



Metropolitan Development Commission Hearing Examiner (October 15, 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, October 15, 2026

Time: 1:00 PM

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

Business:

Special Requests

[2026-ZON-080](#) | 5448 East 30th Street

Warren Township, Council District #9

Elisa P. Amezcua, by Molina & Amaya Co. LLC

Rezoning of 0.52-acre from the D-5 district to the I-2 district to allow for commercial building & contractor uses.

****Petitioner has withdrawn the Petition.**

PETITIONS REQUESTING TO BE CONTINUED:

[1.](#) **2026-ZON-077 | 2004 East 86th Street**
Washington Township, Council District #2
Michael J. and Maureen Surak by Justin Kingen

Rezoning of 3.02 acres from the D-A (FF) (FW) district to the C-1 (FF) (FW) district to provide commercial office uses.

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

[2.](#) **2026-ZON-081 | 2307 Lafayette Road**
Wayne Township, Council District #12
Adrian Carpio Torres

Rezoning of 1.25 acres from the C-4 to the C-5 district to provide for a used car sales business.

****Staff and Petitioner request for continuance for cause to November 12, 2026**

[3.](#) **2026-ZON-084 | 6014 Michigan Road**
Washington Township, Council District #2
AREC, by Sahithya Cheruku

Rezoning of 5.62 acres from the I-2 district, D-2 district and C-3 district to the I-1 district to provide for a mini-warehouse / self-storage facility.

****Petitioner request for continuance for cause to November 19, 2026**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

4. 2026-MOD-008 | 4310 North Carroll Road

Lawrence Township, Council District #15

D-P

Lennar Homes of Indiana, LLC, by Brian J. Tuohy

Modification of the Development Statement for 2024-ZON-081, to reduce the Minimum Street Frontage from 50 feet to 30 feet and to eliminate the term “home” in that line item identified in the Development Standards Table.

5. 2026-ZON-083 | 707 Bates Street

Center Township, Council District #18

Daniel Phair

Rezoning of 0.134-acre from the I-4 (RC) district to the D-8 (RC) district to provide for residential development.

6. 2026-ZON-086 | 2826 Ruckle Street

Center Township, Council District #12

Bruce E Webb, by Josh Smith of RG Development LLC

Rezoning of 0.24 acres from the MU-2 district to the D-8 district to provide for residential uses.

7. 2026-ZON-087 | 1022 East 52nd Street & 5235 Winthrop Avenue

Washington Township, Council District # 7

TCC Real Estate Holdings LLC, by Justin Kingen

Rezoning of 3.34 acres from the I-4 (W-5) district to the MU-2 (W-5) district to provide for office, personal service, retail and food service uses within two existing buildings.

8. 2026-CZN-850 / 2026-CPL-850 | 6300 Mann Road

Decatur Township, Council District #21

Anthony Elrod, by Justin Kingen

Rezoning of 24.7 acres from the D-A (FF) (FW) district to the D-3 (FF) (FW) district to provide for residential development.

Approval of a Subdivision Plat to be known as Elrod Estates, dividing 24.7 acres into two lots, with a waiver of sidewalks, per Chapter 741.306.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 2026-APP-016 | 45 West 40th Street

Washington Township, Council District #7

PK-1 (TOD)

City of Indianapolis Parks and Recreation, by Kyle Koger

Park District One Approval to provide for the replacement of existing playground equipment, a new park shelter, and new internal concrete sidewalks.

10. 2026-ZON-061 | 5330 West Morris Street

Center Township, Council District #17

Jorge Gonzales

Rezoning of 0.33-acre from the C-3 (TOD) district to the C-5 (TOD) district to provide for automotive uses, including repair.

11. 2026-ZON-070 | 6650 South Meridian Street

Perry Township, Council District #22

Faith Assembly of God Indianapolis, Inc., by Joseph D. Calderon

Rezoning of 5.0 acres from the D-A district to the SU-1 district to provide for religious uses.

12. 2026-ZON-075 | 5820 South Emerson Avenue

Perry Township, Council District #24
RCP Development, LLC, by Joseph D. Calderon

Rezoning of 2.15 acres from the C-3 district to the C-4 district to provide for commercial uses.

13. 2026-ZON-079 | 6650 South Meridian Street

Perry Township, Council District #22
Immanuel Mizo Methodist Church, by Andi Metzel

Rezoning of 8.68 acres from the D-A district to the SU-1 district to provide for religious uses.

14. 2026-CZN-844 / 2026-CVR-844 | 6620 Northview Way

Washington Township, Council District #3
K&J Acquisitions, LLC, by Joseph D. Calderon

Rezoning of 1.74 acre from the SU-1 district to the C-3 district to provide for commercial retail uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through stacking space aisle within the front yard along Binford Boulevard (not permitted); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).

PETITIONS FOR PUBLIC HEARING (New Petitions):

15. 2026-CVR-847 / 2026-CPL-847 | 2880 East Hanna Avenue

Perry Township, Council District #19
D-7 and C-1
UP Hanna Commons, LP, by Tyler Thompson

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot Two without street frontage (minimum 100-foot of street frontage required).

Approval of a Subdivision Plat to be known as Hanna Commons, dividing 9.8 acres into two lots.

Additional Business:

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

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

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

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

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](https://indy.gov/Channel%2016%20Live%20Web%20Stream). 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/Watch%20Previously%20Recorded%20Programs).

MDC HEARING EXAMINER

October 15, 2026

Case Number: 2026-ZON-080
Property Address: 5448 East 30th Street (*approximate address*)
Location: Warren Township, Council District #9
Petitioner: Elisa P. Amezcua, by Molina & Amaya Co. LLC
Request: Rezoning of 0.52-acre from the D-5 district to the I-2 district to allow for commercial building & contractor uses
Current Land Use: Vacant
Staff Reviewer: Josh Levesque, Manager

PETITION HISTORY

This is the first public hearing for this petition.

PETITION OVERVIEW

- The petitioner has indicated, in writing, that they wish to withdraw this petition. This merely requires the Hearing Examiner's acknowledgement.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-077
Property Address: 2004 East 86th Street
Location: Washington Township, Council District #2
Petitioner: Michael J. and Maureen Surak, by Justin Kingen
Request: Rezoning of 3.02 acres from the D-A (FW) (FF) district to the C-1 (FW) (FF) district to provide for commercial office uses.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the September 10, 2026 hearing, to the October 15, 2026 hearing.

Due to a scheduling conflict of the petitioner, the petitioner's representative has requested a **continuance from the October 15, 2026 hearing, to the October 29, 2026 hearing**. Staff would not object to the continuance.



Department of Metropolitan Development
Division of Planning
Current Planning Section

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-081
Property Address: 2307 Lafayette Road
Location: Wayne Township, Council District #12
Petitioner: Adrian Carpio Torres
Current Zoning: C-4
Request: Rezoning of 1.25 acres from the C-4 to the C-5 district, to provide for a used car sales business.
Current Land Use: Commercial
Staff Reviewer: Jasmine Dillard Nikolich, Senior Planner

PETITION OVERVIEW

Staff and the petitioner are requesting a one-month continuance from the October 15, 2026, MDC Hearing Examiner hearing to the November 12, 2026, MDC Hearing Examiner hearing to allow time for the petitioner to submit required documentation for this petition.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-084
Property Address: 6014 Michigan Road
Location: Washington Township, Council District #2
Petitioner: AREC, by Sahithya Cheruku
Request: Rezoning of 5.62 acres from the I-2 district, D-2 district and C-3 district to the I-1 district to provide for a mini-warehouse / self-storage facility.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The petitioner's representative is requesting a continuance **from the October 15, 2026 hearing, to the November 19, 2026 hearing**, to provide additional time for discussions with the neighborhood organization and surrounding neighbors. Staff would not object to the continuance.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-MOD-008
Property Address: 4310 North Carroll Road
Location: Lawrence Township, Council District #15
Petitioner: Lennar Homes of Indiana, LLC, by Brian J. Tuohy
Current Zoning: D-P (FF)
Request: Modification of the Development Statement for 2024-ZON-081, to reduce the Minimum Street Frontage from 50 feet to 30 feet and to eliminate the term "home" in that line item identified in the Development Standards Table.
Current Land Use: Undergoing development
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Staff recommends approval of the modification.

PETITION OVERVIEW

This 30.85-acre site, zoned D-P (FF), is undergoing development and was included in the 2004-ZON-070 / 2004-DP-004 petitions that rezoned approximately 193 acres to the D-P (FF) district to provide for 600 single-family dwellings with a density of 3.11 units per acre.

Petition 2024-ZON-081 rezoned this site to the D-P (FF) district to provide for 51 single-family dwellings.

The site is surrounded by retention ponds to the north and west, a single-family dwelling to the east (Hancock County); and residential development currently under development to the south, all zoned D-P (FF).



Department of Metropolitan Development
Division of Planning
Current Planning

MODIFICATION

This request would amend and clarify the Development Standards related to 2024-ZON-081 (See Exhibit A) to provide for a 30-foot minimum street frontage for each lot. The request would also remove the term “home” from the Development Standards table to further clarify development standards for this residential development. See Exhibit B.

Staff supports this modification request because it would result in language more consistent with the Ordinance and eliminate any confusion related to the minimum street frontage development standard.

GENERAL INFORMATION

Existing Zoning	D-P (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	The 38 th Street Corridor Plan – density of 1.75-3.5 units per acre	
Surrounding Context	Zoning	Land Use
North:	D-P (FF)	Retention pond
South:	D-P (FF)	Residential development
East:	Hancock County	Single-family dwelling
West:	D-P (FF)	Retention pond
Thoroughfare Plan		
North Carroll Road	Primary Collector	Existing 36-foot right-of-way and proposed 106-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – Steele Ditch	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	August 24, 2026	



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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

The 38th Street Corridor Plan (2012) recommends residential uses at a density of 1.75 to 3.5 units per acre.

This density is consistent with single-family residential development in transitional areas between rural and suburban development patterns and is the typical density for single-family residential development in suburban areas of the city. Development at this density should not take place in rural and suburban areas where surrounding development patterns exhibit characteristics suitable for higher densities (property on mass transit corridors, near concentrations of employment, or near major commercial centers, for example).

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.



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

2024-ZON-081; 4310 North Carroll Road, requested rezoning of 30.85 acres from the D-P (FF) district to the D-P (FF) district to provide for a single-family residential development, consisting of 51 dwelling units and amenities, including open space and a nature trail, **approved**.

2024-PLT-064; 4310 North Carroll Road, requested approval of a Subdivision Plat, to be known as Clifton Trace North, dividing 30.89 acres into 51 lots, **approved**.

2004-ZON-070 / 2004-DP-004; 4310 North Carroll Road and 11440 and 11717 East 42nd Street, requested rezoning of 193 acres, being in the D-A (FF) district to the D-P (FF) classification to provide for 600 single-family dwellings with a density of 3.11 units per acres, **approved**.

VICINITY

2024-MOD-014; 11601 Melnick Lane (north of site), requested modification of the Development Statement related to petition 96-Z-124 (96-DP-12) to modify the Plan for Winding Ridge – A Master Planned Community, to allow for resident amenities, including a pool, pool house, playground, picnic area and a surface parking area, as depicted on an Amenity Center Area Landscape Plan, **approved**.

2002-ZON-094; 6410 Carroll Road (adjacent to north), requests the rezoning of 49.64 acres, being in the D-A (FF) District, to the D-2 (FF) classification to provide for residential development, **approved**.

97-Z-64; 11350 East 38th Street (adjacent to south), requests the rezoning of 40.167 acres, being in the D-A (FF) District, to the D-5II (FF) classification to provide for residential development, **approved**.

96-Z-124 / 96-DP-12; 11750 and 11501 East 46th Street and 5201 North German Church Road (north of site), requested rezoning of 857 acres, being in the D-A Districts, to the D-P classification to provide for the construction of a residential golf course development, consisting of single- / multi-family residential uses, neighborhood commercial retail, day care facility, self-storage facility, fire station and recreational amenities including an 18-hole golf course, pool and tennis facility, **approved**.

93-Z-115; 11102 East 38th Street (adjacent to south), requests the rezoning of 49.7 acres, being in the D-2, D-P, D-7, and C-4 Districts, to the D-5II classification to provide for residential development, **approved**.

[illegible]

9



Exhibit B
Conceptual Site Plan
(Subject to Change)

EXHIBIT A

Project Standards

1. **Density:** There shall be no more than 51 single-family homes on the Site.
2. **Permitted Uses:** All permitted, accessory, temporary and special exception uses as permitted in the Dwelling District Four (D-4) zoning district as set forth in the Zoning Ordinance for Marion County, Indiana in effect at the time this Development is approved by the City-County Council (the "Zoning Ordinance") shall be permitted on the Site.
3. **Development Standards:** The following development standards shall apply to the Site:

Maximum Dwelling Units	51
Minimum Lot Area	5,750 sf
Minimum Lot Width	50 ft
Minimum Lot Depth	115 ft
Minimum Total Open Space (per lot)	15 %
Maximum Height	35 ft
Minimum Street Frontage (home)	50 ft
Minimum Floor Area for Dwellings	
Main Floor One Story Dwelling	1,100 sq ft
Main Floor Two Story Dwelling	650 sq ft
Total Floor Area Two Story Dwelling	1,350 sq ft
Minimum Front Yard Building Setback	20 ft
Minimum Side Yard Setback	5 ft
Minimum Rear Yard Setback	20 ft
Minimum Distance Between Homes	10 ft

If any development standard is not set forth in this Clifton Trace North Preliminary Plan and DP Statement, the D-4 zoning district standards within the Zoning Ordinance shall apply.

