any proposed improvements, and approval of this rezoning would not allow for any exceptions from standards within the Zoning Ordinance or applicable floodplain regulations.
- Approval of this petition would rezone the properties to the PK-1 (Park District One) designation, which limits allowable uses to parks, playgrounds, and greenways. Current primary zoning designations for these parcels include D-A (Dwelling Agriculture district for a variety of agricultural uses and large estate single-family dwellings), D-4 (low or medium intensity single-family and two-family residential development), and D-6 (medium intensity residential development of a variety of predominantly multifamily housing types).
- Given their proximity to the Grassy Creek, substantial portions of the southernmost three parcels fall within the Floodway District, which indicates the channel of a river or stream and portions adjoining the channel that are necessary to carry the waters of a base flood. Similarly, all parcels except for the Maumee Drive property fall within the Floodway Fringe, which indicates a 1% chance for significant flooding as well as shallow flooding in any given year.
- The Comprehensive Plan makes several recommendations for these properties: the southernmost three (3) parcels are recommended for a mix of Suburban Neighborhood uses and being within the Floodway category. The 10314 Maumee parcel falls within an area recommended for a Linear Park, and the 3510 German Church parcel is recommended for Park uses.
- Staff would note the presence of the PK-1 zoning district as well as other areas developed for park or recreation uses either overlapping this site or with direct adjacency. Additionally, substantial portions of the site have flood designation which would constrain feasible non-Park development of that land; for this reason, staff feels that usage as a park would be the highest and best land use for the impacted parcels. The Maumee Drive parcel is located within an existing greenway, and this rezoning would cause the zoning district for that parcel to match the current land use. For these reasons, staff recommends approval of the petition.
- The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 15-foot half right-of-way along 25th Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

GENERAL INFORMATION

Existing Zoning	D-A / D-4 / D-6	
Existing Land Use	Undeveloped / Greenway	
Comprehensive Plan	Suburban Neighborhood / Floodway / Linear Park / Park	
Surrounding Context	Zoning	Surrounding Context
	North:	North: Residential / Church / Park / Undeveloped / Multifamily
	South:	South: Residential / Undeveloped / Park
	East:	East: Residential / Undeveloped / Church / Park / Multifamily
	West:	West: Residential / Park / Multifamily
Thoroughfare Plan		
25 th Street	Primary Collector	50-foot existing right-of-way and 80-foot proposed right-of-way
30 th Street	Secondary Arterial	90-foot existing right-of-way and 80-foot proposed right-of-way
Governours Lane Grassy Creek Connector	Private Drive Greenway	
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes ; Environmentally Sensitive	
Wellfield Protection Area	No	
Site Plan	02/24/2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- 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 system 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 ¼-mile of a frequent transit line, greenway, or park.



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- The **Floodway category** delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.
- The **Linear Park land use category** is intended for public or private property designated for active or passive recreation and is primarily used for the passage of people or wildlife. Examples are greenways, parkways, trails, off-street paths, and conservation areas.
- **Large-Scale Parks** are generally over 10 acres in size.
- 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.

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 10314 Maumee Drive parcel is located within the existing Grassy Creek connector greenway.



ZONING HISTORY

ZONING HISTORY – SITE

2002ZON110 ; 10702 E 25th, Rezone 42 acres from SU-3 (FF) to D-4 (FF) to provide for single-family residential development, **approved**.

96-Z-147 ; 10702 E 25th, rezoning of 32 acres, being in the SU-2 (FF)(FW) District, to the SU-3 (FF)(FW) classification to provide for a golf course and driving range with accessory facilities, **approved**.

94-UV2-47 ; 10702 E 25th, variance of use of the Special Use Districts Zoning Ordinance to provide for the construction of a 2129.5 square foot single-family residence (not permitted), **approved**.

75-Z-149 ; 10702 E 25th, rezoning of 80.83 acres, being in A-2 district, to SU-2 classification to permit a high school building, **approved**.

65-Z-34 ; 3510 German Church, rezoning of 62.41 acres, being in an A-2 district, to a D-7 classification, to provide for the development of a townhouse and garden apartment project, **approved**.

ZONING HISTORY – VICINITY

2025ZON080 ; 3350 North German Church (north of 10710 E 30th), Rezoning of 27.8 acres from the D-A (FF), SU-1, and SU-38 districts to the SU-1 (FF) district to provide for religious uses, **approved**.

2024ZON007 ; 3000 North German Church Road (north of 10710 E 30th), Rezoning of 9.8 acres from the C-3 (FW) (FF) district to the C-5 (FW) (FF) district to provide for heavy commercial uses, **denied**.

2011ZON051 ; 10701 East 30th Street (south of 10710 E 30th and north of 10702 E 25th), Rezoning of 19.1 acres, from the SU-3 (FF) District, to the D-A (FF) classification to provide for residential uses, **approved**.

2009ZON081 ; 2800 North German Church Road (east of 10702 E 25th), Rezoning of 24.26 acres, from the SU-3 (FF) District, to the SU-1 (FF) classification to provide for religious uses, **approved**.

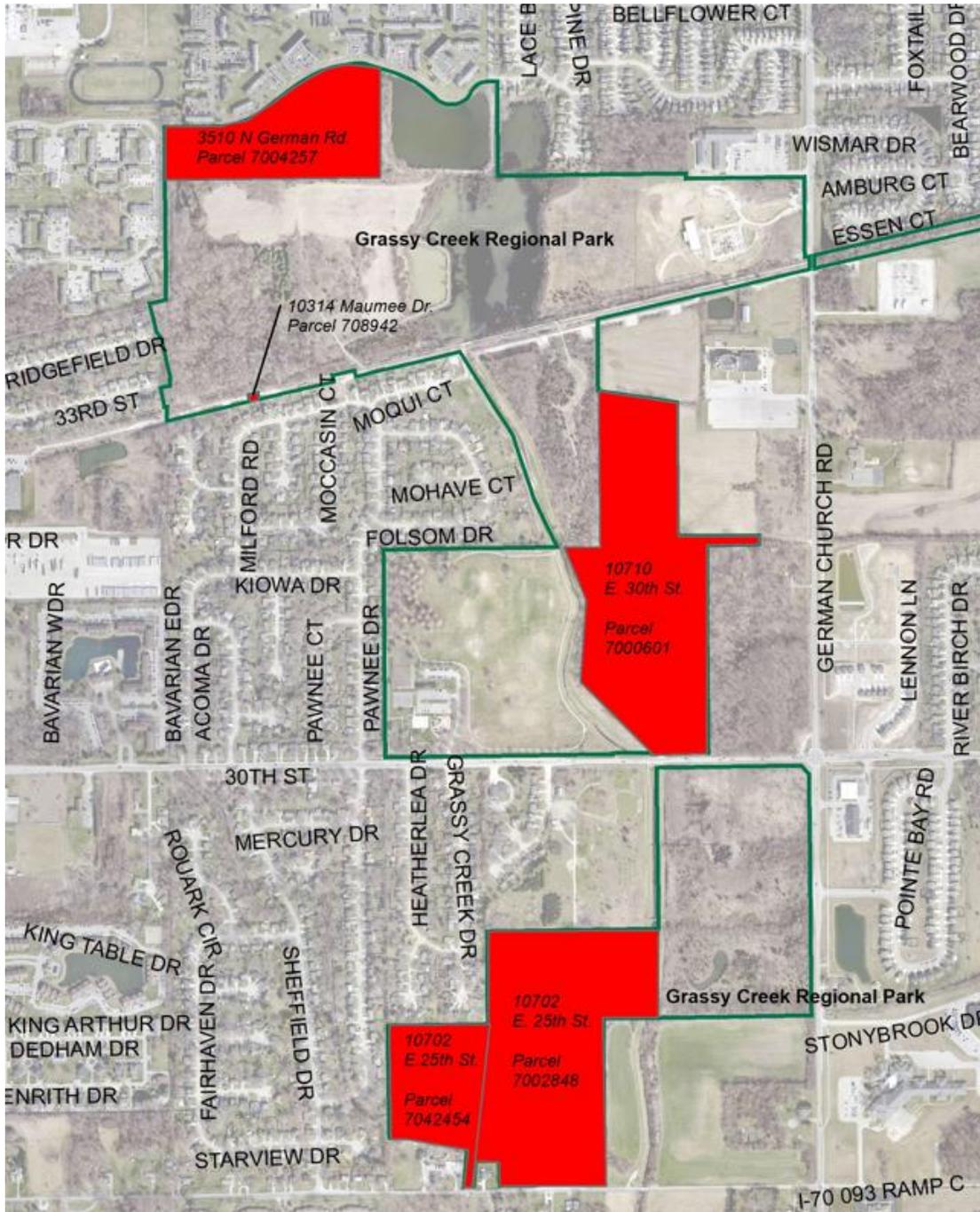
99-Z-85 ; 10540 East 25th Street (west of 10702 E 25th), Rezone 9.784 acres from DA to SU-3, **approved**.

98-Z-154 ; 3510 North German Church Road (south of 3510 German Church and north of 10314 Maumee), Rezone 88.96 acres from D-P to PK-1 to provide for a public park, **approved**.

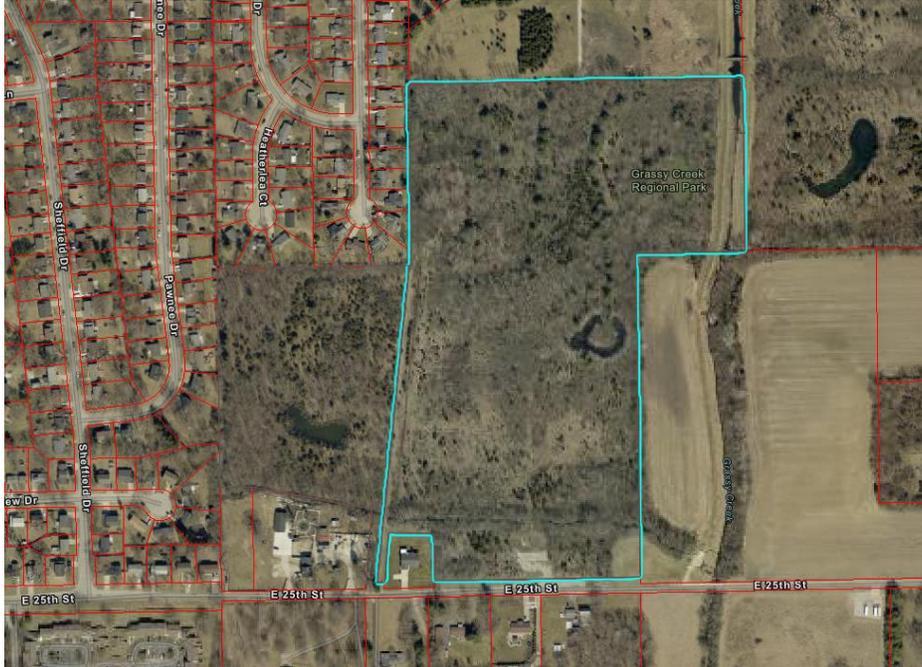
96-Z-182 ; 10614 East 25th Street (south of 10702 E 25th), Rezoning of 0.66 acre, being in the SU-2 (FW) District to the D-2 (FW) classification to provide for the construction of a single-family residence, **approved**.