4. **Architectural Standards:** The homes will be made up of a mix of one-story and two-stories with attached two-car garages. Sample renderings of proposed homes are attached hereto as Exhibit C.
5. **Homeowners' Association/Covenants:** The maintenance and upkeep of common areas as approximately shown on the attached Concept Plan, including retention ponds, open space, and amenities within the Development shall be the responsibility of a homeowners' association ("HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for the Development. The Covenants shall apply to all real estate within the Development.
6. **Time of Development:** Petitioner estimates that the Development will be constructed in a single-phase over an 18-month period.



Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBIT B

Proposal Description

Clifton Trace North ("Site")

In 2024, the site was rezoned to the D-P zoning district (2024-ZON-081) ("2024 Rezoning") to provide for the development of a single-family residential neighborhood. In connection with the 2024 Rezoning, a D-P Statement was approved and stamped on September 18, 2024 ("2024 D-P Statement"). The 2024 D-P Statement included the following Development Standards chart:

Maximum Dwelling Units	51
Minimum Lot Area	5,750 sf
Minimum Lot Width	50 ft
Minimum Lot Depth	115 ft
Minimum Total Open Space (per lot)	15 %
Maximum Height	35 ft
Minimum Street Frontage (home)	50 ft
Minimum Floor Area for Dwellings	
Main Floor One Story Dwelling	1,100 sq ft
Main Floor Two Story Dwelling	650 sq ft
Total Floor Area Two Story Dwelling	1,350 sq ft
Minimum Front Yard Building Setback	20 ft
Minimum Side Yard Setback	5 ft
Minimum Rear Yard Setback	20 ft
Minimum Distance Between Homes	10 ft

Petitioner respectfully requests to modify the 2024 D-P Statement to clarify that the Minimum Street Frontage is 30 ft, which standard is consistent with the D-4 Zoning District Standards. The remaining Development Standards will remain the same as provided in the original chart. The proposed new Development Standards chart is as follows:

Maximum Dwelling Units	51
Minimum Lot Area	5,750 sf
Minimum Lot Width	50 ft
Minimum Lot Depth	115 ft
Minimum Total Open Space (per lot)	15 %
Maximum Height	35 ft
Minimum Street Frontage (home)	50 ft 30 ft
Minimum Floor Area for Dwellings	
Main Floor One Story Dwelling	1,100 sq ft
Main Floor Two Story Dwelling	650 sq ft
Total Floor Area Two Story Dwelling	1,350 sq ft
Minimum Front Yard Building Setback	20 ft
Minimum Side Yard Setback	5 ft
Minimum Rear Yard Setback	20 ft
Minimum Distance Between Homes	10 ft



View of entrance to subdivision looking southeast across



View looking east along Everland Place



View looking north across Everland Place



View of site looking southeast across Everland Place



View looking west along Everland Place



View of site looking southeast



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-083
Address: 707 Bates Street (*Approximate Address*)
Location: Center Township, Council District #18
Petitioner: Daniel Phair
Request: Rezoning of 0.134-acre from the I-4 (RC) district to the D-8 (RC) district to provide for residential development.

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

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.134-acre site is an undeveloped parcel.

The site is bordered to the north by a commercial office / retail, zoned CBD-2, to the east and west by parking lots, zoned D-8, and to the south by another parking lot, zoned C-S/I-4.

REZONING

The request would rezone this parcel to the D-8 (RC) district. "The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book."

"To advance the Livability Principles of this Code, the D-5, D-5II, **D-8**, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and



Department of Metropolitan Development Division of Planning Current Planning

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

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

As proposed, this request would be consistent with the Plan recommendation of City Neighborhood typology.

Overlay

This site is also located within an overlay district, specifically the Regional Center (RC). Development on these sites will require Regional Center approval and should follow the recommendations provided in the Regional Center Design Guidelines. The design guidelines provide a community standard for urban design. They were developed to encourage creativity, interest, and variety, and to build upon local heritage and character. The guidelines are intended to protect the investments of stakeholders by maintaining downtown Indianapolis as an efficient, sustainable and vital place in which to live, work, learn and spend free time.

STAFF ANALYSIS

The request would rezone the property from the I-4 District to the D-8 District. The existing I-4 zoned parcel is one of the few remaining industrial zoned parcels in the area and is a remnant of when the larger area consisted of industrial warehouses and railroad shipping. Those uses no longer exist in the area, so it is appropriate for the rezoning to change to the proposed D-8 zoning. Staff is supportive of the request to rezone the property from the I-4 district to the D-8 district since it will be consistent with area development, and with the Comprehensive Plan recommendation.

GENERAL INFORMATION

Existing Zoning	I-4		
Existing Land Use	Undeveloped		
Comprehensive Plan	City Neighborhood		
Overlay	Regional Center		
Surrounding Context		Zoning	Surrounding Context
	North:	CBD-2	Commercial Office / Retail
	South:	C-S / I-4	Parking lot
	East:	D-8	Parking lot
	West:	D-8	Parking lot
Thoroughfare Plan			
	Bates Street	Local Street	60-foot existing and proposed right-of-way
Context Area	Compact		



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

Floodway / Floodway Fringe	N/A
Wellfield Protection Area	N/A
Site Plan	August 18, 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 City Neighborhood typology. “The City Neighborhood typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.”

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



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

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

2026-REG-027; 707 Bates Street, requested Regional Center Approval to provide for demolition of existing residence, **approved**.

2018-ZON-033; 35, 201 and 235 South College Avenue and 748 East Bates Street, requested rezoning of 2.83 acres, from the C-3 (RC) and I4 (RC) Districts, to the CBD-2 (RC) classification, **approved**

2017-REG-107; 777 Bates Street, requested Regional Center Approval to provide for demolition of existing buildings and the construction of a townhome development, consisting of 35 dwelling units and associated surface parking, **approved**.

2017-CZN-845 / 2017-CVC-845; 777 Bates Street, requested a rezoning of 0.99 acre, from I-4 (RC) to the D-P (RC) classification to provide for a townhome development, consisting of 35 dwelling units, and a vacation of a portion of Louisiana Street, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

2014-REG-026; 715, 720 and 723 East Maryland Street, 117 Concordia Street, and 116 and 125 South Davidson Street, requested Regional Center Approval to provide for a multi-family residential development, consisting of 242 dwelling units and a 152-space parking garage, **approved**.

2014-CZN-814 / 2014-CVC-814; 715, 720 and 723 East Maryland Street, 117 Concordia Street, and 116 and 125 South Davidson Street, requested rezoning of 2.57 acres from the I-4-U (RC) district to the CBD-2 (RC) classification to provide for multi-family or mixed-use development, vacation of a portion of Maryland Street, the first east-west alley south of Maryland Street, the second east-west alley south of Maryland Street, and a Vacation of Concordia Street, **approved**.

2010-ZON-010; 115 and 119 Davidson Street, requested a rezoning of 0.121-acre from the I-4-U (RC) district to the CBD-2 (RC) classification to provide for a sports court, **approved**.

2008-APP-011; 715 East Maryland Street, requested Regional Center Approval to provide for a community center for the homeless, **withdrawn**.

2007-ZON-126; 715 East Maryland Street, requested a rezoning of 2.27 acres, from the I-4-U (RC) District to the SU-7 (RC) classification to provide for charitable, philanthropic and not-for-profit institutions, **withdrawn**.

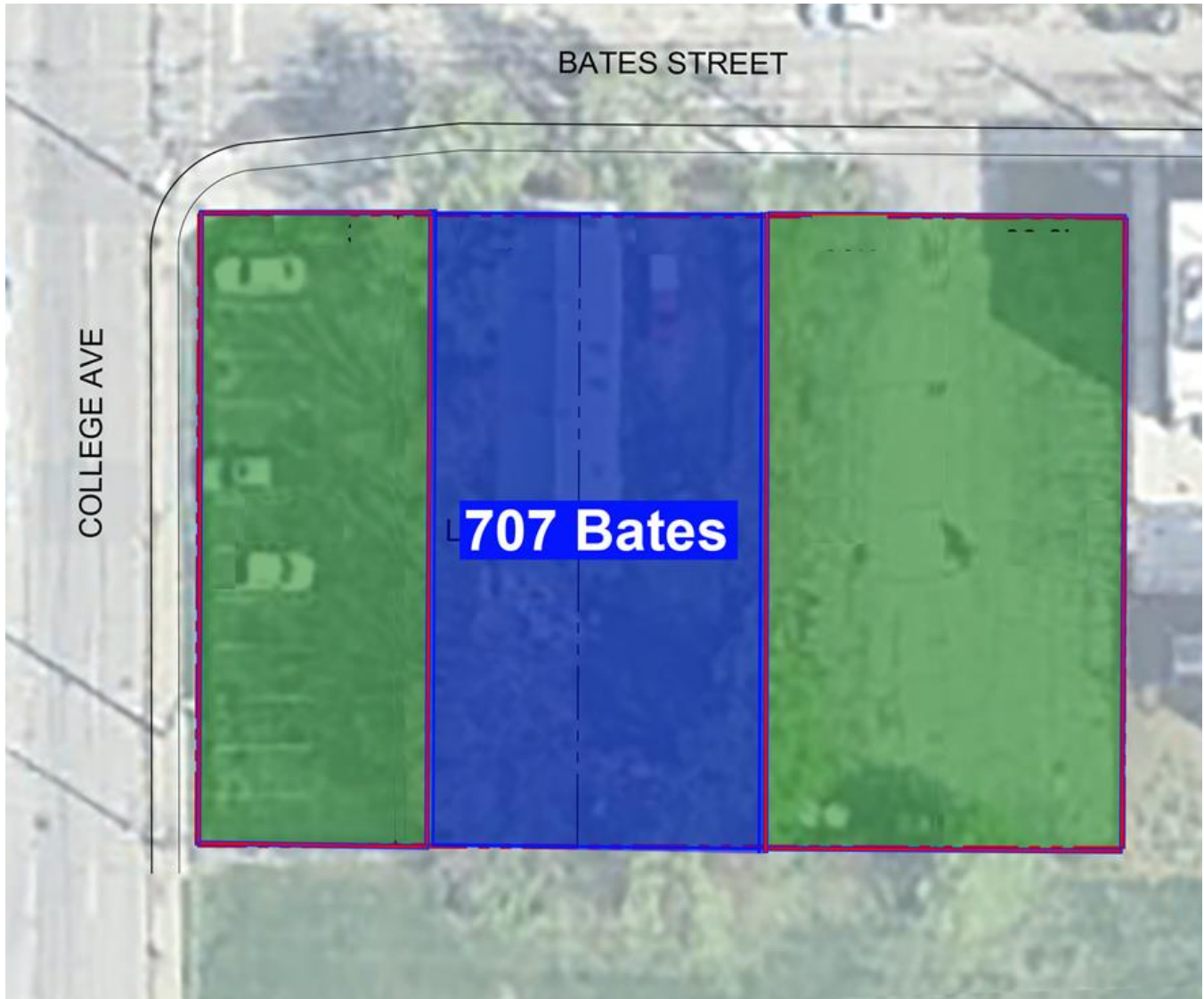
RU

EXHIBITS

LOCATION MAP



SITE PLAN



PHOTOS



Photo of subject site, looking south from Bates Street frontage.



Photo of adjacent parking lot to the west, looking south.



Photo of adjacent parking lot/dwellings to the east, looking southeast.



Photo of adjacent commercial uses to the north.



Department of Metropolitan Development
Division of Planning
Current Planning

MDC HEARING EXAMINER

October 15th, 2026

Case Number:	2026-ZON-086
Property Address:	2826 Ruckle Street (approximate address)
Location:	Center Township, Council District #12
Petitioner:	Bruce E Webb, by Josh Smith of RG Development LLC
Current Zoning:	MU-2
Request:	Rezoning of 0.24 acres from the MU-2 district to the D-8 district to provide for residential uses.
Current Land Use:	Vacant
Staff Recommendation:	Staff recommends approval of this petition
Staff Reviewer:	Adam Skrzyszewski, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 2826 Ruckle Street is currently a vacant undeveloped lot, approximately 0.24-acres in size. The site is currently zoned MU-2 to provide for higher density mixed-use developments, the petitioner is requesting to rezone 2826 Ruckle Street to D-8 to provide for two 2-unit homes.
- To the north and south of 2826 Ruckle Street, there are 1-2 unit single-family homes already constructed. The homes that front 2826 Ruckle Street on the same side of the subject site, have already been rezoned from MU-2 to D-8 to provide for 1-2 unit single-family homes. The rezonings were accomplished under 2023-CZN-818 and 2023-CZN-022. The proposed rezoning from MU-2 to D-8 for the subject property is following the same rezoning and development pattern along Ruckle Street by providing the same rezoning with two 2-unit homes following, if this rezoning petition is approved. The homes on the other side of Ruckle Street have been zoned D-8 since the adoption of the Indy Rezone Ordinance. This rezoning petition would create a clear transition in zoning of higher intensity to lower intensity, from the medium-density MU-2 development to the east of the subject parcel, to the subject site.
- This site, and majority of the sites surrounding, have largely been vacant and undeveloped since 2000. The last time a home is seen through aerial photography on the subject site is around 1972.



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

- The petitioner will proceed to submit for ILP's through the Department of Business and Neighborhood Services for the proposed homes subject to approval of this rezoning petition. If this rezoning petition is approved, the petitioner has indicated to go through with subdividing the subject parcel along its original platted lot lines as well, effectively subdividing the subject parcel equally in two to provide for the proposed 2-unit homes.
- The proposed rezoning aligns with the Comprehensive Plan recommendation of 8-15 Residential Units Per Acre, and it matches the context of the surrounding neighborhood and its recent development patterns; therefore, staff recommends **approval** of 2026-ZON-086.

GENERAL INFORMATION

Existing Zoning	MU-2	
Existing Land Use	Vacant	
Comprehensive Plan	8-15 Residential Units Per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Single-family residential
South:	D-8	Single-family residential
East:	D-8	Vacant
West:	MU-2	Mixed-Use
Thoroughfare Plan		
North Ruckle Street	Local Street	48-foot existing and proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 24 th , 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	N/A	



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

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends 8-15 Residential Units Per Acre for this parcel. The proposed zoning district of D-8 for this address would permit up to 12 residential units which matches the comprehensive plan recommendation of 8-15 Residential Units Per Acre.

Pattern Book / Land Use Plan

- The Comprehensive Plan recommendation and context of the surrounding neighborhood is most closely related to the Traditional Neighborhood Typology. The Traditional Neighborhood Typology includes a wide range of housing density, from single-family homes to large-scale multi-family housing. The proposed D-8 zoning and 2-unit homes match the Traditional Neighborhood Typology by providing small-scale multi-family housing.

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.



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

2023-CZN-818 ; 2810 Ruckle Street (south of proposed site), Rezoning of 0.48 acres from the MU-2 district to the D-8 district. **Approved**

2023-CZN-022 ; 2844 Ruckle Street (north of proposed site), Rezoning of 0.48 acres from the MU-2 district to the D-8 district. **Approved**

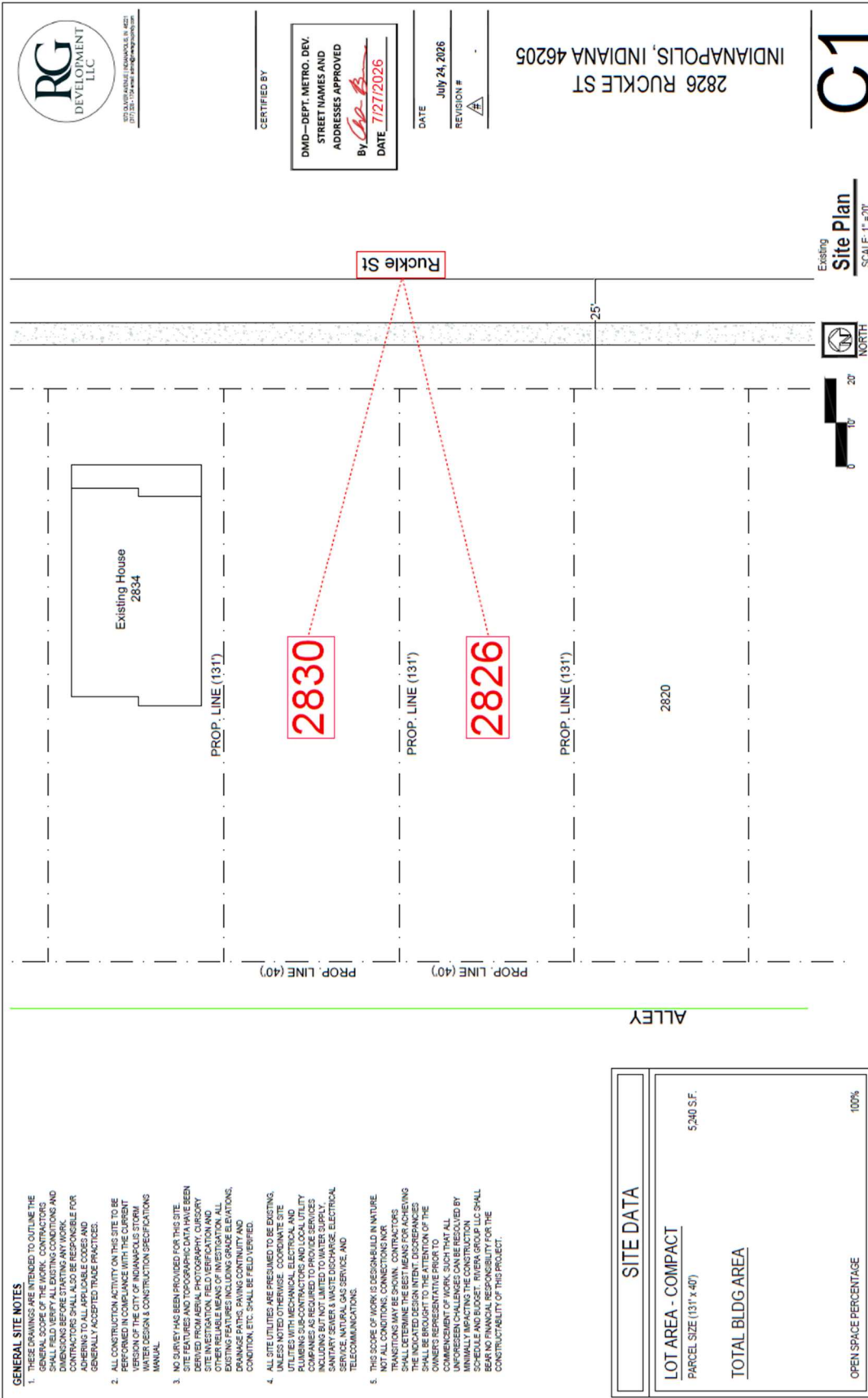
2015-CVR-838 ; 2833 Central Avenue (west of proposed site), Variance of development standards of the Commercial Zoning Ordinance to provide for: A mixed-use building, senior apartment buildings, an interior access drive, parking and outdoor seating, with zero-foot front setbacks (30 feet from the centerline) along Central Avenue (70-foot setback from the centerline required), a building with a ten-foot front transitional setback from Ruckle Street (20-foot transitional yard required), a parking lot with a ten-foot front transitional setback from 29th and Ruckle Streets (20-foot front transitional setback required), with outdoor seating and dining (not permitted), with 160 parking spaces (228 parking spaces required), with carryout food service within 100 feet of a protected district (not permitted), and to provide for a zero-foot east side transitional yard (15-foot side transitional yard required). **Approved**

2024-DV1-041; 2844 Ruckle Street (north of proposed site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a duplex on a 40-foot wide 5,240 square foot lot (minimum 60-foot lot width, area of 7,200 square feet required) with a five-foot corner side yard setback along 29th Street (eight feet required) and a parking area with a one-foot south side yard setback and encroaching within the clear sight triangle of the access drive and alley (five-foot setback required, encroachments not permitted). **Approved**

EXHIBITS

2826 Ruckle rezoning current aerial







Site Visit, September 18th



1 - Looking at southern side of 2826 Ruckle Street



2 - looking at northern side of 2826 Ruckle Street



3 - looking west at center of 2826 Ruckle Street



4 - looking north from public right-of-way fronting 2826 Ruckle Street



5 - looking south from public right-of-way fronting 2826 Ruckle Street



Department of Metropolitan Development
Division of Planning
Current Planning



Notice of Review
(1st Review)

08/04/2026

TO: JOSH SMITH, JACK NEU

RE: ILP26-02173 – 2826 RUCKLE ST INDIANAPOLIS, IN 46205

A review of your submittal regarding the above referenced Improvement Location Permit application has been completed by the Department of Business & Neighborhood Services. Plans and specifications must reflect compliance with all applicable zoning laws in accordance with the [Indianapolis Marion County Zoning Ordinance, currently available for review online](#).

Based upon our review, we have concluded that the items below do not meet minimum requirements or need further supporting documentation:

PROHIBITED LAND USE – TABLE 743-1

According to the Indianapolis Marion County Zoning Ordinance Table 743-1: USE TABLE, two family dwellings are not permitted in a MU2 zone.

- Please contact the Department of Metropolitan Development (planneroncall@indy.gov , 3173275155) to discuss alternative options.

Your project will remain on hold pending submission of your written response and revised plans or documents meeting all conditions noted above. After we have completed the review of your response you will receive written notice of our determination as well as further instruction.

If the application for this project was initially submitted electronically through the [Citizen's Access Portal](#), your revised documentation must be uploaded to the case by accessing the case through your profile.

When providing updated documentation, include a copy of this letter with applicant responses in red indicating changes to the plans. Should you need further clarification following the review of outstanding conditions you may contact me at anna.schmeltz@indy.gov or 317-327-8531.

Additional options for resolving outstanding issues may include one or more of the following:



Department of Metropolitan Development
Division of Planning
Current Planning

Marion County Assessor

Joseph P. O'Connor



JULY 29, 2026

To Whom It May Concern,

The Assessor's Office has processed a request to split parcel 1073573 along original platted lot lines, effective 27P28. The parcels will be FLEMINGS 3RD NORTH PARK ADDITION BLOCK 5, L18, and FLEMINGS 3RD NORTH PARK ADDITION BLOCK 5, L19.

Please accept this letter as a statement of our intent to split this parcel, effective 27P28. Please acknowledge this intent when considering any loan, address change, or granting of permits.

If you have any questions or concerns, please contact me.

Sincerely
Kaiden Kelley
GIS Analyst
Marion Co Assessor's Office



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-087
Property Address: 1022 East 52nd Street & 5235 Winthrop Avenue (*Approximate Addresses*)
Location: Washington Township, Council District #7
Petitioner: TCC Real Estate Holdings LLC, by Justin Kingen
Current Zoning: I-4 (W-5)
Request: Rezoning of 3.34 acres from the I-4 (W-5) district to the MU-2 (W-5) district to provide for office, personal service, retail and food service uses within two existing buildings.
Current Land Use: Commercial
Staff Recommendation: Staff recommends **approval** of the request.
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject request is related to two parcels (#s 8018857 and 8060722) that are zoned I-4 and are developed with two structures and an accessory parking area that are primarily on the southern parcel and have vehicle access from 52nd Street to the south. The site was previously used as a window manufacturing facility but received a variance in 2015 to allow for commercial uses (offices and restaurants) and to legally establish both the existing buildings and existing parking area in their current locations.

The property is bordered by the Monon Trail to the east, a multitenant commercial building to the north (zoned C-S), residences and an automobile club building to the south (zoned D-5 and MU-2 respectively), and residences to the west (zoned C-1 despite residential land use). No direct east-west points of connectivity exist between the subject property and the Monon Trail, but the greenway is accessible via public sidewalks within the right-of-way to the south of the existing development.



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

REZONING

Approval of this petition would rezone the parcels from the I-4 (W-5) designation to the MU-2 (W-5) designation to allow for uses including but not limited to offices, personal services, retail, and food service uses. The petitioner's filing indicates that although internal remodeling to the west may occur, there are not current plans for redevelopment of the site or changes to the current building or parking layout.

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

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

The site has a secondary zoning classification of W-5, which indicates a five-year time-of-travel protection area around a municipal water wellfield. Prior to the issuance of an Improvement Location Permit, site and development plans may be requested for review by a Technically Qualified Person, which may result in the imposition of development requirements to ensure the protection of the City's water supply.

STAFF ANALYSIS

The requested mixed-use zoning district would match the recommendations of the Meridian Kessler Neighborhood Plan, and would comport with the guidance for Critical Area 103 within that same Plan (additional information within the Comprehensive Plan Analysis section below). Additionally, the proposed district would align with existing MU-2 zoning to the south and would be a much more appropriate fit for current land use within the buildings than the current heavy industrial zone. Rezoning to the MU-2 district might also facilitate future redevelopment of the property that could introduce mixed-use to the site and could provide additional pedestrian connectivity to the Monon.

Staff would note that internal use changes would require the site to provide both adequate vehicle parking and adequate bicycle parking per Table 744-402-1 of the Indianapolis Zoning Ordinance, and that approval of this rezoning would not serve as permission to deviate from those required minimums (the current proposed breakdown is still to be determined). However, given the land use and Comprehensive Plan context, the requested rezoning would be appropriate for the site and staff recommends **approval**.



Department of Metropolitan Development
Division of Planning
Current Planning

GENERAL INFORMATION

Existing Zoning	I-4 (W-5)	
Existing Land Use	Commercial	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	C-S	North: Commercial
South:	D-5 / MU-2	South: Residential / Commercial
East:	I-2	East: Monon Trail
West:	C-1	West: Residential
Thoroughfare Plan		
52 nd Street	Primary Collector	50-foot existing right-of-way and 56-foot proposed right-of-way
Winthrop Avenue	Local Street	50-foot existing right-of-way and 48-foot proposed right-of-way
Monon Trail	Greenway	
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes ; Critical Area	
Wellfield Protection Area	Yes	
Site Plan	08/27/2026	
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	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Meridian Kessler Neighborhood Plan (2016)

Pattern Book / Land Use Plan

- Not Applicable to the Site. See 'Neighborhood / Area Specific Plan' below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The Meridian Kessler Neighborhood Plan recommends this site to the Village Mixed Use typology. This typology is intended to provide for development focused on a mixed-use Main Street, Village Center or major transit stop. Its purpose is to strengthen existing, historically rural, small towns and cities within Marion County that are intended to continue as neighborhood gathering places. It allows a wide range of small businesses, housing types, and public and semi-public facilities. Strip commercial development, large-scale freestanding retail uses, heavy commercial uses, large-scale light industrial uses and heavy industrial development are inappropriate in this district.
- The Plan also places this parcel within Critical Area 103 (Monon Trail between 52nd and 54th Streets). This overlay modifier recommends that "mixed-use along the Monon Trail would be appropriate and might include incubator space for start-up businesses, professional offices, art center, and residential uses" and that "a boutique hotel in this area could provide accommodations for those visiting Butler University". East/west pedestrian connections to the Monon Trail should be installed from both the east and west to improve community access.