EXHIBITS

2026ZON011 ; Aerial Map with Parcel Locations



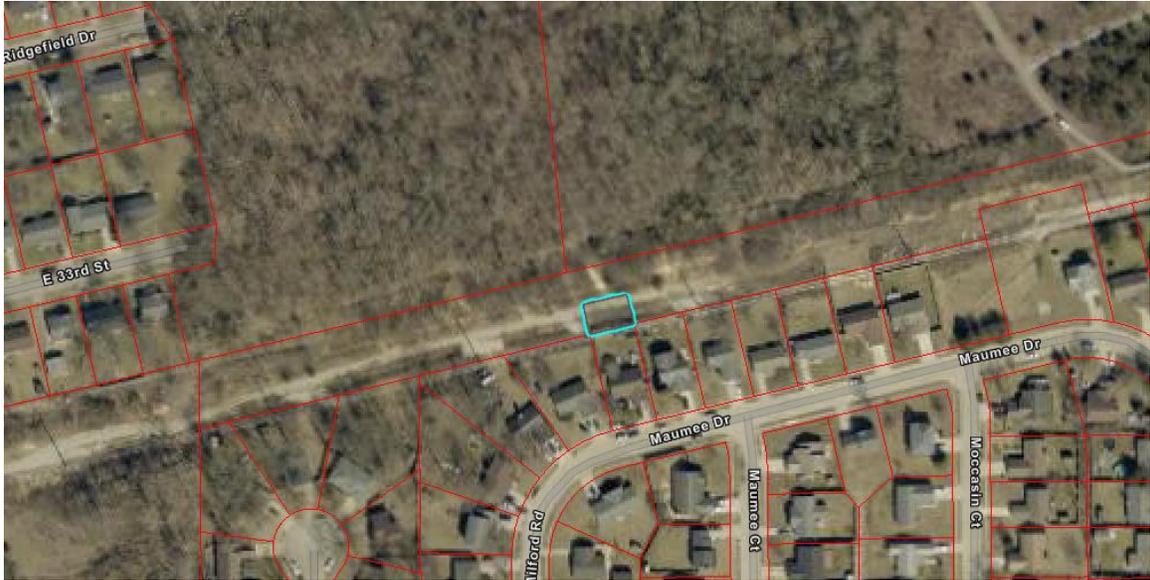
2026ZON011 ; Aerial of 10702 East 25th Street



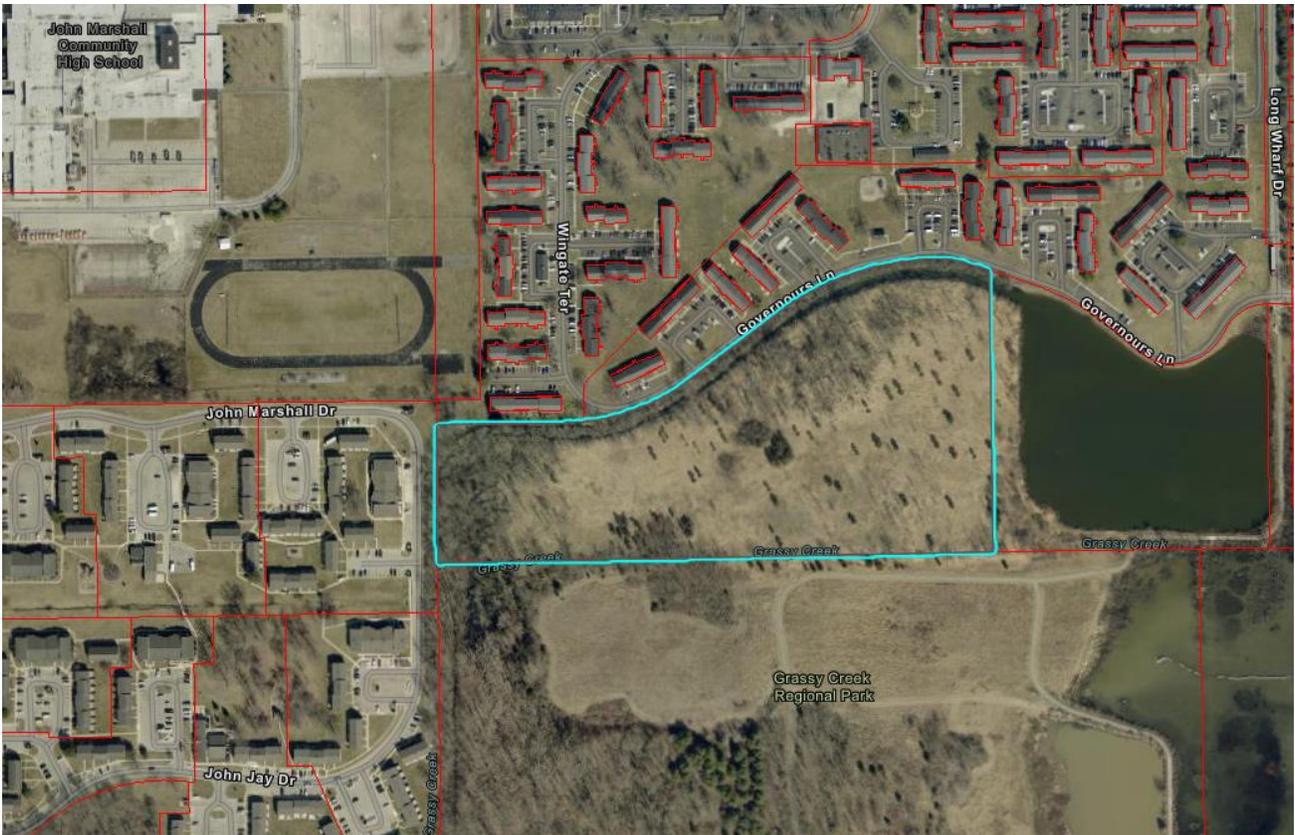
2026ZON011 ; Aerial of 10710 East 30th Street



2026ZON011 ; Aerial of 10314 Maumee Drive



2026ZON011 ; Aerial of 3510 North German Church Road



2026ZON011 ; Photographs



Photo 1: 10702 East 25th Viewed from South



Photo 2: 10710 East 30th Viewed from South

2026ZON008 ; Photographs (continued)



Photo 3: 10314 Maume Viewed from North



Photo 4: 3510 North German Church Viewed from North

2026ZON008 ; Photographs (continued)



Photo 5: Adjacent Property to South of 25th Street



Photo 6: Adjacent Property to South of 30th Street

2026ZON008 ; Photographs (continued)



Photo 7: Adjacent Property to West of 10710 East 30th



Photo 8: Adjacent Property to North of 3510 North German Church



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2026-CVR-800 / 2026-CPL-800
Property Address: 3179 Graceland Avenue
Location: Center Township, Council District #8
Petitioner: Michelle Anderson, by James T. Bertsch
Current Zoning: D-5

Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-unit multi-unit house on proposed Lot 62A, with an eight-foot front building line (front building line range of 10 feet and 19.9 feet permitted), and zero off-street parking spaces (minimum one off-street parking space per unit required), and for a two-unit multi-unit house on proposed Lot 62B, with a 1,600 square-foot lot area (minimum 3,500 square-foot lot area required), a zero-foot front building line (front building line range of 10 feet and 19.9 feet permitted), a three-foot rear setback (minimum 10 feet required), and zero off-street parking spaces (minimum one off-street parking space per unit required)

Approval of a Subdivision Plat to be known as Lot No. 62 of Block 3 in Topp's Garden Place Addition, subdividing 0.12-acre into two lots.

Current Land Use: Two-family dwelling and vacant two-family dwelling,
Staff Recommendations: Approval of the variances and plat 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 October 27, 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.



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

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 0.12-acre site, zoned D-5, is developed with two, two-family dwellings. It is surrounded by a single-family dwelling to the north, across West 32nd Street; a single-family dwelling to the south; multi-family dwellings to the east; and a single-family dwelling to the west, across Graceland Avenue, all zoned D-5.

PLAT

Site Plan

The site is developed with two historic two-family dwellings.

Streets

This corner site fronts on Graceland Avenue and West 32nd Street. Access to the two-family dwelling is gained along Graceland Avenue and West 32nd Street. Access to the vacant two-family dwelling would be gained from West 32nd Street.

Sidewalks

Sidewalks exist along Graceland Avenue and West 32nd Street frontages.

Waivers

None.



VARIANCES OF DEVELOPMENT STANDARDS

The request would provide for two, two-unit multi-unit houses on two lots with reduced setbacks, zero off-street parking spaces and reduced square-foot lot area.

The variance would provide an eight-foot front building line when the Ordinance requires a front building line range between 10 feet and 19.9 feet for the two-unit multi-family house on Lot 62A. The variance would also provide for zero off-street parking on this lot.

The variance would also provide relief on Lot 62B for a two-unit multi-unit house with a 1,600 square-foot lot area when the Ordinance requires a 3,500-square-foot lot area. Relief would also be provided for a zero-foot front building line and three-foot rear setback. The Ordinance requires a front building line range between 10 feet and 19.9 and a ten-foot rear setback.

The variance would also allow for zero off-street parking spaces for Lot 62B when a minimum of one off-street parking space would be required for each unit.

Staff supports these variances because this lot and the dwellings have existed for over 100 years without negatively impacting the neighborhood, while contributing to the residential neighborhood character. This variance will also provide additional housing opportunities.

GENERAL INFORMATION

Existing Zoning	D-5		
Existing Land Use	Two family dwelling / single-family dwelling		
Comprehensive Plan	Village Mixed-Use		
Surrounding Context	Zoning	Land Use	
	North:	D-5	Single-family dwelling
	South:	D-5	Single-family dwelling
	East:	D-5	Multi-family dwelling
	West:	D-5	Single-family dwelling
Thoroughfare Plan			
Graceland Avenue	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.	
West 32 nd Street	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.	
Context Area	Compact		



Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	October 16, 2025
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	January 21, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Traditional Neighborhood typology. “The Traditional Neighborhood typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

Pattern Book / Land Use Plan

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

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



**Department of Metropolitan Development
Division of Planning
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Conditions for All Land Use Types –Traditional Neighborhood Typology

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

Conditions for All Housing

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

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

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.



Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

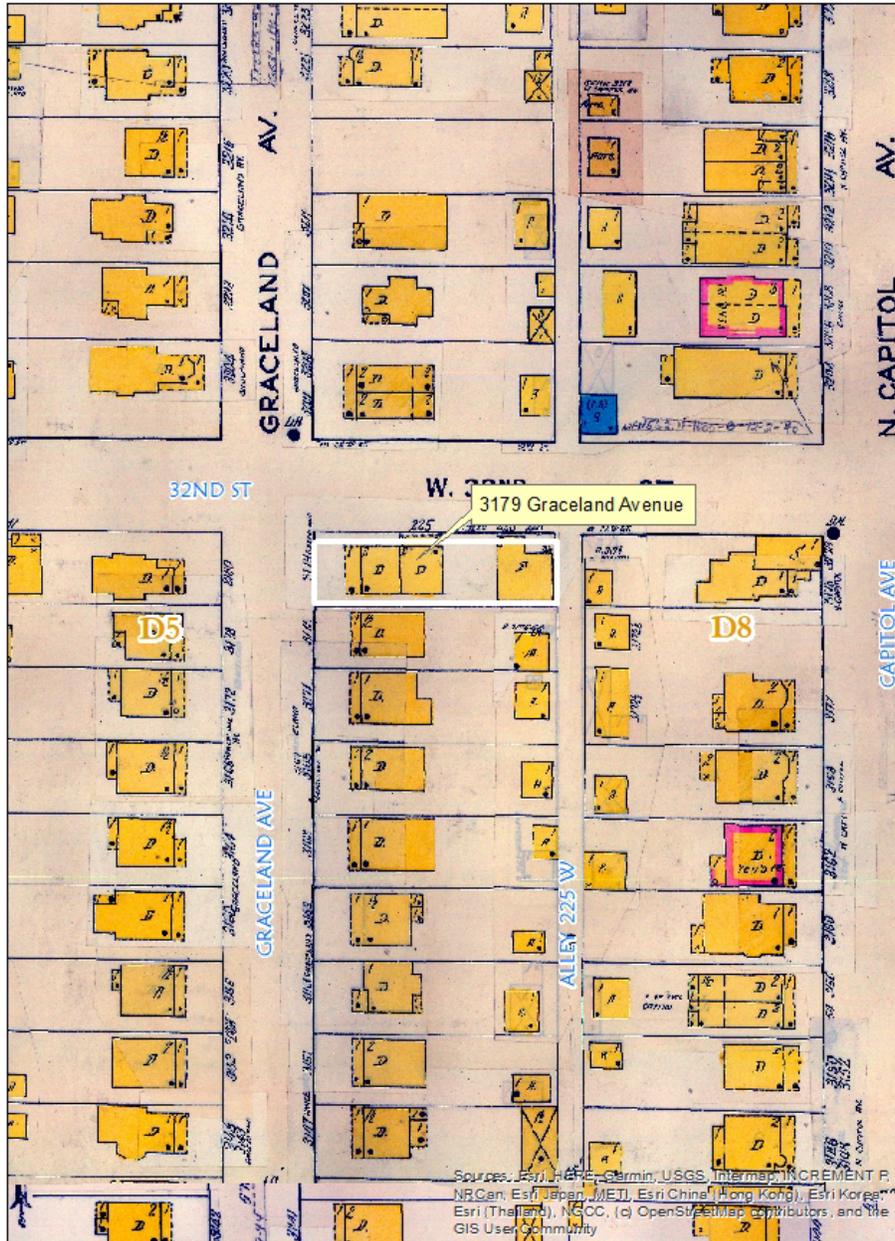


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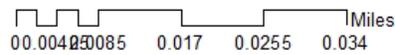
ZONING HISTORY

None..

Sanborn 1915



3179 Graceland Avenue





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:

Approval of the requested variance will not be injurious to the public health, safety, morals, or general welfare of the community. The existing use of the property will remain unchanged, as the site currently contains two duplex structures that have historically functioned as residential dwellings. The variance is requested solely to permit a lot split so that each duplex is located on its own parcel, which is consistent with surrounding residential development pattern. The proposed variance will allow reinvestment into the property, improving overall site conditions, and contribute positively to the neighborhood.