Infill Housing Guidelines

- Not Applicable to the Site.



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

ZONING HISTORY – SITE

2015UV3029, Variance of use and development standards of the Industrial Zoning Ordinance to provide for offices and restaurants (not permitted), to provide for a parking lot with a 10-foot front setback from Winthrop Avenue and to legally establish a building, with an 11-foot front setback from Winthrop Avenue (20-foot front setback required), **approved**.

89-UV1-21, Variance of use and development standards of the Industrial Zoning Ordinance to provide for the construction of a window manufacturing facility, office, and showroom with parking in the front transitional yard, **approved with conditions**.

ZONING HISTORY – VICINITY

2026VAR001 ; 1055 E 52nd Street (south of site), Variance of Use of the of the Consolidated Zoning and Subdivision Ordinance provide for an automobile club (not permitted), **approved**.

2025ZON139 ; 1055 E 52nd Street (south of site), Rezoning of 0.80-acre from the D-5 (W-5) district to the MU-2 (W-5) classification, **approved**.

2025ZON086 ; 5255 Winthrop Avenue (north of site), Rezoning of 1.43 acres from the I-4 (W-5) district to the C-S (W-5) district to legally establish the existing structure, off-street parking area, existing uses, and to provide for commercial and industrial uses, such as, commercial and building contractor, business offices, including medical offices, artisan manufacturing, research and development, restaurants, and indoor recreation and entertainment, **approved**.

2024CVR817 ; 1103 E 52nd Street (southeast of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for multiple dwelling units on the southside of an existing two-story building without orientation to a public street (dwelling units must orient and be visible to a public street), **approved**.

2024CZN817 ; 1103 E 52nd Street (southeast of site), Rezoning of 1.05 acres from the D-5 (W-5) district to the MU-2 (W-5) district to legally establish existing uses and to provide for a potential mixed-use development, **approved**.

2016HOV006 ; 5228 Winthrop Avenue (west of site), Variance of use of the Commercial Zoning Ordinance to provide for primary and accessory residential uses, including the expansion of an attached garage (not permitted), **approved**.

2014HOV050 ; 1103 E 52nd Street (southeast of site), Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a dwelling unit and garage, with a 290-square foot main floor area (minimum 660 square feet required) and an 18-foot rear setback (minimum 20-foot rear setback permitted), **approved**.

EXHIBITS

2026-ZON-087 ; Aerial Map





2026-ZON-087 ; Photographs



Photo 1: Subject Site Viewed from South



Photo 2: Subject Site Development Viewed from North

2026-ZON-087 ; Photographs (continued)



Photo 3: Eastern Building Viewed from Northeast



Photo 4: Western Building Viewed from Northwest

2026-ZON-087 ; Photographs (continued)



Photo 5: Adjacent Property to Southwest



Photo 6: Adjacent Property to Southeast

2026-ZON-087 ; Photographs (continued)



Photo 7: Adjacent Property to North



Photo 8: Adjacent Property to West

2026-ZON-087 ; Photographs (continued)



Photo 9: Adjacent Property to East



Photo 10: Existing 52nd Street Sidewalk from Monon to Subject Site



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

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-CZN-850 / 2026-CPL-850

Property Address: 6300 Mann Road

Location: Decatur Township, Council District #21

Petitioner: Anthony Elrod, by Justin Kingen

Current Zoning: D-A (FF) (FW)

Request: Rezoning of 24.7 acres from the D-A (FF) (FW) district to the D-3 (FF) (FW) district to provide for residential development.

Approval of a Subdivision Plat to be known as Elrod Estates, dividing 24.7 acres into two lots, with a waiver of sidewalks, per Chapter 741.306.

Current Land Use: Undeveloped land

Staff Recommendations: Approval of the rezoning request, plat request and waiver.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on these requests.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated August 6, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.



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

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

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

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

PETITION OVERVIEW

This 24.7-acre site, zoned D-A (FF) (FW), is undeveloped and surrounded by undeveloped land and a single family dwelling to the north, zoned D-A (FF) (FW); a single-family dwelling and undeveloped land to the south, zoned D-A (FF) (FW); undeveloped land to the east, zoned SU-13 (FF) (FW); and undeveloped land and multi-family dwellings to the west, across Mann Road, zoned C-3 and D-7, respectively.

PLAT

This request would provide for approval of a Subdivision Plat, to be known as Elrod Estates, subdividing 24.7 acres into two lots.



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

Site Plan

This site is undeveloped.

Lot 1 would be 2.16 acres, with 35 feet of street frontage along Mann Road. Lot 2 would be 20.7 acres, with 165 feet of street frontage along Mann Road.

Streets

No new street is proposed.

Sidewalks

Sidewalks would not be required due to the exemption in Chapter 744.303.B.

Waivers

Sidewalk waiver.

REZONING

The request would rezone the site the D-3 district. “The D-3 district provides 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 a typical 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.”

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

Recommended land uses in this typology include detached housing; working farms; group homes; bed and breakfast; and wind or solar farms.

Overlays

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



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

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.

Much of this site is covered by high quality woodlands, specifically identified as Forest Alliance Woodlands.

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.

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 A, Table 744-503-3: Replacement Trees.



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

Floodway / Floodway Fringe – White River

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 (D-3 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

Department of Public Works

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

Planning Analysis

As proposed, this request would be consistent with Plan recommendation of rural or estate neighborhood, with a residential density of less than one dwelling unit per acre.

Staff would note that the proposed plat complies with the D-3 standards, including the minimum street frontage and lot area.

GENERAL INFORMATION

Existing Zoning	D-S (FW) (FF)	
Existing Land Use	Agricultural uses	
Comprehensive Plan	Rural or estate neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-A (FW) (FF)	Single-family dwelling / Agricultural uses
South:	D-A (FW) (FF)	Single-family dwelling / undeveloped land
East:	SU-13 (FW) (FF)	Floodway / Undeveloped
West:	C-3 / D-7	Undeveloped land / multi-family dwellings

Thoroughfare Plan		
Mann Road	Primary Arterial	Existing 50-foot right-of-way and proposed 119-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – White River	
Overlay	Yes - Environmentally Sensitive Areas (ES). Forest Alliance Woodlands	
Wellfield Protection Area	No	
Site Plan	Plat - August 6, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	August 6, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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



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

Overlay Modifications (Environmentally Sensitive Areas) – Rural or Estate Neighborhood Typology

Modified Uses

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

Removed Uses

- Working Farms
- Wind or Solar Farms

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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



**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.



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

2026-ZON-039 6301 Mann Road (north of site), requested rezoning of 26.83 acres from the D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development, **pending**.

2025-ZON-077; 6301 Mann Road (north of site), requested rezoning of 26.83 acres from the D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development, **withdrawn**.

2018-ZON-082; 5500 Mills Road (north of site), requested rezoning of 9.363 acres from the D-7 and D-6 II districts to the C-3 classification, **approved**.

2013-ZON-016; 5500 Mills Road (north of site), requested rezoning of 15.52 acres, from the D-7, D-11 and C-4 Districts to the **D-7** classification to provide for multifamily uses, **approved**.

2006ZON131; 6505 Tanner Drive (north of site), requested rezoning of 2.49 acres, from the D-11 District to the D-7 classification to provide for multi-family residential uses, **withdrawn**

2001-SE3-012; 6341 Mann Road (north of site); Special exception of the Wireless Communications Zoning Ordinance to provide for the construction of a 105-foot-tall wireless communication tower, **granted**.

2000-ZON-098; 5500 Mills Road (north of site), requested rezoning of 96 acres from D-7, D-11, D-611, D-4 and C-4 to DP to provide for a maximum of 405 single-family dwellings and condominiums, yielding a density of 4.19 dwelling units per acre, withdrawn.

95-Z-72; 5880 Mann Road (north of site), requested rezoning of 231.30 acres from D-2 (FF), D-3 (FF), D-6 and D-6II (FF) to the D-4 (FF) classification.

90-Z-39; 5393 West Mills Road (north of site), requested rezoning of 34.63 acres, being in the D-7 District, to the D-11 classification to provide for the development of a mobile home park, **denied**.

78-Z-95; 5155 West Epler Avenue (north of site), requested rezoning of 29.88 acres, being in the D-6 and PK-1 Districts, to the SU-2 classification to permit school uses, **approved**.

73-Z-319; 5701 Furnas Road (north of site), requested rezoning of 228.10 acres, being in the A-2 District, to the D-3 classification to provide for residential use, **approved**.

71-Z-178; 5510 Mann Road (north of site), requested rezoning of 4.81 acres, being in the A-2 District, to the C-3 classification to provide for a convenience shopping center, **approved**.

71-Z-177; 6950 Mann Road (south of site), requested rezoning of 42 acres from the A-2 to the C-4, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

71-Z-176; 5349 West Epler Avenue (north of site), requested rezoning of 15.0 acres, being in the A-2 District, to the SU-2 classification to provide for a school, **approved**.

71-Z-175; 5560 Mann Road (north of site), requested rezoning of 2 acres, being in the A-2 District, to the SU-9 classification to provide for a fire station, **approved**.

71-Z-174; 5155 West Epler Avenue (north of site), requested rezoning of 5 acres, being in the A-2 District, to the PK-1 classification to provide for a park, **approved**

71-Z-173; 5401 West Mills Road (north of site), requested rezoning of 49.6 acres from A-2 to D-11, **approved**.

71-Z-172; 6100 Mann Road (north of site), requested rezoning of 101.29 acres, being in the A--2 District, to the D-6II classification to provide for multi-family dwellings, **approved**.

71-Z-171; 6560 Mann Road (south of site), requested rezoning of 60.06 acres, being in the A-2 District, to the D-7 classification to provide for multi-family dwellings, **approved**.

71-Z-170; 5470 West Mills Road (north of site), requested rezoning of 69.62 acres, being in the A-2 District, to the D-3 classification to provide for residential development, **approved**.

71-Z-169; 5745 West Mills Road (north of site), requested rezoning of 61.38 acres, being in the A-2 District, to the D-4 classification to provide for residential development, **approved**.

71-Z-168; 5491 West Epler Road (north of site), requested rezoning of 56.84 acres, being in the A-2 District, to the D-2 classification to provide for residential development, **approved**.

71-Z-167; 5700 Mann Road (north of site), requested rezoning of 53.77 acres, being in the A-2 District, to the D-6 classification to provide for multi-family dwellings, **approved**

EXHIBITS

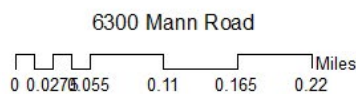
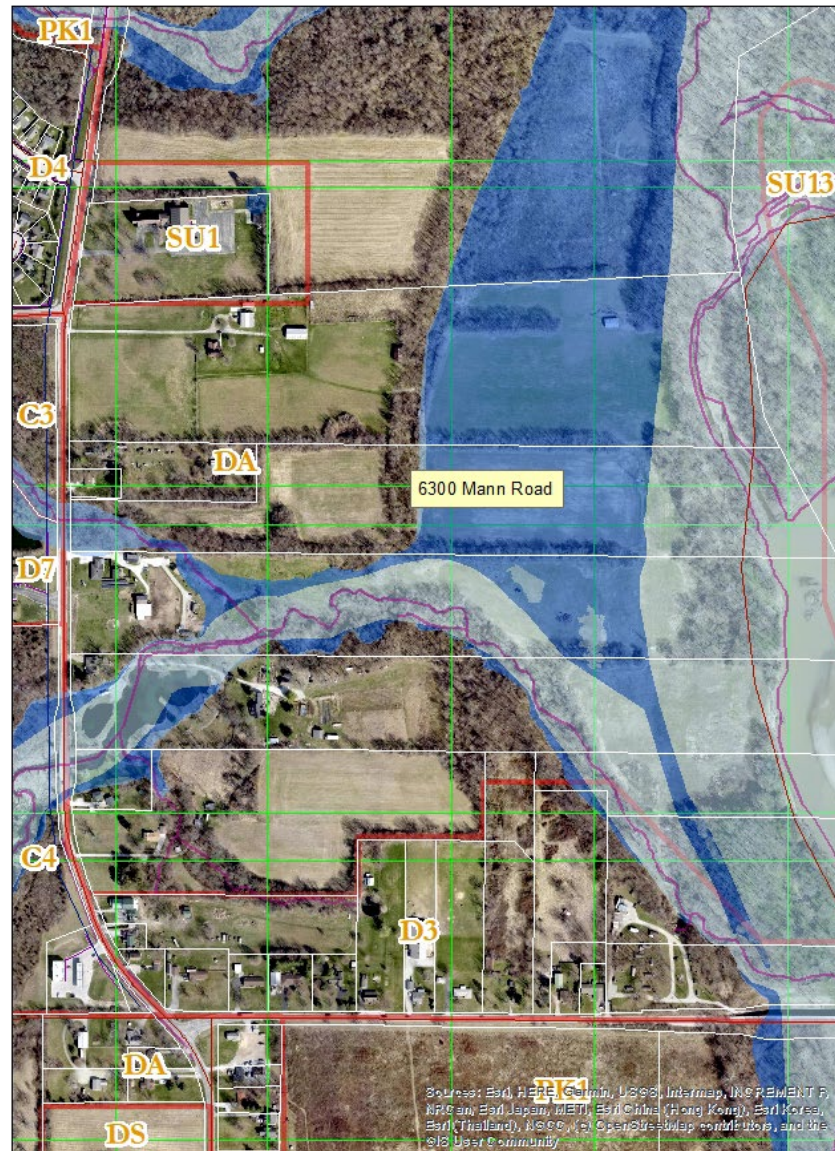


EXHIBIT A

Heritage Tree Conservation

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

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

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



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

REQUESTED WAIVER: Sec. 731-323(e) (Sidewalks) - 8300 Mann Road (Elrod Estates) Secondary Plat (2-Lot Subdivision)

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

**WAIVER OF THE SUBDIVISION REGULATIONS
FINDINGS OF FACT**

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

The subject frontage along Mann Road is a rural, undeveloped corridor with no existing sidewalk network in the vicinity.