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

The approval of this variance will not adversely affect the use or value of adjacent properties. The variance does not increase density, alter building placement, or introduce a new use. Instead, it enables the rehabilitation of an existing, currently unlivable duplex. Improving the condition of this structure will enhance the appearance and livability of the area, which is likely to have a positive impact on surrounding property values.

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

The strict application of the zoning ordinance creates a practical difficulty due to the existing configuration of the property. Two duplexes are located on a single tax parcel, and current minimum lot area requirements prevent a lot split without a variance. Without the variance, the owner is unable to separate the parcels, which in turn prevents access to financing necessary to rehabilitate the deteriorated structure. This condition is not self-created and stems from the property's existing development pattern and lot size.

DECISION

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

Adopted this _____ day of _____, 20 ____



View looking south across intersection of West 32nd Street and Graceland Avenue



View looking west along West 32nd Street



View of site looking west along East 32nd Street



View of western dwelling looking east across Graceland Avenue



View looking south along alley / eastern site boundary



View of eastern dwelling looking southwest



View of eastern dwelling looking northwest



View looking west along southern site boundary



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2026-CZN-804 / 2026-CVR-804

Property Address: 3616 North Shadeland Avenue

Location: Warren Township, Council District #9

Petitioner: Mees / Meyer Development Company, by David Gilman

Current Zoning: C-4
Rezoning of 1.55 acres from the C-4 district to the C-5 district to provide for regional commercial uses.

Request: Variance of Use and Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for 16,884 square feet of outdoor storage (not permitted), and a zero-foot north side transitional yard setback (minimum 10-foot side transitional yard setback required).

Current Land Use: Automobile body shop

Staff Recommendations: Approval of the rezoning and variance request.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This the first hearing on these petitions.

STAFF RECOMMENDATION

Approval, subject to 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. 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. Development shall be subject to the site plan, file-dated January 30, 2026, and the "Permitted Use List" file-dated March 2, 2026. See Exhibit A.
3. Operation of the site shall be subject to the Plan of Operation, file dated December 30, 2025. See Exhibit B.



PETITION OVERVIEW

This 1.55-acre site, zoned C-4, is developed with an automobile body shop. It is surrounded by undeveloped land to the north, zoned D-7; commercial uses to the south, zoned C-5; commercial uses to the east, across North Shadeland Avenue, zoned C-4; and undeveloped land to the west, zoned C-S.

REZONING

The request would rezone the site to the C-5 General Commercial District. “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.”

The Comprehensive Plan recommends community commercial typology for the site.

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

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

Staff, however, supports this rezoning, subject to the commitments and Plan of Operation submitted with this petition. Staff believes the surrounding uses would not be negatively impacted by these requests because the proposed commitments and Plan of Operation provides protections and mitigations of the proposed uses.

VARIANCE OF USE AND DEVELOPMENT STANDARDS

As proposed the variance of use would provide for 16,884 square feet of outdoor storage, which is not permitted. Because of the surrounding similar land uses staff believes the outdoor storage would not negatively impact the existing uses. However, staff was concerned with outdoor storage of materials. Consequently, commitments have been submitted that the outdoor storage would be limited to vehicles awaiting repair and commercial vehicles / equipment associated with on-site business. Additionally, the outdoor storage area would be paved and striped.



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

Staff also supports the zero-foot north transitional yard setback, despite the required 10-foot transitional yard required by the Ordinance. The D-7 protected district is an approximately 14-foot-wide strip of land along the northern site boundary. Research has been conducted but it is unclear how and why that land is zoned D-7.

Staff believes this presents a supportable practical difficulty because no development could occur a site with this configuration and zoned D-7.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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



GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Automobile body shop	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-7 Undeveloped land
	South:	C-5 Commercial uses
	East:	C-4 Commercial uses
	West:	C-S Undeveloped land
Thoroughfare Plan		
North Shadeland Drive	Primary Arterial	Existing 138-foot right-of-way and proposed 104-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	January 30, 2026	
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	January 20, 2026 – Plan of Operation	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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



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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Community Commercial Typology

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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



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

- 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

82-Z-11; 3616 North Shadeland Avenue, requested the rezoning of 2.5 acres from the D-3 district to the C-4 district, **approved**.

VICINITY

2021-ZON-042; 3610 North Shadeland Avenue (south of site), requested rezoning of 1.47 acres from the C-4 district to the C-5 district, **approved**.

2021-ZON-010; 3502 North Shadeland Avenue (west of site), requested the rezoning of 20.12 acres from the C-S district to the C-S district for a home repair/improvement contractor (including pools and related uses) with offices, showrooms, warehouse-distributions, fleet parking and indoor/outdoor storage of materials and equipment, and a modification of commitments terminating Commitments Two, Three, Four, Five, Six and Seven of 2007-ZON-841/2007-VAR-841 related to the provision of dust-free parking, driving and storage areas, tree preservation, fencing and landscaping and terminating Commitments One, Two, Three and Four of 2014-MOD-008 relating to fencing, doors, outdoor vehicle storage and self-storage, **approved**.

2014-DV3-015; 3545 North Shadeland Avenue (east of site), requested a variance of development standards to provide for temporary outdoor storage in a C-4 district, **approved**.

2014-UV3-005; 3510 North Shadeland Avenue (south of site), required a variance of use to provide for an automobile body and paint shop, **approved**.

2014-MOD-008; 3502 North Shadeland Avenue (west of site), requested a modification of commitments and site plan to terminate Commitment #5 and revise the site plan related to 2007-ZON-841 / 2007-VAR-841 to eliminate the requirement for the erection of a six-foot tall masonry wall and fence within the interior of the west and south transitional yards and to provide for a revised site plan for a self-storage facility for the entire site, **approved**.

2007-ZON-841 / 2007-VAR-841; 3502 North Shadeland Avenue (west of site), requested the rezoning of 21.435 acres from the I-2-S District, to the C-S district to provide for mini-warehouses and automobile, truck and bus repair with a 7.1-acre, paved outdoor storage area for vehicles and a 9.1-acre, gravel outdoor storage area for vehicles, and requested a variance of development standards to provide for a deficient side transitional yard along a 60-foot section of the east property line **approved**

2007-UV1-012; 3610 North Shadeland Avenue (south of site), requested a variance of use and development standards to legally establish sale of industrial conveyors and related equipment with ~~outside~~ outdoor storage and display in a C-4 district, **approved**.

95-UV3-42; 3610 North Shadeland Avenue (south of site), requested a variance of use to provide for outdoor display of cemetery monuments and markers, in C-4, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

73-Z-153; 3610 North Shadeland Avenue (south of site), requested the rezoning of 1.5 acre from the D-4 district to the C-4 district, **approved**.

2007-UV3-005; 3524 North Shadeland Avenue (south of site), requested a variance of use to provide for automobile sales in a C-4 district and a variance of development standards to provide for an outdoor display area not adjacent to a building, **granted**.

2001-ZON-050; 3403 North Shadeland Avenue (southeast of site), requested the rezoning of 2.78 acres from the C-4 district to the C-S district to provide for C-4 uses, wholesaling, warehousing distribution and self-storage, **approved**.

99-Z-92; 3702 North Shadeland Avenue (north of site), requested the rezoning of 5.2 acres from the D-3 district to the C-S district to provide for a plumbing contractor, limited commercial and industrial uses and C-4 uses, **approved**.

96-Z-122; 3502 North Shadeland Avenue (south of site), requested the rezoning of 21.5 acres from D-7 and C-4 districts to the I-2-S district, **approved**.

95-UV3-42; 3610 North Shadeland Avenue (south of site), requested a variance of use to provide for outdoor display of cemetery monuments and markers, in C-4, **approved**.

91-Z-163; 3621 North Shadeland Avenue (northeast of site), requested the rezoning of 0.41 acre from the C-4 district to the C-5 district, **withdrawn**.

87-UV3-57; 3518 North Shadeland Avenue (south of site), requested a variance of use to provide for auto transmission repair, **granted**.

86-UV1-130; 3518 North Shadeland Avenue (south of site), requested a variance of use to provide for an auto body and engine repair in a C-4 district, **approved**.

85-UV2-65; 3702 North Shadeland Avenue (north of site), requested a variance of use to provide for outdoor storage, display and sales for an existing hardware store in a D-3 district, **granted**.

85-UV3-34; 3702 North Shadeland Avenue (north of site), requested a variance of use to provide for resales of towing equipment and school buses, in C-4, **granted**.

82-Z-59; 3518 and 3520 North Shadeland Avenue (south of site), requested the rezoning of three acres from the D-3 district to the C-4 district, **approved**.

95-UV3-42; 3610 North Shadeland Avenue (south of site), requested a variance of use to provide for outdoor display of cemetery monuments and markers, in C-4, **granted**.

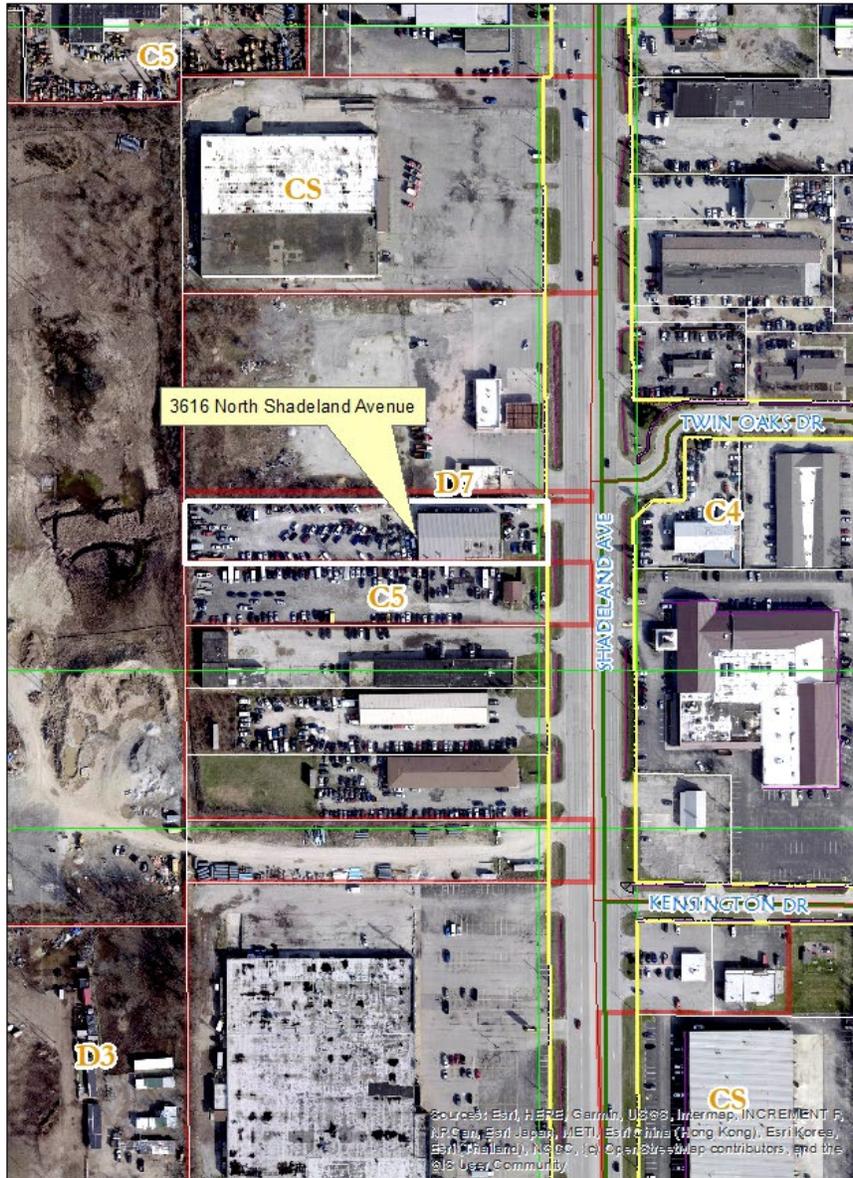


Department of Metropolitan Development
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73-Z-123; 3524 Shadeland Avenue (south of site), requested the rezoning of 1.5 acre from the D-3 district to the C-4 district, **approved**.

67-Z-1; 3502 North Shadeland Avenue (west of site), requested the rezoning of 21.7 acres from the B-2 district to the D-7 district, **approved**.

EXHIBITS



3616 North Shadeland Avenue

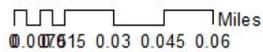




EXHIBIT A

Permitted Use List
3616 N Shadeland Avenue
2026-ZON-001
March 2, 2026

1. All C-4 Uses
2. Commercial and Building Contractors
3. Outdoor Storage Use:
 - a. Outdoor storage is limited to:

Vehicles awaiting repair; and

Commercial vehicles and equipment associated with the on-site business.

No parts, supplies or materials will be stored outside

- b. Outdoor Storage Area Standards:

The designated outdoor storage area shall be hard-surfaced and striped with parking stalls to ensure orderly, efficient, and safe storage operations.



EXHIBIT B

**Plan of Operation
3616 N Shadeland Avenue
12/30/2025**

Background

The subject property is located within a heavily developed commercial corridor along North Shadeland Avenue. The site encompasses approximately 1.454 acres and is zoned C4. Existing improvements include a 9,600-square-foot auto body shop, and the proposal includes construction of a 10,000-square-foot commercial building for general commercial use.

Surrounding zoning classifications include CS to the west (Home Improvement Contractor), C5 to the south (Automobile Storage), C4 to the north (Auto Fueling Station), and C4 to the east (a mix of commercial and industrial uses).

Proposed Use

The proposed use is for General Commercial operations supported by two buildings totaling 19,600 square feet. In comparison, the outdoor storage component occupies only about 0.384 acres, representing a relatively small portion of the overall site area. This limited outdoor storage area functions as an important accessory component to the primary building-based commercial uses.

Compatibility and Harmony

The proposed use variance will allow a modest outdoor storage area along the far western portion of the property, located and designed to minimize visibility and impact. This area will be hard-surfaced, striped, and fully screened from public view, ensuring a clean and orderly appearance consistent with the corridor.

The outdoor storage component is an essential operational feature for the multiple commercial tenants on the site, functioning strictly as an accessory use that supports their day-to-day business activities. Importantly, the surrounding properties on all sides already incorporate outdoor storage or outdoor operational areas as part of their established commercial uses. In this context, the proposed outdoor storage area is not only appropriate but fully compatible with the existing development pattern in the area.

Workforce

There will be approximately 8 to 10 full-time staff at the site.

Hours of Operation

There will be normal business hours Monday to Friday 8am to 6pm and Saturday 8am to 2pm and Closed on Sunday.

Off-Street Parking

There are fifteen (15) off-street parking spaces provided, including 1 van accessible ADA space.

Signage

Any proposed ground sign must meet the requirements of the applicable sign standards of the Indy Rezone Ordinance.

Clients and Customers

Most customers will not need to visit the site. Services will typically be scheduled online, performed remotely, or coordinated directly with contractors. For vehicle-related services, customers will either drop off their vehicles or have them delivered by a third-party towing service.

Lights

Only small wall pack security lights will be installed at the designated entrance and exit to the buildings.

Shipping and Receiving

All shipping and receiving will be delivered by normal postal services.

Drainage

Stormwater management is not a concern for this proposal. The site's drainage system will be designed to accommodate runoff from the paved parking areas and will continue to discharge to the existing open swale and creek located to the west. Because no additional impervious surface is being added, the NBS Drainage Section has confirmed that no further drainage review or drainage permit is required.

Waste

All waste would be picked up by utilizing a private or City waste disposal service. There will be no storage of hazardous materials on site.

Scale: 1" = 30'

SITE IMPROVEMENTS NOTES

1. PROPOSED PARKING CONCRETE FINISHES TO BE DETAIL SHEET C102
2. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
3. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
4. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
5. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
6. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
7. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
8. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
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10. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
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17. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
18. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
19. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102
20. PROPOSED DRIVEWAY CONCRETE FINISHES TO BE DETAIL SHEET C102

REVISIONS

NO.	DATE	DESCRIPTION

Project Site Parameters

Address: 3616 N. SHADELAND AVE
 City: INDIANAPOLIS, IN 46208
 Subdivision: MEE/SMEYER PROPERTY

Building Lot Requirements

Minimum Parking Spaces for this Address: 15
 Minimum Building Area: 15,000 SF
 Minimum Coverage Area: 15,000 SF
 Minimum Setback: 5 Feet

Site Description

3616 N. SHADELAND AVE
 INDIANAPOLIS, INDIANA
 MEE/SMEYER PROPERTY
 NEW GARAGE ADDITION

DATE: 10/22/20

SHEET TITLE: SITE IMPROVEMENT PLAN

SHEET NUMBER: C101

Project No. 2020

15200 Katon Place
 Indianapolis, IN 46200
 P. (317) 591-5224



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The additional outdoor storage area will not be visible from the public right of way, and no member of the general public will have access to it.
The area will be constructed on an all weather hard surface and fully screened on all sides, ensuring that it remains secure, orderly, and unobtrusive.
These measures collectively ensure that the outdoor storage area will not create any adverse impacts on public health, safety, or welfare.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The adjacent properties operate in a similar manner, relying on outdoor storage and operational areas to support their business functions.
This pattern of use has been well established in the immediate area, and the subject property has operated alongside these neighboring businesses since 1982 with no apparent negative impacts.
The requested additional outdoor storage area is consistent with the longstanding character and functional needs of the surrounding uses, and it provides the space necessary for the continued safe and efficient operation of all tenants beyond what is typically allowed by ordinance but fully in line with the established development pattern.

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

The site's long, narrow configuration naturally lends itself to a shared drive along the north property line, providing efficient and orderly access for all businesses.
Locating the shared outdoor storage area at the far west end of the property maximizes the functionality of this unique layout.
This additional storage space ensures that each tenant has adequate room for vehicles awaiting repair, company vehicles, and essential equipment, supporting safe circulation and effective day to day business activities.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

The site's long, narrow configuration naturally lends itself to a shared drive along the north property line, providing efficient and orderly access for all businesses.
Locating the shared outdoor storage area at the far west end of the property maximizes the functionality of this unique layout.
This additional storage space ensures that each tenant has adequate room for vehicles awaiting repair, company vehicles, and essential equipment, supporting safe circulation and effective day to day business activities.
Limiting the site to 25% outdoor storage area will create a practical difficulty and be burdensome on the property.

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

The proposed outdoor storage area will not hinder or conflict with the long term land use vision for general commercial development on the site.
Granting the use variance will simply allow the property to operate in a manner consistent with neighboring businesses that already incorporate outdoor storage as part of their daily operations.
Furthermore, the outdoor storage area will be fully screened, ensuring it is neither visible nor accessible to the general public. This design approach preserves the commercial character of the corridor and maintains the aesthetic expectations for future commercial uses.

DECISION

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

Adopted this _____ day of _____, 20 _____



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

There will be no public harm resulting from the reduction in the required side transitional yard. The area in question is a remnant of a prior zoning designation and consists of a narrow, 12 foot wide strip located along the shared boundary with an existing commercial use. This sliver of residential zoning is not buildable, cannot support any meaningful residential activity, and no longer serve a functional residential purpose. Because the adjacent property is already commercial and the strip provides no viable residential buffer, reducing the transitional yard will not diminish public welfare, impair neighboring properties, or alter the character of the area.

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

There will be no harm to adjacent property values as a result of the requested relief. The proposed use is consistent with the surrounding development pattern, and all adjoining properties are already occupied by similar commercial uses. The narrow 12 foot strip of residual residential zoning along the shared boundary is not buildable, cannot support any meaningful residential activity and no longer functions as a true residential district. Because the adjacent properties are commercial in character and the strip provides no practical residential buffer or development potential, the requested reduction will not diminish property values or alter the established commercial context.

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

The requirement to maintain a full transitional yard to protect a 12 foot strip of residual residential zoning—an area that is not buildable, has no residential use, and cannot function as a true residential district that serves no practical purpose. Enforcing this buffer would require removal or relocation of the existing common drive, which is essential for circulation and access on this long, narrow property. Without that drive, the site cannot be developed beyond the initial commercial building, effectively preventing any meaningful or efficient use of the remainder of the parcel. Imposing a transitional yard where there is nothing to buffer would not advance the intent of the ordinance, but it would significantly hinder the property's functional use and place an undue burden on the owners. The relief requested simply avoids a hardship created by an outdated zoning remnant and allows the property to be used in a logical and productive manner consistent with the surrounding development.

DECISION

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

Adopted this _____ day of _____, 20 _____



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

The additional outdoor storage area will not be visible from the public right of way, and no member of the general public will have access to it.
The area will be constructed on an all-weather hard surface and fully screened on all sides, ensuring that it remains secure, orderly, and unobtrusive.
These measures collectively ensure that the outdoor storage area will not create any adverse impacts on public health, safety, or welfare.

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 adjacent properties operate in a similar manner, relying on outdoor storage and operational areas to support their business functions.
This pattern of use has been well established in the immediate area, and the subject property has operated alongside these neighboring businesses since 1982 with no apparent negative impacts.
The requested additional outdoor storage area is consistent with the longstanding character and functional needs of the surrounding uses, and it provides the space necessary for the continued safe and efficient operation of all tenants beyond what is typically allowed by ordinance but fully in line with the established development pattern.

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

The site's long, narrow configuration naturally lends itself to a shared drive along the north property line, providing efficient and orderly access for all businesses. Locating the shared outdoor storage area at the far west end of the property maximizes the functionality of this unique layout. This additional storage space ensures that each tenant has adequate room for vehicles awaiting repair, company vehicles, and essential equipment, supporting safe circulation and effective day to day business activities. Limiting the site to 25% outdoor storage area will create a practical difficulty and be burdensome on use of the property.

DECISION

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

Adopted this _____ day of _____, 20 ____



View looking north along North Shadeland Avenue



View looking south along North Shadeland Avenue



View of site looking northwest from adjacent property to the south



View of site looking west across North Shadeland Avenue



View of site looking west across North Shadeland Avenue



View from site looking south



View from site looking east across North Shadeland Avenue



View from site looking north



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2025-MOD-026

Property Address: 4201 Moller Road

Location: Pike Township, Council District #5

Petitioner: Iglesias Cristiana Pentecostal Maranatha, by Jason Burk

Current Zoning: SU-2

Request: Modification of Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval).

Current Land Use: Undeveloped

Staff Recommendations: Approval.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the January 20, 2026 hearing, to the February 26, 2026 hearing, at the request of the petitioner’s representative to provide time to meet with the neighborhood organization.

The Hearing Examiner continued this petition from the February 26, 2026 hearing, to the March 12, 2026 hearing, for additional time for continued discussions and finalizing commitments with the neighborhood organization.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 4.18-acre site, zoned SU-1, is undeveloped and surrounded by multi-family dwellings to the north, zoned D-6; commercial uses to the south and east, zoned C-5; and multi-family dwellings and single-family dwelling to the west, across Moller Road, zoned D-6 and D-1, respectively.



Department of Metropolitan Development
 Division of Planning
 Current Planning

MODIFICATION

This request would modify Commitments related to 2013-ZON-022 to terminate Commitment Number Two (Commitment Number Two required the dedication of a 60-foot half right-of-way along Moller Road within 60 days of approval). All other commitments would remain and not be terminated.

When this site was rezoned in 2013, the Department of Public Works requested a 60-foot half right-of-way. The Marion County Thoroughfare Plan now recommends a 90-foot right-of-way (45-foot half-right-of-way). The right-of-way along this portion of Moller Road ranges from approximately 80 to 100 feet. Consequently, no additional right-of-way would be necessary.

Staff, therefore, supports the termination of the Commitment Number Two related to the 2013 commitments. See Exhibit A.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Undeveloped	
Comprehensive Plan	Auto-related commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-6	Multi-family dwellings
South:	C-5	Commercial uses
East:	C-5	Commercial uses
West:	D-6 / D-2	Multi-family dwellings / single-family dwelling
Thoroughfare Plan		
Moller Road	Primary Collector	Existing 86-100-foot right-of-way and proposed 90-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	December 22, 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

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Lafayette Square Area Plan: An International Marketplace (2010).

The Plan recommends auto-related commercial, which is predominantly devoted to exterior operations, sales and display of automobiles, new auto sales, used auto sales and auto repair.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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



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ZONING HISTORY

2013-ZON-022; 4201 Moller Road, requested rezoning of 4.64 acres, being in the D-P District, to the SU-1 classification to provide for religious uses, **approved**.

98-Z-237; 4201 Moller Road, requested rezoning of 5.61 acres from the C-3 district to the D-P classification to provide for construction of a senior apartment community, **approved**.

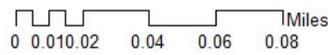
VICINITY

2003-ZON-142; 4160 Moller Road (southwest of site), requested rezoning of 2.36 acres from D-2 to SU-1 to provide for religious uses, **approved**.