Because the roadway abuts Little Mann Creek at this location, it is narrow with little to no shoulder and a pronounced drop-off toward the creek on both sides, such that constructing a sidewalk here would place pedestrians close to both vehicular traffic and the embankment rather than improve safety.

2. The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property because:

The subject property is constrained by floodplain, floodway, and drainage conditions associated with Little Mann Creek and the White River, which limit the buildable area and practical means of constructing sidewalk improvements along this frontage.

These physical conditions are not generally applicable to other properties along Mann Road.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

Because the property abuts Little Mann Creek at this location, the roadway sits on a narrow grade with a pronounced drop-off on both sides toward the creek, leaving no practical shelf on which to construct a sidewalk without substantial retaining retaining structures or fill. Requiring sidewalk construction here would create an isolated fragment of sidewalk serving no practical circulation function, at substantial engineering cost.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

The proposed subdivision otherwise complies with applicable development standards, and the resulting two lots preserve the established rural, low-density character of the surrounding Mann Road corridor.

5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

This waiver relates solely to a subdivision improvement requirement and does not seek any change to the zoning classification, use, or official zoning maps. A companion rezoning petition (D-A to D-3) is being pursued separately and is unaffected by this waiver request.

DECISION

IT IS THEREFORE the decision of this body that this WAIVER of the Subdivision Regulations be granted, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

Adopted this _____ day of _____, 20 _____



View looking south along Mann Road



View looking north along Mann Road



View of site looking northeast



View of site looking southeast



View of site looking south along Mann Road



View of site looking north along Mann Road



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-APP-016
Property Address: 45 West 40th Street (approximate address)
Location: Washington Township, Council District #7
Petitioner: City of Indianapolis Department of Parks and Recreation, by Kyle Koger
Current Zoning: PK-1 (TOD)
Request: Park District One Approval to provide for the replacement of existing playground equipment, a new park shelter, and new internal concrete sidewalks.
Current Land Use: Park
Staff Recommendations: Approval
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

9/10/26: A timely automatic continuance was filed by a registered neighborhood organization.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject property (parcel number 8031779) is 9.48 acres in size and currently contains Tarkington Park (a public park). Current improvements include parking areas, a café and restaurant tenant space, restrooms, a splash pad, playground equipment, sport courts (basketball, tennis and pickleball), and sport fields. Surrounding land uses include apartments to the north and east, a community center to the north, and commercial and institutional uses to the east, west, and south.

PARK DISTRICT APPROVAL

The PK-1 (Park District One) zoning district permits a variety of sizes and ranges of parkland and facilities, which is consistent with the current land use of a public park at the subject site. PK-1 is a Development Plan District that requires Metropolitan Development Commission approval of all uses and site/development plans.



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

The property also falls within the TOD Secondary Zoning Overlay (areas near existing or proposed bus rapid transit lines, such as the nearby Red and Purple Line along 38th Street) as well as within a Secondary Area of the Meridian Street Preservation Commission (an area requiring design approval for changes in land use or rezoning).

Approval of this petition would allow for replacement of existing playground equipment at the site, as well as for the placement of a new park shelter (in the approximate location of a previous shelter) and for the placement of new internal concrete sidewalks within the northwestern section of the park, per plans filed.

STAFF ANALYSIS

The PK-1 zoning district allows for the recreational and park uses that already exist on the site and that would be continued by approval of this petition, and the newly proposed shelter canopy would meet setback requirements for the district. Additionally, Findings of Fact provided by the petitioner indicate that the proposed improvements will provide new curb ramps and internal pathways providing pedestrian access to existing amenities, as well as additional bicycle parking (see full Findings below).

It appears that a small portion of the site (including current playground areas) is comprised of an unvacated 'stub' alley. Although it would not impact the ability of the Commission to approve this request, staff would encourage the property owner to seek vacation of this 'stub' alley in the future.

The original site plan filed along with this request on July 24th indicated removal of twelve different trees from the property because of this project. After consultation with both staff and with members of the community, revised plans were provided (see Exhibits below) which indicate the removal of only 3 trees. Additionally, recent improvements to sport field areas on the southeastern portion of this property resulted in the planting of 77 new deciduous native hardwood trees.

Given the congruence with Ordinance requirements and Comprehensive Plan recommendations as well as proactive steps take to minimize tree removal and maximize internal pedestrian connectivity, staff recommends **approval** of this petition.

GENERAL INFORMATION

Existing Zoning	PK-1 (TOD)	
Existing Land Use	Park	
Comprehensive Plan	Large-Scale Park	
Surrounding Context	Zoning	Land Use
North:	SU-7 / D-9	Community Center / Apartments
South:	MU-2 / SU-1	Parking Lot / Church
East:	D-9 / C-1 / MU-1	Apartments / Commercial
West:	C-1 / C-4	Commercial
Thoroughfare Plan		
40 th Street	Local Street	48-foot proposed right-of-way and 51-foot existing right-of-way
Illinois Street	Primary Collector	56-foot proposed right-of-way and

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

39 th Street	Local Street	63-foot existing right-of-way 48-foot proposed right-of-way and 61-foot existing right-of-way
Meridian Street	Primary Arterial	78-foot proposed right-of-way and 70-foot existing right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes ; Transit-Oriented Development	
Wellfield Protection Area	No	
Site Plan	July 24, 2026	
Site Plan (Amended)	September 18, 2026	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	July 24, 2026	
Findings of Fact	July 24, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Red and Purple Line Transit Oriented Development Strategic Plans

Pattern Book / Land Use Plan

- Large Scale Parks are generally over 10 acres in size. This is a stand-alone land use mapped outside of the typology system due to the scale and nature of the use.
- The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Since this site is located near the Meridian/38th BRT stop of the Red and Purple Lines, it is recommended to the District Center TOD typology. This typology is designed for walkable areas of multiple city blocks, serving as cultural and commercial hubs for multiple neighborhoods with a mix of office, retail, entertainment, and residential uses with a higher density desired nearest to the bus stops. Off-street parking is discouraged and should be limited to garages.



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

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.



Department of Metropolitan Development
Division of Planning
Current Planning

ZONING HISTORY

Zoning History – Site

2015APP003, Park District Two Approval to provide for the redevelopment of a park, per plans filed, **approved**.

77-AP-45, Approval to utilize premises for multi-service center providing social services as well as offices, meeting areas for recreational uses in the Butler-Tarkington neighborhood, **approved**.

Zoning History – Vicinity

2023ZON064 ; 40 West 20th Street (north of site), Rezoning of 2.37 acres from the D-2 (MSPC) district to the SU-7 (MSPC) district to legally establish for establish a community center, **approved**.

2021MOD010 ; 3901 North Meridian Street (east of site), Modification of the Commitments of 2017-CZN-817 and 2017-CVR-817 to terminate Commitments One and Two requiring development of the site to be substantially compliant with the site plan and elevations file-dated July 17, 2017 and that multi-family development on the site shall include an addition of a sixth floor to the existing building or construction of a new eight-unit multi-family building per said 2017 site plan, **approved**.

2018DV1022 ; 3902 North Illinois Street (west of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a building within the clear sight triangle of the abutting street and alley (not permitted), with a zero-foot side transitional setback and a zero-foot south front setback, and to provide for a zero-foot east front transitional setback (eight-foot side transitional setback along alley, 10-foot front and front transitional yard required), to legally establish a sign with an eight-foot front setback (15-foot front setback required), to provide for a sidewalk café consisting of 58% of the distance from back of the curb (50% permitted), and to provide for an outdoor seating area enclosed by a 3.5-foot tall fence within the clear sight triangle of the abutting streets (not permitted), **approved**.

2017CZN817 ; 3901 North Meridian Street (east of site), Rezoning of 1.5 acres from the C-1 and D-5 districts to the MU-1 district, **approved**.

2017CVR817 ; 3901 North Meridian Street (east of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for accessory retail and commercial uses exceeding 10% of the gross floor area and with no single use exceeding 5,000 square feet in gross floor area, **approved**.

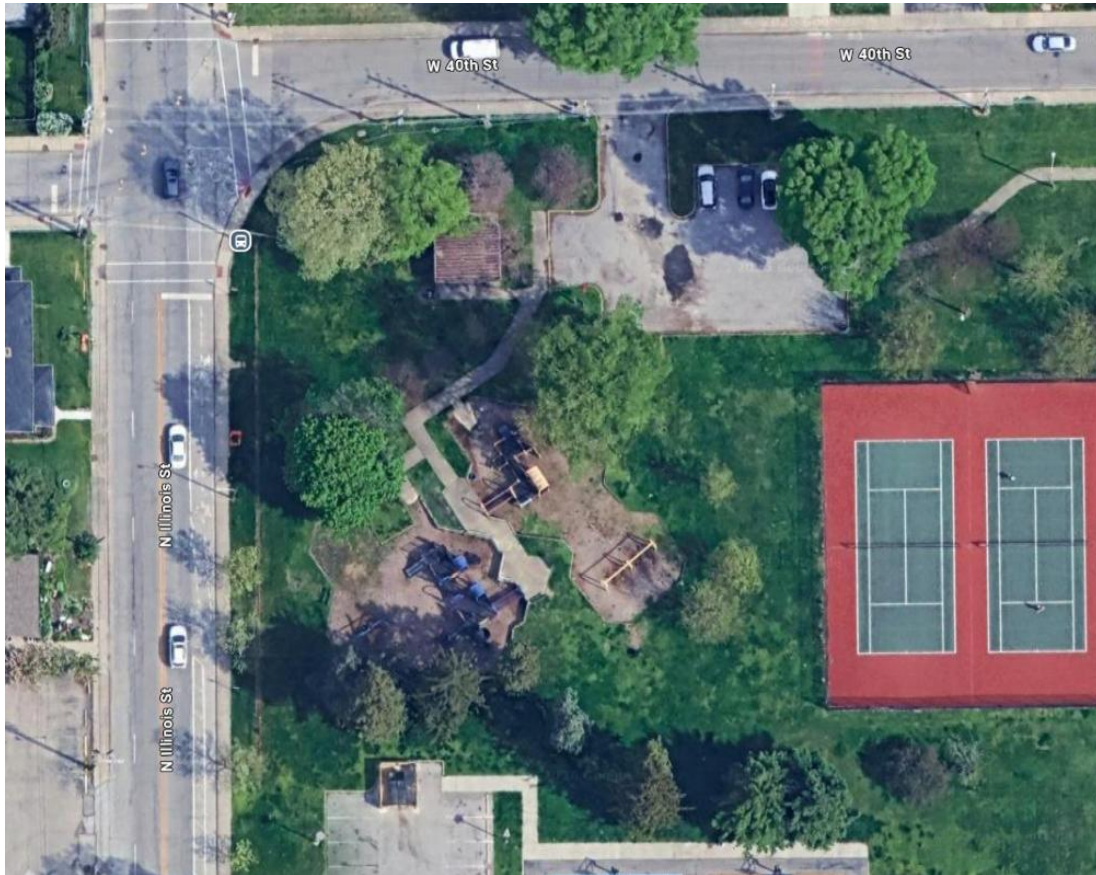
2017CZN815 ; 3808 North Meridian Street (south of site), Rezoning of 7.03 acres from the C-3, C-4 and SU-1 districts to the MU-2 district, **approved**.