EXHIBITS



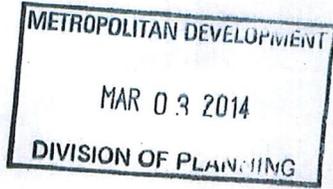
4201 Moller Road





Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBIT A



A201400031699

04/15/2014 11:04 AM
JULIE L. VOORHIES
MARION COUNTY IN RECORDER
FEE: \$ 34.50
PAGES: 8
By: MB

ARC

STATEMENT OF COMMITMENTS

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

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

Legal Description:

Beginning at the Southwest corner of the East Half of the Northeast Quarter of Section 13, Township 16 North, Range 2 East; Thence North 00 degrees 02 minutes 46 seconds West (assumed bearing) on the West line thereof 406.28 feet to the Southwest corner of real estate described in a deed recorded Instrument No. 73-27083 in the Office of the Recorder of Marion County of Marion County, Indiana; thence North 89 degrees 57 minutes 14 second East on the South line of said real estate 50.00 feet to a point on the Easterly right of way line for Moller Road per Instrument No. 77-76519 in said Office, said point being the point of beginning for the tract herein described; thence North 89 degrees 57 minutes 14 seconds East on the South line of the Real Estate described in Instrument No. 73-27083 a distance of 297.28 feet to the intersection of the Northwest prolongation of the Southwesterly line of real estate described in a deed recorded as Instrument No. 84-283 in the Office of the Marion County recorder; thence South 33 degrees 34 minutes 24 seconds East on said Northwesterly prolongation 403.44 feet to the westernmost corner of said real estate; thence South 56 degrees 25 minutes 36 seconds West on the North line of the Real Estate described in Instrument No. 80-38251 in said Office 478.21 feet to the Easterly right of way line for Moller Road per said Instrument No. 77-76519; thence North 33 degrees 34 minutes 42 seconds West (this and the next Two (2) courses are on the Easterly right of way line for Moller Road) 83.74 feet to the point of curvature of a tangent curve whose radius point bears North 56 degrees 25 minutes 18 seconds East 522.96 feet from the point of curvature; thence Northerly on said curve an arc distance of 306.17 feet; thence North 00 degrees 02 minutes 05 seconds West 233.57 feet to the point of beginning.

MDC's Exhibit B - - page 1 of 6

(Handwritten signature)



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Statement of COMMITMENTS:

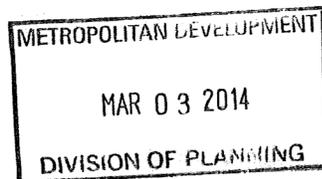
1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. A 60 foot half right of way shall be dedicated along Moller Road, as per the request of the Department of Public Works (DPW), Transportation Section. 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 DPW has requested that the right of way granted within 60 days of approval.
3. Site access shall be gained by one curb cut, to be aligned with the existing West 42nd Street access point on the west side of Moller Road.
4. **Attached comments from PTRA (Pike Township Residence Association)**
- 5.

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

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # **2013-ZON-022** by the City-County Council changing the zoning classification of the real estate from a D-P zoning classification to a SU-1 zoning classification; or

MDC's Exhibit B - - page 2 of 6





Department of Metropolitan Development
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(b) the adoption of approval petition # _____ by the Metropolitan Development Commission;

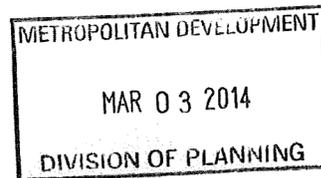
and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the _____SU-1_____ zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

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

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # 2013-ZON-022.

MDC's Exhibit B - - page 3 of 6





ATTACHMENT "A"

OPEN OCCUPANCY AND EQUAL EMPLOYMENT OPPORTUNITY COMMITMENT

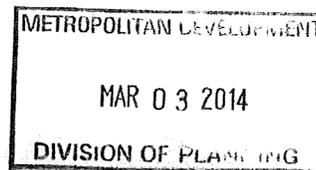
- (a.) The owner commits that he shall not discriminate against any person on the basis of race, religion, color, disability, sex, sexual orientation, gender identity, familial status, national origin, ancestry, age United States military service veteran status in the sale, rental, lease or sublease, including negotiations for the sale, rental, lease or sublease, of the real estate or any portion thereof, including, but not limited to:
 - (1) any building, structure, apartment, single room or suite of rooms or other portion of a building, occupied as or designed or intended for occupancy as living quarters by one or more families or a single individual;
 - (2) any building, structure or portion thereof, or any improved or unimproved land utilized or designed or intended for utilization, for business, commercial, industrial or agricultural purposes;
 - (3) any vacant or unimproved land offered for sale or lease for any purpose whatsoever.
- (b.) The owner commits that in the development, sale, rental or other disposition of the real estate or any portion thereof, neither he nor any person engaged by him to develop, sell, rent or otherwise dispose of the real estate, or portion thereof shall discriminate against any employee or applicant for employment, employed or to be employed in the development, sale, rental or other disposition of the real estate, or portion thereof with respect to hire, tenure, conditions or privileges of employment because of race, religion, color, disability, sex, sexual orientation, gender identity, familial status, national origin, ancestry, age United States military service veteran status.

EXEMPT PERSONS AND EXEMPT ACTIVITIES

An exempt person shall mean the following:

- 1. With respect to commitments (a) and (b) above:

MDC's Exhibit B - - page 5 of 6





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- (a) any not-for-profit corporation or association organized exclusively for fraternal or religious purposes;
- (b) any school, educational, charitable or religious institution owned or conducted by, or affiliated with, a church or religious institution;
- (c) any exclusively social club, corporation or association that is not organized for profit and is not in fact open to the general public;

provided that no such entity shall be exempt with respect to a housing facility owned and operated by it if such a housing facility is open to the general public;

- 2. With respect to commitment b, a person who employs fewer than six (6) employees within Marion County.

An exempt activity with respect only to commitment (a) shall mean the renting of rooms in a boarding house or rooming house or single-family residential unit; provided, however, the owner of the building unit actually maintains and occupies a unit or room in the building as his residence, and, at the time of the rental the owner intends to continue to so occupy the unit or room therein for an indefinite period subsequent to the rental.

MDC's Exhibit B - - page 6 of 6

METROPOLITAN DEVELOPMENT
MAR 03 2014
DIVISION OF PLANNING



Department of Metropolitan Development
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PIKE TOWNSHIP RESIDENTS ASSOCIATION, INC.

P. O. Box 78673, Indianapolis, IN 46278
Susan Blair, President
(317) 443-5278
ptr1972@aol.com
www.ptra.net

June 26, 2013

Mr. Rex Joseph
Hearing Examiner
Metropolitan Development Commission
City-County Building
200 East Washington Street
Indianapolis, IN 46204

Reference: 2013-ZON-022
4201 Moller Road

Mr. Joseph,

The Pike Township Residents Association (PTRA) Board of Directors at their June 12, 2013 meeting voted unanimously to support the above referenced petition with the attached Statement of Commitments.

PTRA's support is contingent upon the commitments being incorporated into the approval.

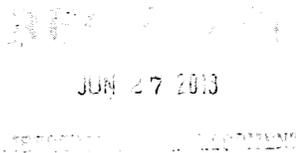
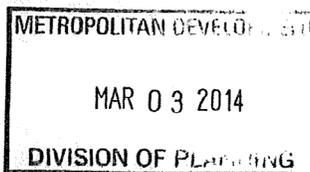
Your attention is most appreciated.

Cordially,
Pike Township Residents Association, Inc.

Susan Blair
Susan Blair
President

Attachment

C.c. Planning Staff, email
John Bennett, Petitioner's Representative, email
Emily Holmes, Secretary-MDC, email
PTRA file





Statement of Commitments
 2013-ZON-022

1. Greater Reformation Ministries (GRM), prior to obtaining an Improvement Location Permit, will meet with and present to the Pike Township Residents Association, Inc. (PTRA) for review and comment all future phased projects (other than Phase I).
2. Existing perimeter vegetation shall remain as a natural barrier between the proposed religious use and the dwelling district zoned parcels. GRM retains the right to clear cut dead wood and maintain perimeter vegetation as necessary.
3. Site access shall be gained with one curb cut to align with the existing 42nd Street access on the westside of Moller Road.
4. If and when the adjacent south side parcel is redeveloped, GRM will make all efforts possible to develop a cross access point between parcel so as to alleviate potential congestion along Moller Road and Moller Way.
5. Child daycare. GRM will offer daycare for the congregation and a maximum of twelve (12) children outside of the ministry. GRM agrees to meet with PTRA for review and comment prior to the development of child daycare.
6. Religious services shall be on Sunday mornings and Wednesday evenings. Bible study shall be on Thursday evenings.
7. Senior housing. GRM will seek funding to develop a maximum six-unit (6) facility for senior citizens. GRM agrees to meet with PTRA for review and comment prior to the development of senior housing.
8. GRM will not have a homeless shelter or a soup kitchen/bread line/meal center/food kitchen. GRM does, however, plan to have a monthly community meal and food donation drives.
9. Signage shall be that which is permitted under the Special Use I district zoning classification.
10. All buildings shall consist of brick, wood cladding or similar material. EFIS/Stucco, shingles or standing seam metal roofing. If metal panel style materials are used they shall be textured to simulate EFIS/Stucco or other like material. Vertical exposed rib metal siding shall not be used on any façade facing Moller Road/Moller Way.
11. Light fixtures shall be glare shielded where necessary and light off-put level at property line shall have zero impact to surrounding properties.
12. Outdoor events shall be limited to seven events per calendar year.
13. Upon subsequent phases of development, GRM agrees to consult with the Department of Public Works the vehicular impact to Moller Road and Moller Way, and if so required, will install at GRM's expense an accel/decel lane on the east side of Moller Road/Moller Way. Such lane shall be constructed to the City of Indianapolis standards.

JUN 27 2013



View looking north along Moller Road



View looking north along Moller Road



View looking south along Moller Road



View looking south along Moller Road



View of site looking northeast across Moller Road



View of site looking east across Moller Road



View of site looking east across Moller Road



View of site looking east across Moller Road



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2026-ZON-084

Property Address: 4001 South Keystone Avenue

Location: Perry Township, Council District #19

Petitioner: Aman, LLC, by Tyler Ochs

Current Zoning: C-4

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

Current Land Use: Convenience store

Staff Recommendations: Denial.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition, with notice, at the request of staff 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

The Hearing Examiner acknowledged a timely automatic continuance was filed by a remonstrator that continued this petition from the January 15, 2026 hearing, to the February 12, 2026 hearing. However, due to scheduling conflicts, the Hearing Examiner continued this petition to the March 12, 2026 hearing, at the request of the petitioner’s representative and the remonstrator’s representative.

STAFF RECOMMENDATION

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

1. A 60-foot half right-of-way shall be dedicated along the frontage of South Keystone Avenue; a 59.5-foot half right-of-way shall be dedicated along the frontage of Hanna Avenue, and a 40-foot half right-of-way shall be dedicated along Carson Avenue as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).



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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 / receptacles provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 1.075-acre site, zoned C-4, is developed with a convenience store and associated parking. It is surrounded by commercial uses to the north, across East Hanna Avenue, zoned C-4; commercial uses to the south, across Carson Avenue, zoned C-3; a single-family dwelling to the east, zoned D-3; and commercial uses to the west, across South Keystone Avenue, zoned C-3.

Petitions 2016-ZON-083 / 2016-VAR-003 rezoned the site from the C-3 district to the C-4 classification and a variance of development standards to allow for a liquor store with reduced separation from a protected district. These petitions were approved.

Petition 2022-MOD-010 requested modification of the Commitments related to 2016-ZON-083 to Modify Commitment #2 to remove “Automobile Fueling Station” and “Automobile and Light Vehicle Wash” from the list of prohibited uses. This petition was denied.

Petition 2024-MOD-011 requested a modification of the Commitments related to 2016-ZON-083 to Modify Commitment #2 to remove “Automobile Fueling Station” from the list of prohibited uses. This petition was denied.

REZONING

The request would rezone the site to the C-S district to provide for C-3 uses and an automobile fueling station. “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 / attached / small- and large- scale multi-family housing; assisted living facilities / nursing homes; group homes; bed and breakfast; small-scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; small-scale parks; artisan manufacturing and food production; structured parking; and community farms / gardens.



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As proposed, this rezoning request would not be consistent with the Plan recommendation of village mixed-use.

C-S Statement – July 10, 2025

The C-S Statement provides for all C-3 uses and an automobile fueling station.

The site plan depicts the location of the convenience store, with access drives along East Hanna Avenue and South Keystone Avenue. There is a third access drive that connects this site to the adjacent commercial property to the south.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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



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Planning Analysis

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

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

Staff believes that development of this site with a gasoline station does not align with any of the above purposes that the Ordinance outlines for the C-S district. The site is already zoned C-4, which permits 59 primary land use categories and 26 accessory uses. Furthermore, many of those land use categories identify additional specific uses within that category. In staff's opinion this site has many permitted uses that would serve the surrounding neighborhood and support the Plan recommendation of village mixed-use.

Mixed-Use Typologies have a balance of places where people live and places where people work. Generally, only **uses that are compatible with residential uses are recommended in these typologies**. More intense uses, such as hospitals or universities in the 'Institution-Oriented Mixed-Use' have conditions attached to them that mitigate their impact on nearby residential neighborhoods."

As proposed this rezoning would not be consistent with the Comprehensive Plan recommendation of village mixed-use.

Staff recommended denial of the 2016 rezoning request because the Plan recommendation at that time specifically recommended the C-3 district / community commercial. Additionally, staff was concerned with the impact on the adjacent neighborhood of the C-4 district permitted uses, including the liquor store and the potential fueling station / convenience store.

Staff recommended denial of the 2022 modification of the Commitments related to the 2016-ZON-083 to modify Commitment #2 to remove "Automobile Fueling Station" and "Automobile and Light Vehicle Wash" from the list of prohibited uses.

Staff recommended denial of the 2024 modification of the Commitments related to the 2016-ZON-083 to modify Commitment #2 to remove "Automobile Fueling Station" from the list of prohibited uses.

The current plan recommendation of village mixed-use would be consistent with the C-3 District and provide for more small-scale and pedestrian-friendly uses and activities. The introduction of an automobile fueling station would not be appropriate for this site and would negatively impact the residential uses.



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After the denial of the 2022 modification to permit an automobile fueling station, a 2800 square-foot convenience store and an automobile and light vehicle wash, the petitioner constructed the 2800 square-foot convenience store. When staff visited the site, the convenience store was operational with an active customer business.

Staff believes that the convenience store is an improvement to the site that had fallen in disrepair and neglect and supports the Plan recommendation of village mixed-use. However, allowing further development of the site for an automobile fueling station would increase the commercial intensity and encroachment that would be detrimental to the surrounding land uses by introducing increased traffic, noise, lighting and trash into this area.

There have been no changes in the surrounding land uses since the 2022 denial of a similar request that would cause staff to support the rezoning to provide for an automobile fueling station. In other words, an automobile fueling station at this location would negatively impact surrounding land uses, particularly the residential uses to the east.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Convenience store	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	Zoning	Land Use
	North: C-4	Commercial uses
	South: C-3	Commercial uses
	East: D-3	Single-family dwelling
	West: C-3	Commercial uses
Thoroughfare Plan		
South Keystone Avenue	Primary Arterial	Existing 90-foot right-of-way and proposed 120-foot right-of-way.
Hanna Avenue	Primary Arterial	Existing 84-foot right-of-way and proposed 119-foot right-of-way.
Carson Avenue	Secondary Arterial	Existing 60-foot right-of-way and proposed 80-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	October 10, 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	July 10, 2025

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

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

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

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



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- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- Where possible, contributing historic buildings should be preserved or incorporated into new development.

Small-Scale Offices, Retailing, and Personal or Professional Services (defined as “commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet.”)

- Mixed-use structures are preferred.
- **Automotive uses (such as gas stations and auto repair)** and uses with drive-through lanes are excluded.
- **Should not include outdoor display of merchandise**

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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



ZONING HISTORY

2024-MOD-011; 4001 South Keystone Avenue, requested modification of the commitments related to 2016-ZON-083 to Modify Commitment #2 to remove “Automobile Fueling Station” from the list of prohibited uses, **denied**.

2022-MOD-010; 4001 South Keystone Avenue, requested modification of the commitments related to 2016-ZON-083 to Modify Commitment #2 to remove “Automobile Fueling Station” and “Automobile and Light Vehicle Wash” from the list of prohibited uses, **denied**.

2016-ZON-083 / 2016-VAR-003; 4001 South Keystone Avenue, requested rezoning of 1.075 acres from the C-3 district to the C-4 classification and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a liquor store, within 70 feet of a protected district, **approved and granted**.

VICINITY

2006-ZON-138; 2616 East Hanna Avenue (north of site), requested rezoning of 1.82 acres, from the D-4 District, to the C-1 classification to provide for the expansion of a nursing home, **approved**.

99-UV1-126; 4031-4051 Carson Avenue (south of site), requested a variance of use of the Commercial Zoning Ordinance to provide for outdoor sales of produce, flowers, plants and other seasonal good, **granted**.

98-UV2-92, 2602 East Hanna Avenue (north of site); requested variance of use of the Dwelling Districts Zoning Ordinance, to provide for mini-warehouses, **granted**.

95-Z-83/95-Z-84, 2401 National Avenue (north of subject site); requested a rezoning of 9.02 acres, being in the D-7 Dwelling District, to the C-S Commercial Special classification, to provide for a catering hall, offices and warehousing, **approved**.

87-UV1-111, 3950 South Keystone Avenue (north of site); requested a variance of use of the Commercial and Dwelling Districts Zoning Ordinances to provide for a car wash, **granted**.

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

74-Z-196, 2540 East Hanna Avenue (west of site); requested a rezoning of 5.18 acres, being in the C-3 Commercial District, to the C-4 classification, to provide for a supermarket and retail commercial uses, **approved**.

70-Z-232, 2600 East Hanna Avenue (north of site); requested a rezoning of 17.4 acres, being in the D-4 District, to the D-7 classification, to provide for apartments, **approved**.

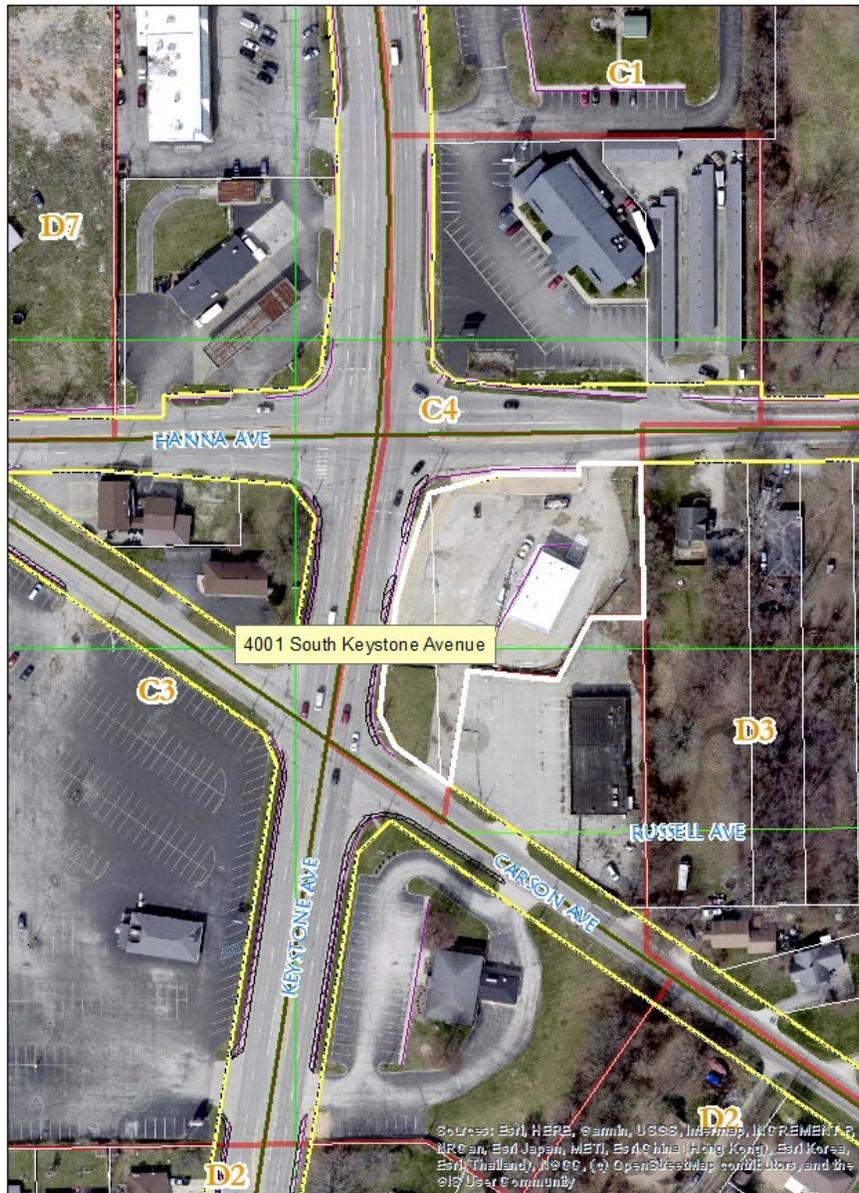


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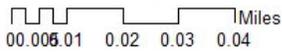
70-Z-23, 2400 East Hanna Avenue (west of site); requested a rezoning of 7.25 acres, being in the D-4 District, to the C-3 classification, to provide for office and retail uses, **approved.**

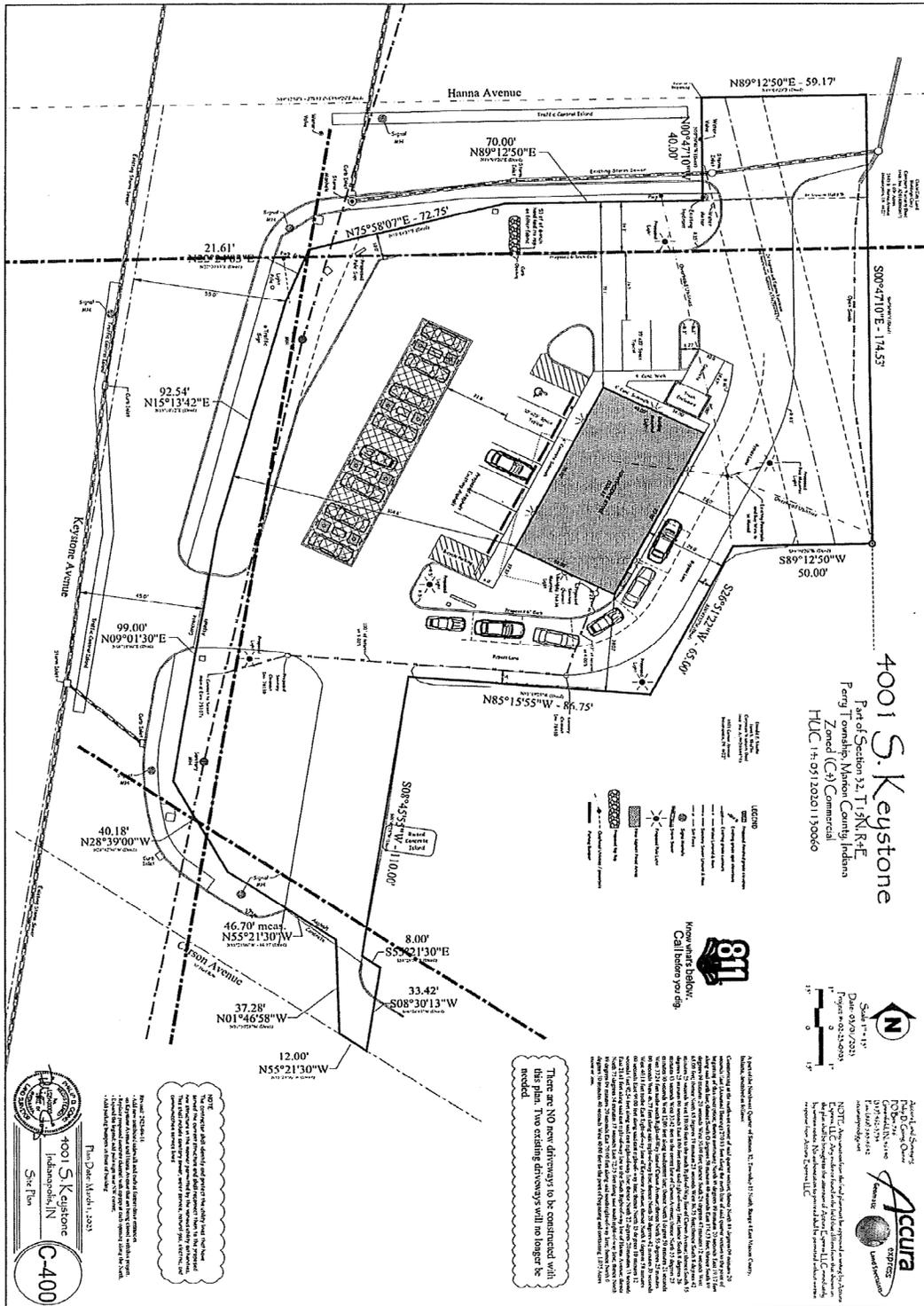
69-Z-246, 3838 South Keystone Avenue (north of site); requested a rezoning of 1.97 acres, being in the D-4 Dwelling District, to the C-3 classification, to provide for retail uses, **approved.**