EXHIBITS

2026APP016 ; Aerial Map



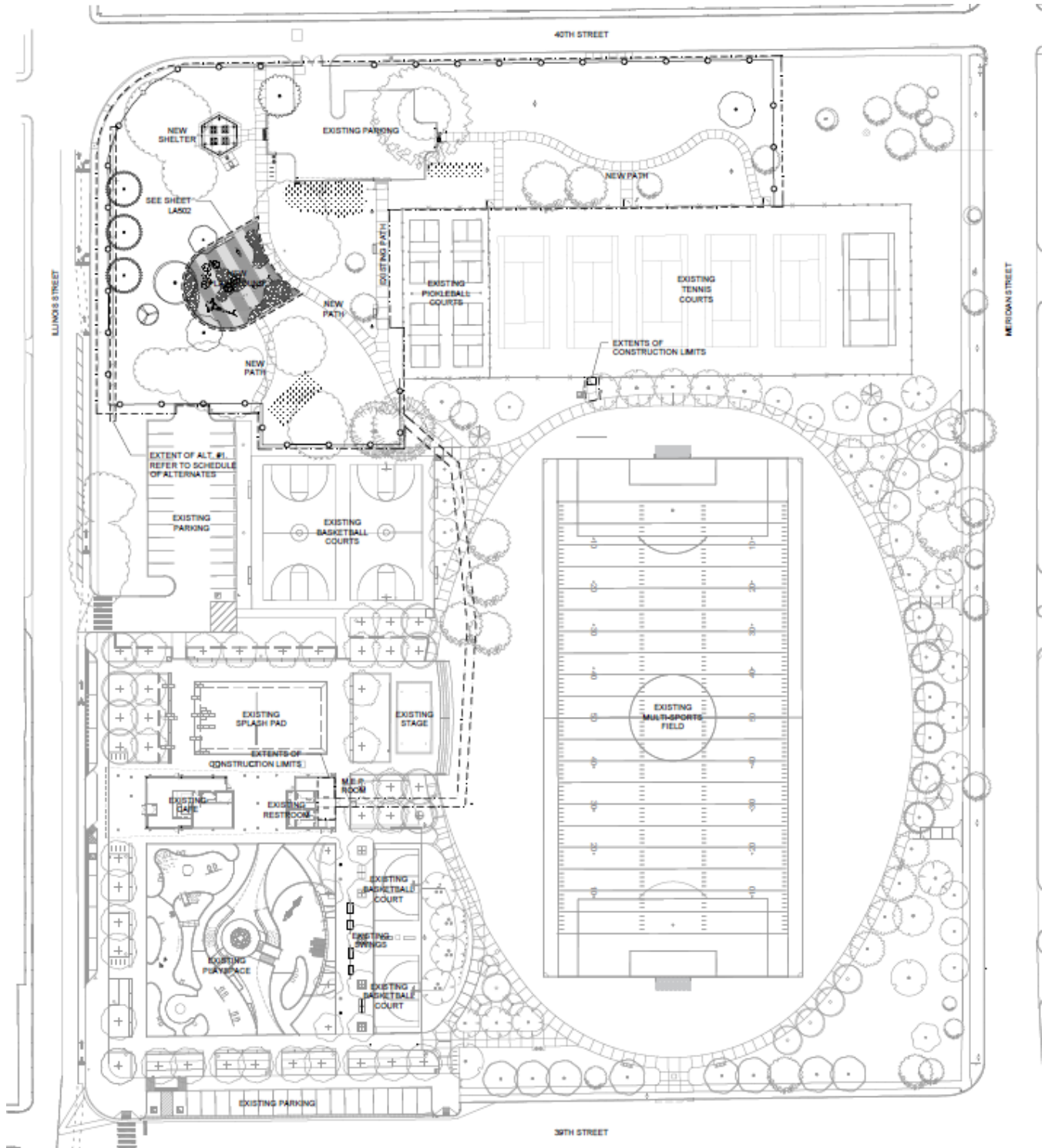
2026APP016 ; Aerial Map (Zoomed)



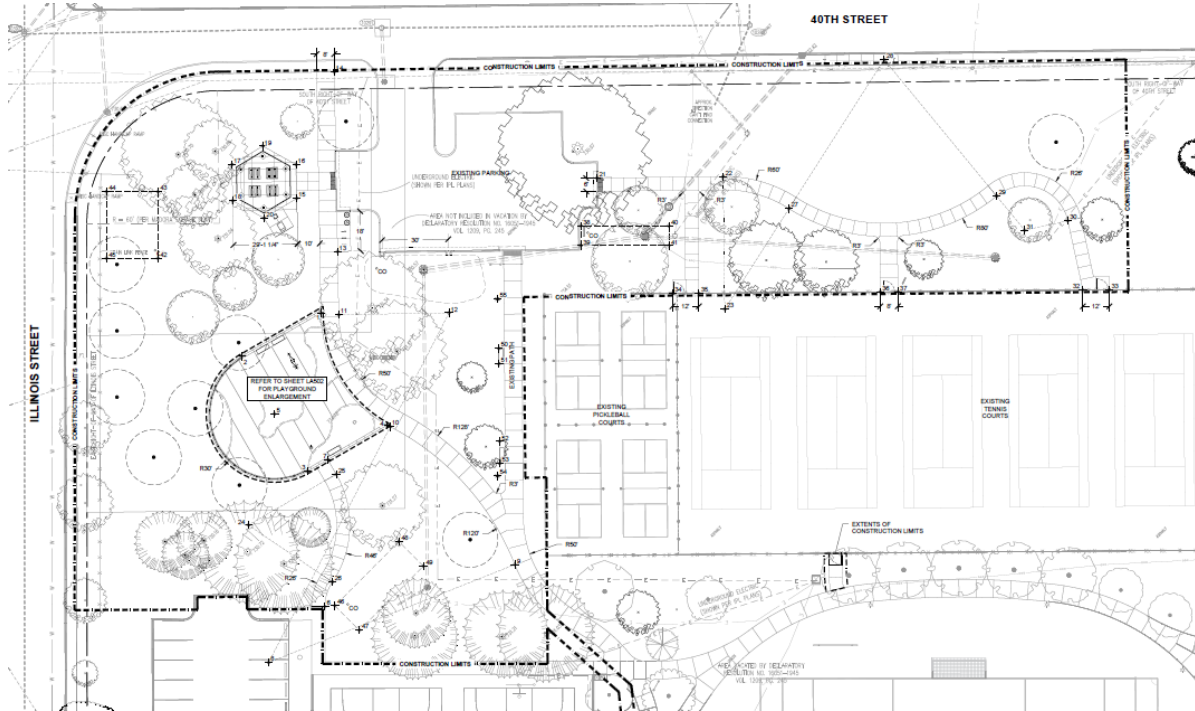
2026APP016 ; Sample Elevation of Shelter



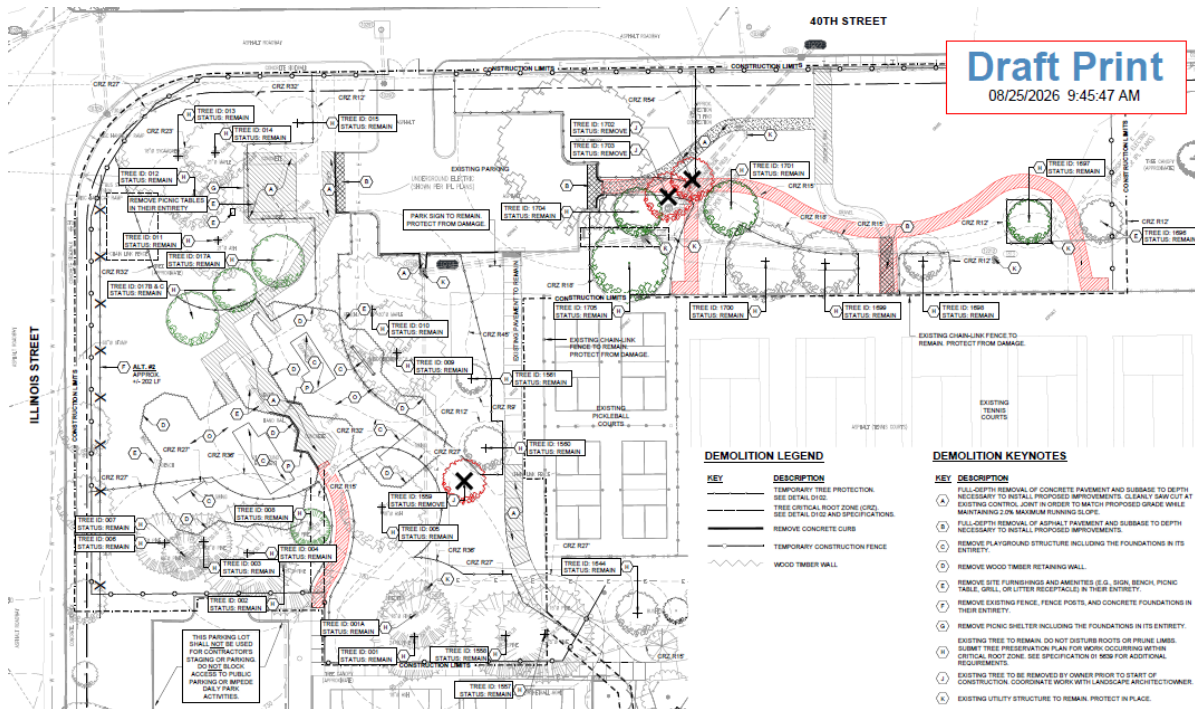
2026APP016 : Site Plan



2026APP016 ; Site Plan (Zoomed)



2026APP016 ; Tree Removal Plan





Department of Metropolitan Development Division of Planning Current Planning

2026APP016 : Findings of Fact

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

It conforms to the existing parks & open space land use.

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:

It provides valuable outdoor recreation and leisure opportunities for surrounding residential and commercial land uses. The proposed improvements will conform to the existing land use and address critical safety, accessibility, and quality-of life concerns through the construction of a new playground area, new open-air park shelter, and new pathways. No existing commercial, residential, or industrial land uses will be impacted by the proposed improvements.

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

The proposed improvements will provide new curb ramps and pathways that provide pedestrian access from the north parking lot to the adjacent park shelter, playground, and tennis court. The pathways will also connect to other existing amenities and facilities within the park, including restrooms, splash pad, basketball courts, and south playground. Additional bicycle parking will be provided to encourage alternative transportation.

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

The proposed improvements will not impact existing vehicular transportation traffic flow and/or circulation.

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

New on-site stormwater detention basins and BMPs will be constructed to maximize on-site infiltration of runoff from adjacent impermeable surfaces. Additional litter receptacles will be installed to collect park users' waste.
LED site lighting will be installed to provide clear sightlines at night and improve overall security.

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

The proposed design minimizes new development impact by utilizing the footprint of the existing park amenities and infrastructure. Careful consideration was made during the design to mitigate impact to existing tree canopy. Proposed grading was designed to work with the existing surface drainage system.

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

The proposed design includes new sidewalks that meet ADA regulations. These sidewalks provide accessible access and connectivity to the proposed playground and shelter, as well as existing park amenities – including the north parking lot, tennis and pickleball courts, basketball courts, splash pad, and south playground. The proposed sidewalks within the project site will provide additional connectivity to the public transit stop located on North Illinois Street and the existing public sidewalk located along the south side of West 40th Street. Additional bicycle parking opportunities will be provided within the project limits to encourage multi-modal access to the park.

2026APP016 ; Photographs



Photo 1: Existing Shelter Viewed from North



Photo 2: Existing Shelter Viewed from East

2026APP016 ; Photographs (continued)



Photo 3: Existing Tennis Courts and Proposed Pathway Area Viewed from West



Photo 4: Proposed Pathway Area Viewed from North

2026APP016 ; Photographs (continued)



Photo 5: Existing Playground Viewed from West



Photo 6: Existing Playground Viewed from South

2026APP016 : Photographs (continued)



Photo 7: Existing Parking Area Viewed from North



Photo 8: Adjacent Property to West

2026APP016 ; Photographs (continued)



Photo 9: Adjacent Property to Northwest



Photo 10: Adjacent Property to Northeast

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-061
Property Address: 5330 West Morris Street
Location: Center Township, Council District #17
Petitioner: Jorge Gonzales
Current Zoning: C-3 (TOD)

Request: Rezoning of 0.33-acre from the C-3 (TOD) district to the C-5 (TOD) district to provide for automotive uses, including repair.
Current Land Use: Single-family dwelling / detached garage
Staff Recommendations: Denial
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the September 10, 2026 hearing, to the October 15, 2026 hearing, at the request of the petitioner. No new information has been submitted to the file.

STAFF RECOMMENDATION

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

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. The existing fence in the front yard shall be modified and / or replaced to comply with the maximum 3.5 height within 60 days of final approval of this rezoning request.

PETITION OVERVIEW

This 0.33-acre site, zoned C-3 (TOD), is developed with a single-family dwelling and a 10,000-square-foot detached accessory building. It is surrounded by governmental uses to the north, across West Wilkins Street, zoned SU-9 (TOD) (buildings and grounds used by any department of town, city, township, county, state or federal government); a single-family dwelling to the south, across West Morris Street,

zoned D-5 (TOD); a single-family dwelling to the east, zoned C-3 (TOD); and governmental uses to the west, zoned SU-9 (TOD).

Petition 2023-UV1-022 legally established a single-family home and provided for construction of a detached accessory structure.

REZONING

The request would rezone the site to the C-5 General Commercial District (TOD) to provide for automotive uses, including repair. “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 West Washington Street Corridor Plan recommends community commercial typology for the site.

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

Overlays

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

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

Plan of Operations – May 11, 2026

The Plan of Operations describes the proposed use / nature of the business, hours of operation, traffic / parking, noise control, environmental impact, safety, staffing, site operations, compatibility with surroundings, justification for variance, and commitments.

The submittal file on this petition indicates that a variance of use was initially requested but later changed to a rezoning, so the Plan of Operations is a document that generally addresses the requirements for a variance of use, but it does provide information on how the business would operate.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

Planning Analysis

A closely related element of automotive uses and repair operations is the generation of automobile traffic to the site and vehicular storage on the site. Additionally, outdoor storage of vehicles awaiting repair would occur due to the increase of intensity and large amount of space that is typically required for automotive repair operations. With the subject site being historically and currently residential in nature, and smaller than typical C-4 lots, staff finds that the request and proposed plan of operation to be far too intense for the site.

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

Likewise, Staff finds the proposed uses to be wholly incompatible with the legally established residential uses. The incompatibility of these uses is further exemplified by the fact that automotive uses and repair are not a permitted use in any residential district and, conversely, no residential uses are permitted in any of the zoning districts that do permit automotive uses and repair.