EXHIBITS



4001 South Keystone Avenue







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C-S STATEMENT

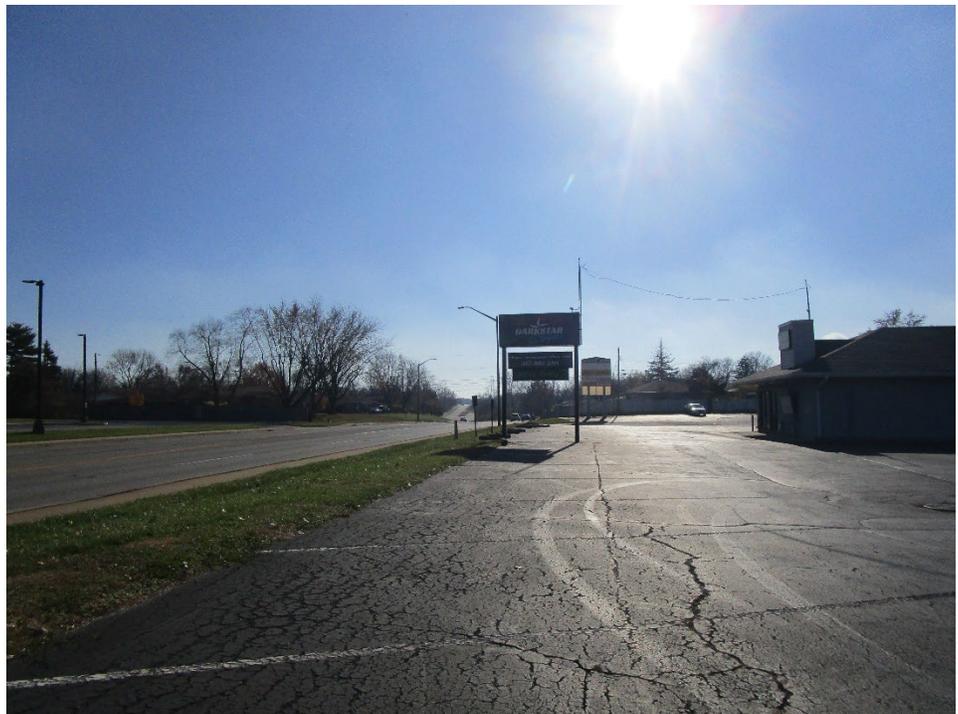
4001 S. Keystone Avenue (“Site”)

The Site is a corner lot fronting Keystone Avenue and Hanna Avenue, two extremely high traffic roads in Indianapolis. The Site, which remained vacant for roughly four years and was bound by commitments, currently is used for a newly constructed convenience store. The owner has significantly cleaned up the Site, removed unnecessary ingress/egress access points, and has constructed a new, state of the art, convenience store. This rezone will allow for the convenience store, an asset to the community, to continue operation by adding automobile fueling stations to the Site.

1. Uses: The following uses shall be permitted uses on the Site:
 - a. All C-3 Permitted Uses as described in the Marion County Zoning Ordinance
 - b. Automobile Fueling Station
2. Improvements
 - a. Convenience Store (already constructed)
 - b. Automobile Fueling Pumps
3. Site Plan: A site plan depicting layout has been filed with the Department of Metropolitan Development. The Convenience Store on the Site has already been constructed and is operating.



View looking north along north Keystone Avenue



View looking north along South Keystone Avenue



View looking east along Hanna Avenue



View looking northeast across intersection of Hanna Avenue and South Keystone Avenue



View of site looking northeast across intersection of Carson Avenue and South Keystone Avenue



View of site looking south across Hanna Avenue



View of site looking south across Hanna Avenue



METROPOLITAN DEVELOPMENT COMMISSION **March 12, 2026**
HEARING EXAMINER

Case Number: 2025-ZON-110 (Amended)

Property Address: 10302 East 38th Street

Location: Lawrence Township, Council District #15

Petitioner: Desmonde Monroe, by Lindsey Wikstrom

Current Zoning: SU-1 (FF)

Request: Rezoning of 7.726 acres from the SU-1 (FF) district to the D-6 (FF) district to provide for a multi-family residential development.

Current Land Use: Religious uses

Staff Recommendations: Approval

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

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

The Hearing Examiner continued this petition from the from the November 13, 2025 hearing, to December 11, 2025 hearing, at the request of staff, to provide additional time for clarification and confirmation of the request.

The Hearing Examiner continued this petition from the December 11, 2025 hearing, to the January 15, 2026 hearing, at the request of the petitioner’s representative to provide additional time to amend the request to the D-6 (FF) district, along with the site plan and building elevations.

The Hearing Examiner continued this petition from the January 15, 2026 hearing, to the February 12, 2026 hearing, at the request of the staff to provide time for the Traffic Impact Study (TIS) to be conducted, submitted and reviewed.

The Hearing Examiner continued this petition from the February 12, 2026 hearing, to the March 12, 2026 hearing, at the request of staff to provide time for the TIS to be conducted, submitted and reviewed by staff.

Staff believes this petition should move forward with an approval recommendation subject to commitments related to a tree study, TIS and maintaining the property.



STAFF RECOMMENDATION

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

1. A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.
2. Prior to the issuance of an Improvement Location Permit (ILP), a Traffic Impact Study (TIS) shall be conducted, submitted, and reviewed by staff. The developer and / or property owner shall coordinate with the Department of Public Works and install required infrastructure improvements that would be included in development of the site.
3. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 7.726-acre site, zoned SU-1 (FF) is developed with religious uses. It is surrounded by multi-family dwellings to the north, zoned D-6 (FF); educational uses and multi-family dwellings to the south, across East 38th Street, zoned SU-2 (FF) and D-7; undeveloped land to the east, zoned D-6II (FF) and multi-family dwellings to the west, zoned D-6 (FF)

Petition 95-Z-103 rezoned this site to the SU-1 district.

REZONING

The request would rezone the site to the D-6 district provide for multi-family uses. "The D-6 district provides for medium intensity residential development of a variety of housing types: multifamily dwellings, triplex, fourplex, two-family and single-family attached dwellings. The district is intended for developments in suburban areas well served by major thoroughfares, sanitary sewers, and school and park facilities. In its application, the district need not be directly associated with more intense land uses such as commercial or industrial areas. The development pattern envisioned is one of trees lining curving drives with the ample open space provided for in the district affording a wide variety of on-site recreational facilities. The D-6 district has a typical density of 6 to 9 units per gross acre. This district fulfills the medium density residential recommendation of the Comprehensive General Land Use Plan. Development plans should incorporate and promote environmental and aesthetic considerations, working



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within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.”

The East 38th Street Corridor Plan recommends special use for the site, along with a secondary land use recommendation (Index #17) of light industrial.

As proposed, this request would provide for seven three-story buildings for 158 dwelling units and 158 parking spaces at a density of 20.5 units per acre.

Staff understands that a plat will be filed consisting of two lots. Lot One (1.753 acres) would be developed for religious uses and Lot Two (7.726 acres) would be developed for residential uses as noted above. See Exhibit A.

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 (C-7 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

The northern half of this site lies within the 100-year floodplain of Hunter Mitthoefer Ditch.

Tree Preservation / Heritage Tree Conservation

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

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



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A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development, b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

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

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

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

Traffic Impact Study, (TIS)

Staff requested a Traffic Impact Study because of the increased traffic impact created by the proposed number of units.

This study has not been submitted for review by staff.

Based on the Thoroughfare Plan, additional right-of-way would not be requested, but site access remains an issue due to surrounding land uses and pavement widths along East 38th Street. Development of the site should provide appropriate infrastructure improvements to accommodate site access and maintain and / or improve traffic and pedestrian safety along this corridor.

Environmental Public Nuisances

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



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

Environmental public nuisance means:

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

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

Planning Analysis

As proposed the request would not align with the Plan recommendation of special use or the light industrial secondary land use recommendation. Staff, however, supports this request because it would result in development of the site that would be compatible and consistent with the surrounding land uses that are generally comprised of multi-family residential development.

Furthermore, staff believes the secondary land use recommendation of light industrial would disrupt the residential development in this area and could be considered spot zoning. Spot zoning is “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.”

GENERAL INFORMATION

Existing Zoning	SU-1 (FF)
Existing Land Use	Religious uses
Comprehensive Plan	Special Use



Department of Metropolitan Development
 Division of Planning
 Current Planning

Surrounding Context	Zoning	Land Use
North:	D-6 (FF)	Multi-family dwellings
South:	SU-2 (FF) / D-7)	Educational uses / Multi-family dwellings
East:	D-6II (FF)	Undeveloped land
West:	D-6 (FF)	Multi-family dwellings
Thoroughfare Plan		
East 38 th Street	Primary arterial	Existing 112-foot right-of-way and proposed 104-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes. 100-year floodplain of Hunter Mitthoefer Ditch	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 5, 2025	
Site Plan (Amended)	December 4, 2025	
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

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

East 38th Street Corridor Plan (2012)

The Neighborhood Plan recommends Special Use. “This land use category consists of a variety public, semi-public and private land uses that either serve a specific public purpose (such as schools, churches, libraries, neighborhood centers and public safety facilities) or are unique uses exhibiting significant impacts on adjacent property (such as the Indianapolis International Airport Indiana State Fair and Indianapolis Motor /speedway).”

The Plan also provides secondary land use recommendation by assigning an “Index Number.” This site has an Index Number of 17, identified as Light Industrial.

Infill Housing Guidelines

Not Applicable to the Site.

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

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

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

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



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ZONING HISTORY

95-Z-103; 10304 East 38th Street, requested rezoning of 10 acres from the D-A (FF) district to the SU-1 (FF) classification for religious uses, **approved**.

Vicinity

2005-ZON-162; 10200 East 38th Street (east of site), requested rezoning of 31.149 acres, being in the D-5 (FF) District, to the D-6II (FF) classification to provide for the construction of multi-family dwellings, **approved**.

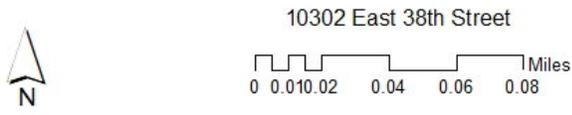
2001 UV3-027; 10512 East 38th Street (east of site), requested a variance of use of the Special Districts Zoning Ordinance to provide for a radio communication facility with a 468-foot lattice tower and a 20 by 20-foot transmitter shelter, **granted**.

98-Z-132; 4102 North German Church Road (east of site), requested rezoning of 98 acres from the D-A (FW)(FF) District to the D-5II (FF)(FW) classification, **approved**.

98-CP-Z; 10202 East 38th Street (west of site), requested rezoning of 31,149 acres, being in the D-A District, to the D-5 classification, **approved**.

96-CP-11Z (a); 3850 North German Church Road (east of site), requested a rezoning of 60.492 acres, being in the D-7 (FF) and C-3 (FF) classification to provide for a church, **approved**.

EXHIBITS





Department of Metropolitan Development
 Division of Planning
 Current Planning

Site Plan – December 4, 2025

ROCK OF FAITH COMMUNITY

REZONING PETITION
 1032 E 38th St
 Indianapolis, IN 46215

GENERAL NOTES

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No.	Description	Date
1	DK Rezoning Petition	11/14/25
2	Issued For	Done

DESIGNED BY:
 METROPOLITAN DEVELOPMENT
 DIVISION OF PLANNING

Project No. _____
 Date: 11/14/25
 Drawn By: _____
 Scale: AS SHOWN

SITE PLAN

Sheet Number: **A-0.1**

1 SITE PLAN
 SCALE: 1/8" = 1'-0"

1



EXHIBIT B

Heritage Tree Conservation

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

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

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



View looking west along East 38th Street



View from site looking east along East 38th Street



View from site looking west



View from site looking west



View from site looking north



View from site looking northwest



View from site looking northeaste



View from site looking east



View from site looking south



View from site looking east



View from site looking east



View from site looking southeast across East 38th Street



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 12, 2026

Case Number:	2026-ZON-008
Property Address:	9031 East 16 th Street (<i>approximate address</i>)
Location:	Warren Township, Council District #14
Petitioner:	Common Ground at Faith, by Andrew Horton
Current Zoning:	SU-1
Request:	Rezoning of 9.34 acres from the SU-1 district to the SU-7 district to allow for food pantry and other non-profit uses.
Current Land Use:	Vacant Religious Use
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 9031 East 16th Street is a 9.34-acre parcel currently improved with a vacant building and accessory parking areas that had previously contained a church. Accessory garden equipment (small flower planters and greenhouses to the south of the building and areas with black plastic sheets to the northeast of the site) are also present at the site. Surrounding land uses include multitenant commercial area to the west and residences to the north, south, and east.
- The current owner of the property (Common Ground at Faith) is seeking to utilize the existing structure and gardening facilities for use by several different not-for-profit organizations. The original sanctuary space would be remodeled for use as a food pantry and distribution hub, and the on-site garden currently operated by Indy Urban Acres would grow food to be donated to the on-site food pantry. Additionally, community programs and meetings could be conducted within the existing vacant structure. Except for the possibility for use of a Bible study group by one of the affiliated nonprofit groups, the use of this site would not be for religious use. Therefore, the use would not be permitted within the SU-1 zoning district. For this reason, the petitioner is seeking to rezone the property to the SU-7 district for charitable institution uses.



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- The SU-1 zoning district is Special Use District One, which permits religious uses. The proposed SU-7 zoning district is Special Use District Seven that permits charitable, philanthropic, and not-for-profit institutions, which would match the proposed land use. Applicable dimensional standards for development in SU-7 would mirror those applicable for the MU-1 zoning district, and the placement of new buildings, parking area, etc. would require Administrative Approval.
- It appears that two (2) of the three (3) greenhouse structures currently existing at the property have been placed within the past two (2) years. It does not appear that permits were applied for or granted related to the installation of those new structures. If permits would be required for that scope of work, approval of this rezoning would not serve to legally establish those structures without either permits from the Department of Business and Neighborhood Services or Administrative Approval in place.
- The Comprehensive Plan recommends this site to the Suburban Neighborhood living typology to allow for predominantly single-family housing uses supported by a variety of neighborhood-serving businesses, institutions, and amenities. This typology contemplates small- or large-scale community-serving institutions as an appropriate land use when located along arterial streets or near bus lines (the latter would be the case for this site). Staff would also note that the proposed use would be of a similar or lesser intensity to the previous religious use at the site while also offering substantial community benefit in the form of a food pantry, garden and non-profit offices and meeting space. Staff recommends approval of the rezoning request.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Vacant Religious Use	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-2	North: Residential
South:	C-3 / D-3	South: Residential
East:	D-A	East: Residential
West:	C-3	West: Commercial
Thoroughfare Plan		
16 th Street	Primary Collector	85-foot existing right-of-way and 80-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	01/29/2026	



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- 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 system 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 ¼-mile of a frequent transit line, greenway, or park.
- Community-Serving Institutions are a contemplated land use for this typology per the below:
 - Should be located along an arterial street.
 - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
 - Schools should not be within 1000 feet of a highway, freeway, or expressway.
 - Should be located within one-half mile of a bus or rapid transit stop, unless there is no or limited bus service within the institution's service area.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.



ZONING HISTORY

ZONING HISTORY – SITE

61-Z-151, Rezoning of ten acres, being in A-2 district to Special Uses (1) classification to permit the construction of a church building, **approved**.

ZONING HISTORY – VICINITY

2017DV3006 ; 1625 North Post Road (northwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall sign, with a five-foot front setback, within 50 feet of a protected district (15-foot front setback and 600-foot separation required for signs taller than four feet), **approved**.

2009UV1037 ; 1401 North Post Road (southwest of site), Variance of use and development standards to legally establish an automobile repair shop (not permitted) for a temporary period of no more than 10 years, with gravel parking, drives and maneuvering areas (paved gravel drives, maneuvering and parking areas required), **approved**.

2008APP078 ; 1551 North Post Road (west of site), Modification of commitments, related to petition 99-Z-37, to modify Commitment Four to provide for a restaurant use (previous commitment prohibited restaurants), **approved**.

2008HOV041 ; 1551 North Post Road (west of site), Variance of Development Standards of the Commercial Zoning Ordinance to provide for carry-out food service within 57 feet of a protected district (minimum 100-foot separation required), **approved**.

2008ZON001 ; 1041 North Post Road (southwest of site), Rezoning of 0.895 acre, from the D-A District to the C-3 classification to provide for neighborhood commercial uses, **approved**.

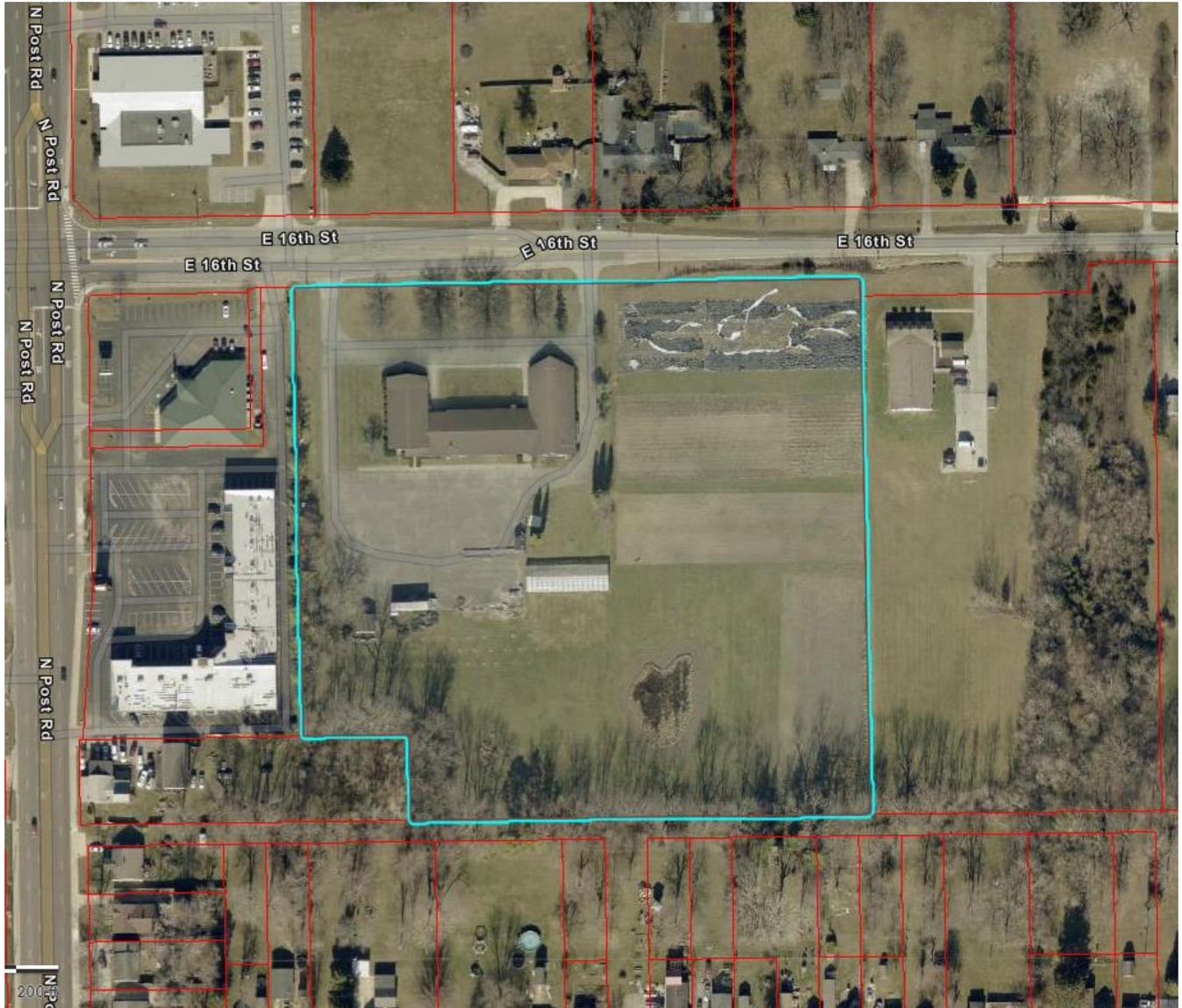
2002APP006 ; 1551 North Post Road (west of site), Modify commitment #5 of 99-z-37 to read: Landscaping and screening shall meet the standards requirements of the C-4 zoning as outlined in the most current revision of the Commercial Zoning Ordinance of the City of Indianapolis) original commitment required landscaping to be in accordance with the site plan file-dated February 3, 1999, and meet or exceed the most current revision of the Commercial Zoning Ordinance), **approved**.

2001ZON861 ; 1401 North Post Road (southwest of site), Rezone 2.66 acres from D-A and D-3 to C-3 to provide for neighborhood commercial uses, **denied**.

99-Z-37 ; 1551 North Post Road (west of site), Rezone 1.15 acres from D-A to C-4, **approved**.

EXHIBITS

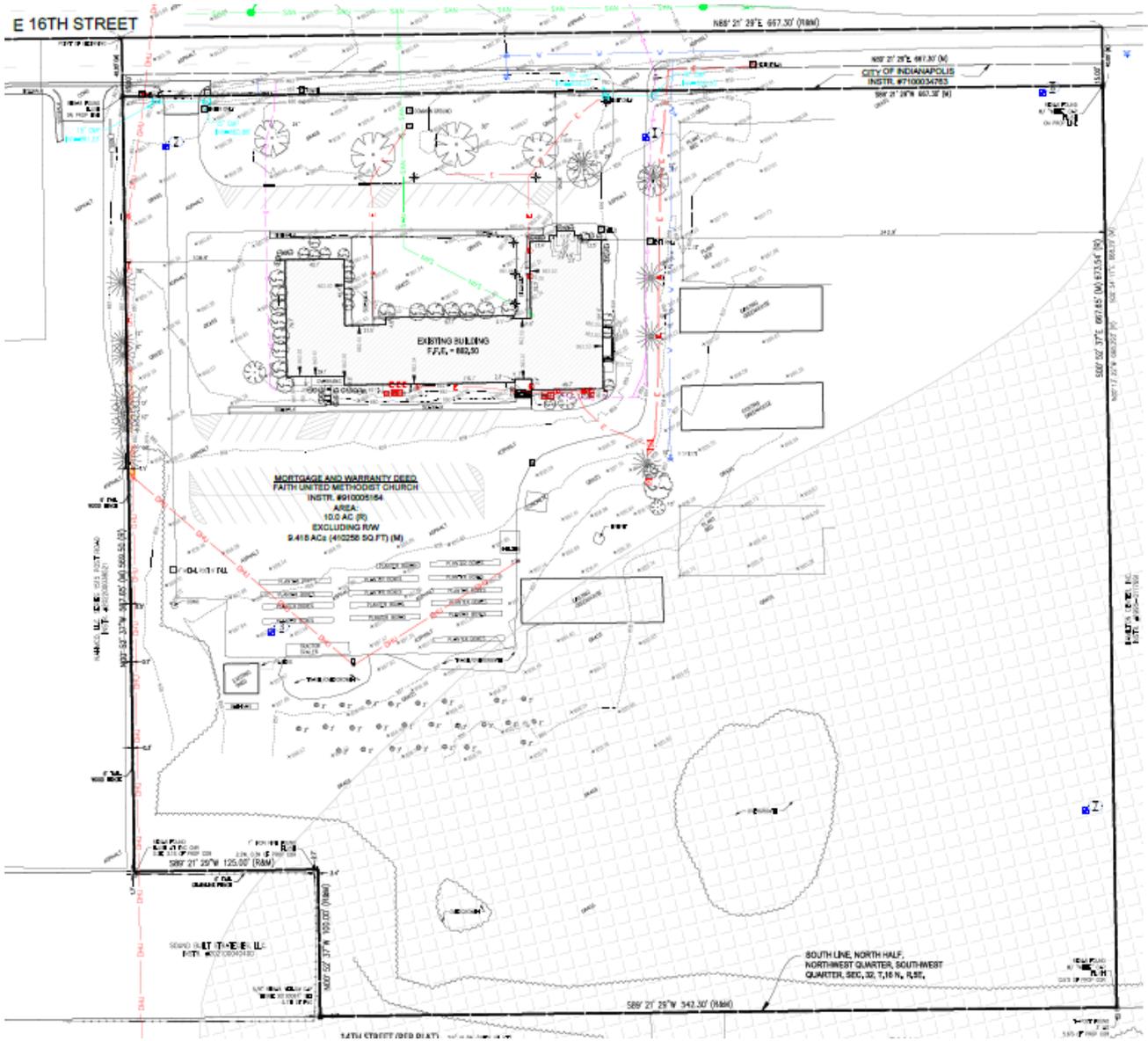
2026ZON008 ; Aerial Map





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2026ZON008 ; Site Plan



2026ZON008 ; Photographs



Photo 1: Subject Parcel from North



Photo 2: Subject Parcel from West

2026ZON008 ; Photographs (continued)



Photo 3: Subject Site Viewed from South



Photo 4: Subject Site Viewed from East

2026ZON008 ; Photographs (continued)



Photo 5: Garden Areas on Southern Portion of Site



Photo 6: Garden Areas on Eastern Portion of Site

2026ZON008 ; Photographs (continued)



Photo 7: Adjacent Property to West



Photo 8: Adjacent Property to North