Staff would also note that the Ordinance would permit 61 primary uses such as adult entertainment business, bar / tavern, indoor spectator venue, night club / cabaret, commercial and building contractors, liquor store, heavy general retail, as well as vehicle-related operations that would include an automobile / light vehicle wash and an automobile fueling station / convenience store.

Further, with this site being mid-block along West Morris Street, which is largely residential at this location, staff finds this to be an inappropriate location for the proposed uses given the surrounding context. Likewise, Staff does not find the proposal to align with the Neighborhood Plan recommendation of community commercial nor does it support neighborhood stability that is recommended in the Blue Line Transit-Oriented Development Strategic Plan.

During the site visit, staff observed that the existing fence along West Morris Street is in violation of the Ordinance because it exceeds the maximum height of 3.5 feet in the front yard and creates a visibility issue related to both traffic and pedestrians. Staff would strongly recommend that this safety issue be quickly addressed.

Lastly, Staff sees this proposal as further infiltration of heavy commercial uses south of Washington Street into primarily residential areas. Staff finds that the proposal would put further pressure on adjacent residential properties to the east and south.

For these reasons, staff is recommending denial of this rezoning request.

GENERAL INFORMATION

Existing Zoning	C-3 (TOD)	
Existing Land Use	Single-family dwelling / detached garage	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: SU-9 (TOD)	Governmental uses
	South: D-5 (TOD)	Single-family dwelling
	East: C-3 (TOD)	Single-family dwelling
	West: SU-9 (TOD)	Governmental uses
Thoroughfare Plan		
West Morris Street	Local Street	Existing and proposed 56-foot right-of-way.
Context Area	Compact	

Floodway / Floodway Fringe	No
Overlay	Yes Transit-Oriented Development (TOD)
Wellfield Protection Area	No
Site Plan	N/A
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Blue Line Transit-Oriented Development Strategic Plan (2024)

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

This site is located within a ¼ mile walk of a proposed transit stop located at the intersection of West Washington Street and Lynhurst Drive with a Community Center typology.

Community Center stations have varying types of commercial developments, from large strip centers to shopping malls, along arterial corridors. Development opportunities include projects that improve neighborhood stability and encourage transit use.

Characteristics of the Community Center typology are:

- A dense mixed-use neighborhood center
- Minimum of two stories at core

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

- No front or side setbacks at core; 0-10-foot front setback and 0–10-foot side setback at the periphery
- Multi-family housing with a minimum of three units
- Structured parking at the core and attractive surface parking at the periphery

Neighborhood / Area Specific Plan

West Washington Street Corridor Plan (2012)

This Neighborhood Plan recommends community commercial which is a “land use category is for low-intensity retail and service commercial and office uses, which serve a predominantly residential market adjacent to, or very near, the location of the uses. The uses in this land use category are designed to fulfill a broad range of retail and personal, professional, and business services and are either freestanding or part of a small integrated center typically anchored by a grocery store. These centers contain no, or extremely limited, outdoor display of merchandise.

Furthermore, the Plan recommends the C-3 district.

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-UV1-009; 5330 West Morris Street, requested a variance of Use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of an Automobile, Motorcycle, and Light Vehicle Service or Repair facility, with outdoor storage of vehicles awaiting repair (not permitted), with eight parking spaces and zero bicycle parking spaces provided, **dismissed**.

2023-UV1-022; 5330 West Morris Street, requested a variance of Use of the Consolidated Zoning and Subdivision Ordinance to allow for primary and accessory single-family uses and structures, including the construction of a detached garage, **granted**.

VICINITY

2011-ZON-086; 5334 and 5336 West Morris Street (west of site), requested rezoning of 0.90 acres, from the C-3 District, to the SU-9 classification to provide for a parking lot for the Wayne Township government center, **approved**.

2005-SE1-004; 5515 West Morris Street (west of site), requested a special exception of the Dwelling Districts Zoning Ordinance to provide for a 1,144-square foot manufactured home, **granted**.

97-Z-60; 1205 South Lynhurst Drive (east of site), requested rezoning of the adjacent one-third of an acre D3 property to the C4 District to allow for the redevelopment of the site with a new Speedway convenience store, **approved**.

92-V2-93; 5331 West Washington Street (north of site), requested a variance of Development Standards of the Dwelling Districts Zoning Ordinance to legally establish an existing pole sign with a front setback of 6 feet from the right-of-way line of Washington Street (15 foot setback required) and a clear distance of 6 feet from the bottom edge of the sign to the grade (9 feet required), **granted**.

91-V3-98; 1229 South Biltmore Avenue (south of site), requested a variance of Development Standards of the Dwelling District Zoning Ordinance to permit the construction of an attached garage with a zero-foot side yard setback and a six foot aggregate setback (4-foot side yard setback and a 10-foot aggregate required), **granted**.

84-Z-199; 1149 South Lynhurst Drive (east of site), requested rezoning of 0.99 acres, being in the D-3 district, to the C-3 classification to provide for the removal of existing improvements and the construction of a service station and convenience food market, **approved**.

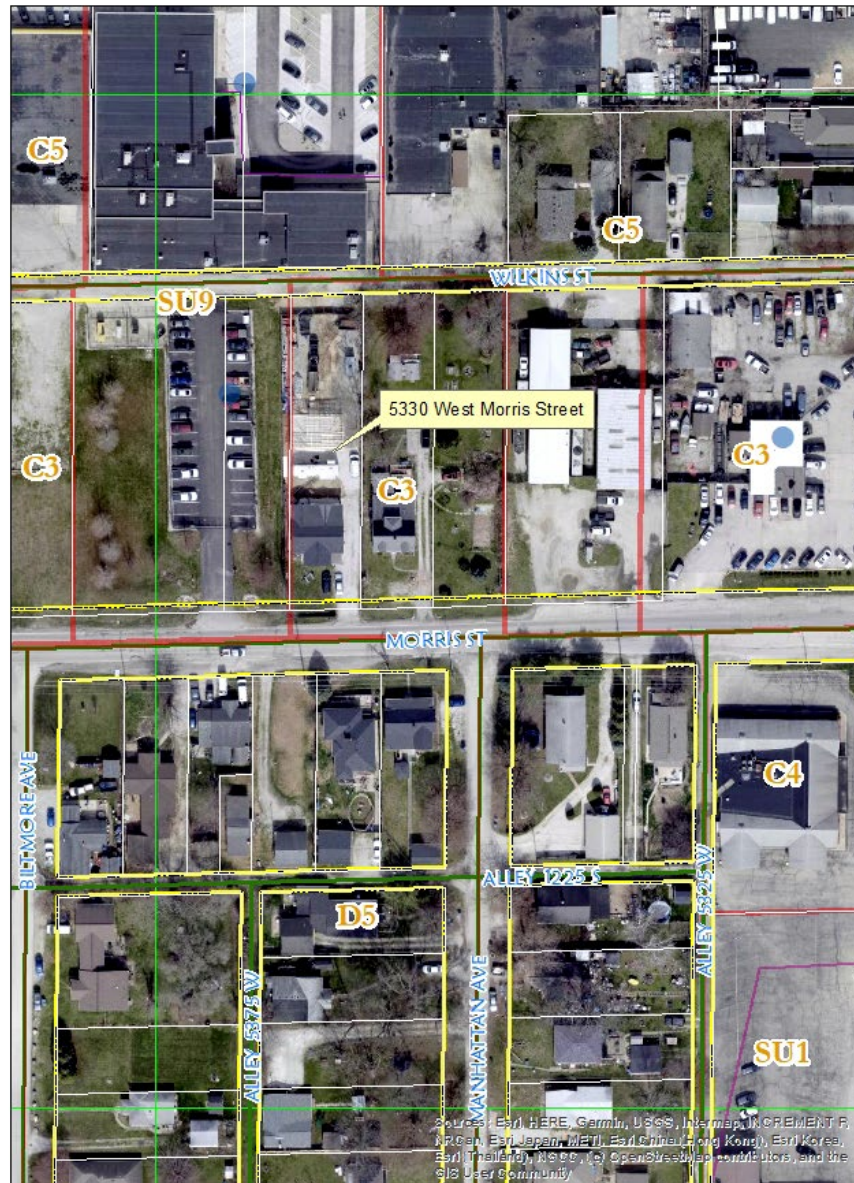


Department of Metropolitan Development
Division of Planning
Current Planning

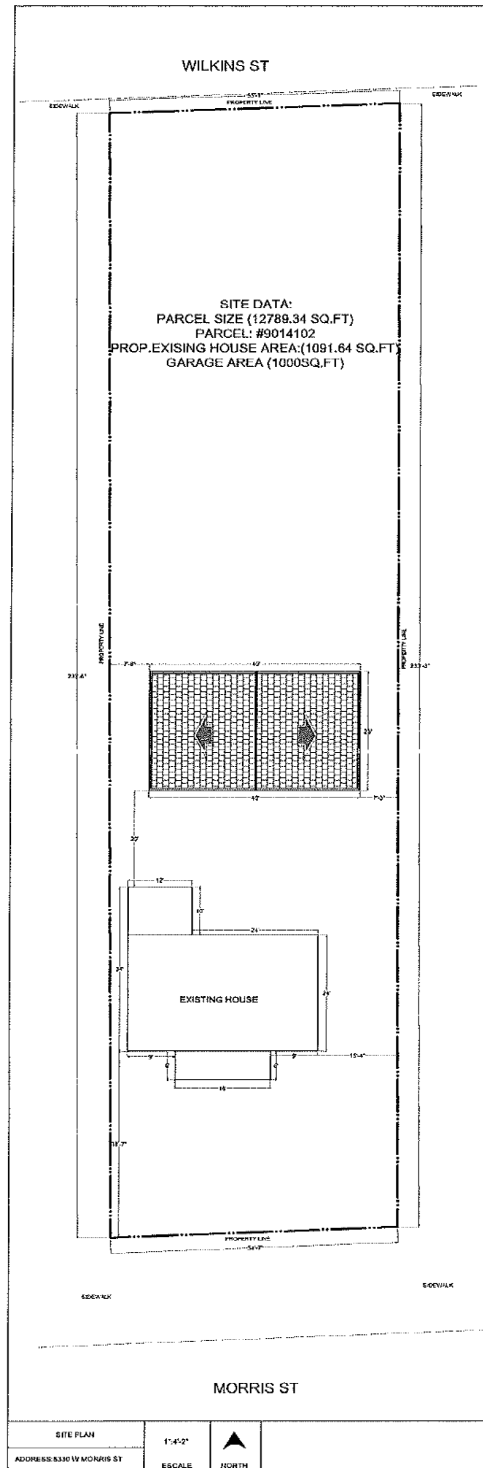
84-UV2-84; 1130 South Lynhurst Drive (east of site), requested a variance of Use of the Commercial Zoning Ordinance to provide for the erection of a 26 x 40 foot garage to be used for storage of supplies and equipment for an existing automobile repair service, **granted**.

83-Z-131; 5401 and 5405 West Washington Street (north of site), requested rezoning of 2 acres being in a C-5 district to the SU-9 classification to provide for a fire station and Township governmental offices, **approved**.

EXHIBITS



5330 West Morris Street
 0.0042 0.0085 0.017 0.0255 0.034 Miles



OPERATIONS PLAN FOR VARIANCE APPLICATION

Automotive Luxury Accessories, Modification, and Restoration Facility

1. DESCRIPTION OF PROPOSED USE

The project consists of operating a specialized automotive service facility focused on luxury accessory installation, truck modifications (including lift systems), classic vehicle restoration, and aesthetic customization.

All activities will be conducted indoors, with no heavy industrial production or high-impact operations.

2. NATURE OF BUSINESS

The facility will operate as a small- to medium-scale specialized automotive service.

It will NOT include:

- Vehicle dismantling
- Outdoor storage of inoperable vehicles
- Used car sales
- Junkyard-type operations

The focus is on high-quality technical and aesthetic services.

3. HOURS OF OPERATION

Monday – Friday: 8:00 AM – 6:00 PM

Saturday: 9:00 AM – 3:00 PM

Sunday: Closed

These hours are designed to minimize impact on surrounding properties.

4. TRAFFIC AND PARKING

The estimated volume is 5–10 vehicles per day.

On-site parking will be provided per site plan. No use of public streets for vehicle storage or queuing will occur.

5. NOISE CONTROL

All operations will take place داخل the building.

Doors will remain closed during active work. Noise levels will be comparable to a light automotive repair shop, without continuous heavy machinery.

6. ENVIRONMENTAL IMPACT

Proper handling and disposal of oils, paints, and solvents will be implemented in accordance with local and federal regulations.

No hazardous discharge or environmental contamination is expected.

7. SAFETY

The facility will include:

- Certified fire extinguishers
- Ventilated areas for paint-related work
- Safe storage of flammable materials
- Compliance with applicable fire codes

8. STAFFING

The business will employ approximately 3 to 6 trained employees.

No high-density workforce conditions will be generated.

9. SITE OPERATIONS

All work will be conducted داخل the building.

No outdoor storage of damaged vehicles or dismantling activities will occur. The site will be maintained in a clean, organized, and professional manner.

10. COMPATIBILITY WITH SURROUNDINGS

The proposed use is compatible with the surrounding area due to its low operational impact.

It will not generate excessive traffic, noise, or visual disturbance and will contribute positively to the local economy.

11. JUSTIFICATION FOR VARIANCE

The variance is requested due to current zoning limitations that do not fully accommodate this specialized use.

The proposed use:

- Is low impact
- Does not adversely affect public health, safety, or welfare
- Supports local economic development

12. OWNER COMMITMENTS

The applicant agrees to:

- Operate within the stated hours
- Maintain the site in a clean and orderly condition
- Avoid nuisance to neighboring properties
- Comply with all applicable regulations

Statement:

The proposed use is a low-impact, indoor automotive specialty service that will not adversely affect surrounding properties or public health, safety, and welfare.



View looking east along West Morris Street



View looking west along West Morris Street



View of site looking northeast across West Morris Street



View of site looking northeast along West Morris Street



View of site looking north across West Morris Street



View of site looking southeast across West Wilkins Street



View of site looking southeast across West Wilkins Street



View looking east along West Wilkins Street



View looking west along West Wilkins Street

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-070
Property Address: 6650 South Meridian Street
Location: Perry Township, Council District #22
Petitioner: Faith Assembly of God Indianapolis, Inc., by Joseph D. Calderon
Current Zoning: D-A
Request: Rezoning of 5.0 acres from the D-A district to the SU-1 district to provide for religious uses.
Current Land Use: Single-family dwelling / detached accessory building
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition to from the September 10, 2026 hearing to the October 15, 2026 hearing, at the request of remonstrator. No new information has been submitted to the file.

STAFF RECOMMENDATION

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

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.

PETITION OVERVIEW

This 5.0-acre site, zoned D-A, is developed with single-family dwelling and detached accessory building. It is surrounded by undeveloped land to the north, zoned D-A; single-family dwellings to the south, zoned D-3; single-family dwelling to the east, across South Meridian Street, zoned D-3; and undeveloped land to the west, zoned D-A.

This site was included in Subdivision Plat petition 2024-CPL-834 that divided 14.68 acres into two lots to be known as 6650 South Meridian Street Addition. This site consists of five acres. See Exhibit A

REZONING

The request would rezone the site from the D-A district to the SU-1 district to provide for religious uses. The following regulation would be applicable to all land within the SU-1 district. "No building, structure, premises or part thereof shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this article and until the proposed Site and Development Plan and landscape plan have been filed with and approved on behalf of the Commission by the Administrator or approved by the Commission."

The Comprehensive Plan recommends suburban neighborhood typology.

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

Tree Preservation / Heritage Tree Conservation

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

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

A tree inventory, tree assessment and preservation plan 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.

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

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.

Planning Analysis

As proposed, this request would align with the Plan recommendation of suburban neighborhood, that recommends places of worship.

Staff would note that development of the site would require Administrator Approval and would be reviewed using C-1 development standards.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Single-family dwelling / detached accessory building	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	D-A Undeveloped
	South:	D-3 Single-family dwellings
	East:	D-3 Single-family dwellings
	West:	D-A Undeveloped land
Thoroughfare Plan		
South Meridian Street	Primary Arterial	Existing 100-foot right-of-way and proposed 102-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	



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

Site Plan	June 17, 2026
Site Plan (Amended)	N/A
Elevations	June 17, 2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	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.

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

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

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

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

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

ZONING HISTORY

2024-CVR-834 / 2024-CPL-834; 6650 South Meridian Street, requested a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One and approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acre into two lot, **denied / approved**.



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

[illegible]

EXHIBIT B

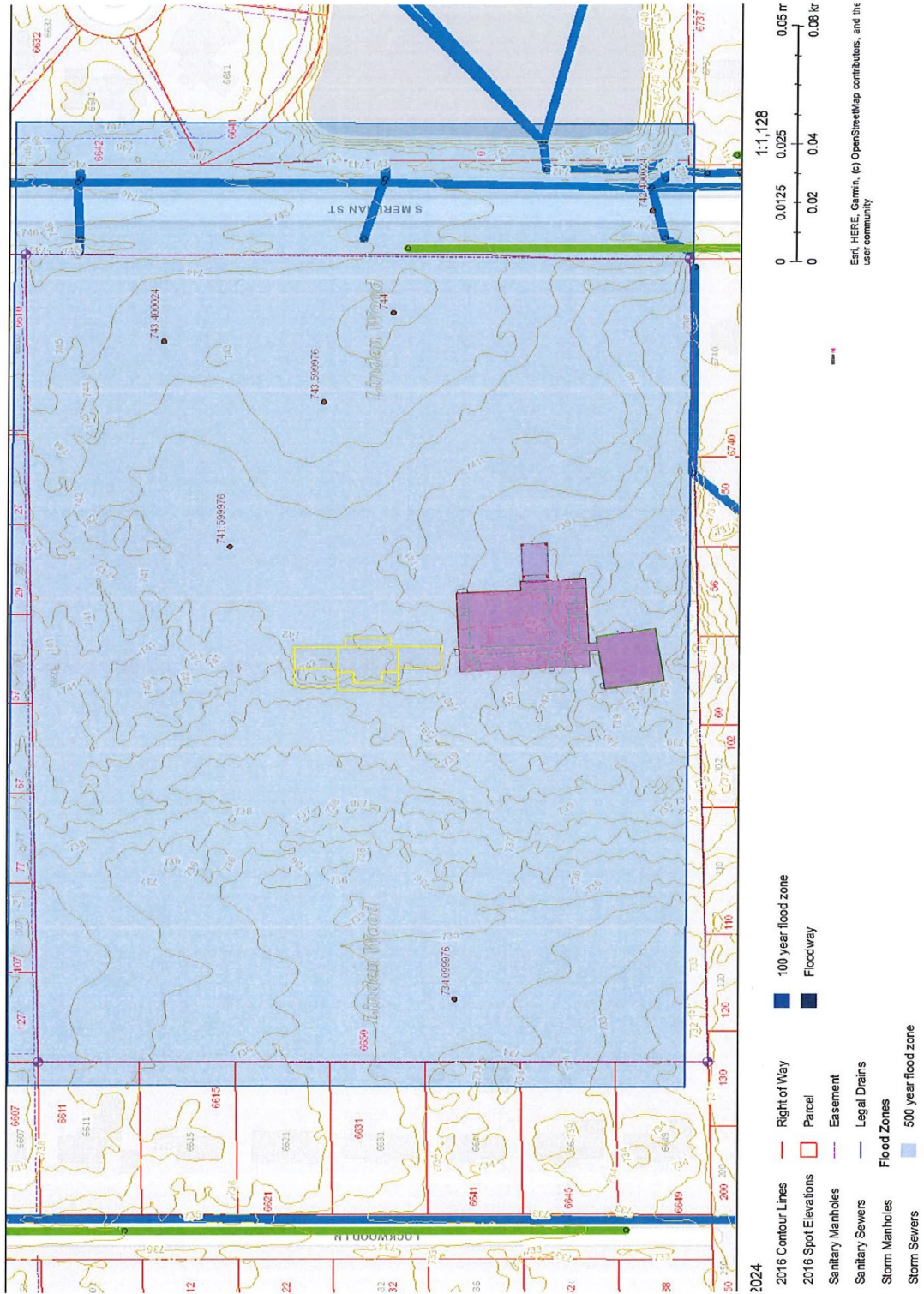
Heritage Tree Conservation

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.

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

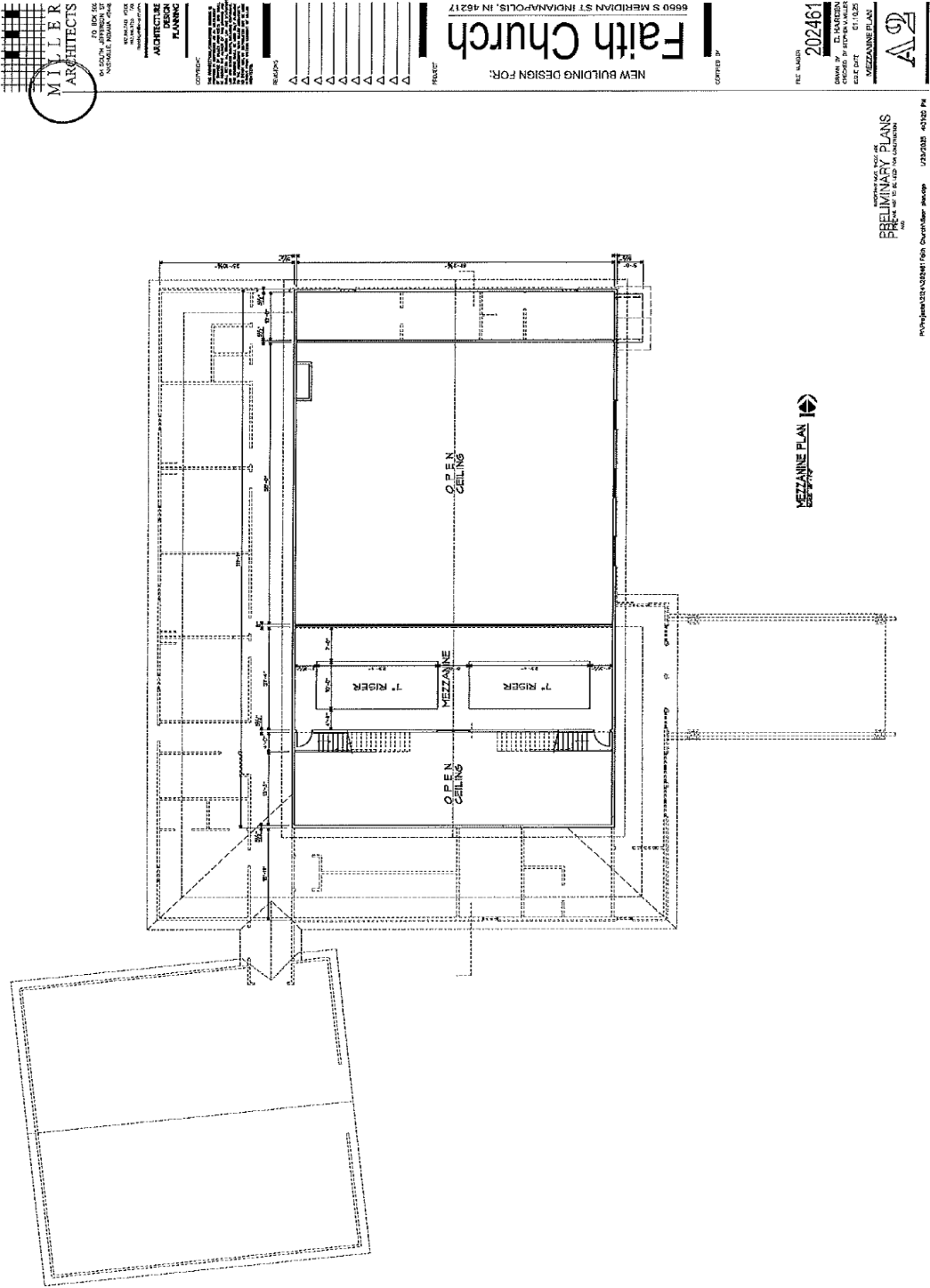
Site Plan







Department of Metropolitan Development
Division of Planning
Current Planning



MILLER ARCHITECTS
 170 S. 300 S.
 SUITE 200
 WEST VALLEY CITY, UT 84113
 TEL: 801.575.1100
 FAX: 801.575.1101
 WWW.MILLERARCHITECTS.COM

ARCHITECT
 PROJECT NO. 202461
 PROJECT NAME: FAITH CHURCH
 PROJECT ADDRESS: 6650 S. MERIDIAN ST. INDIANAPOLIS, IN 46217

DESIGNED BY
 DATE: 1/25/2023
 DRAWN BY: J. HANSEN
 CHECKED BY: J. HANSEN
 SCALE: 1/8" = 1'-0"

REVISIONS

NOTES

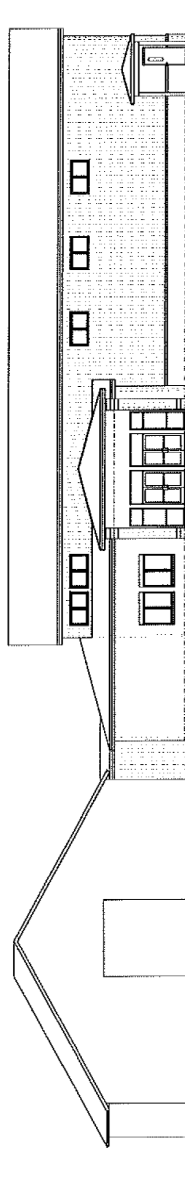
PROJECT

NEW BUILDING DESIGN FOR:
Faith Church
 6650 S MERIDIAN ST INDIANAPOLIS, IN 46217

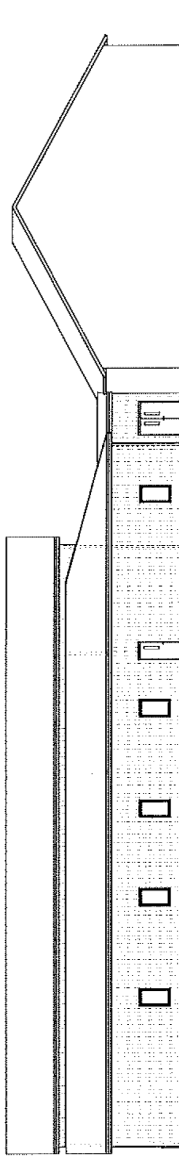
FILE NAME:
 202461
 DRAWN BY: J. HANSEN
 CHECKED BY: J. HANSEN
 SCALE: 1/8" = 1'-0"

ELEVATIONS

A7



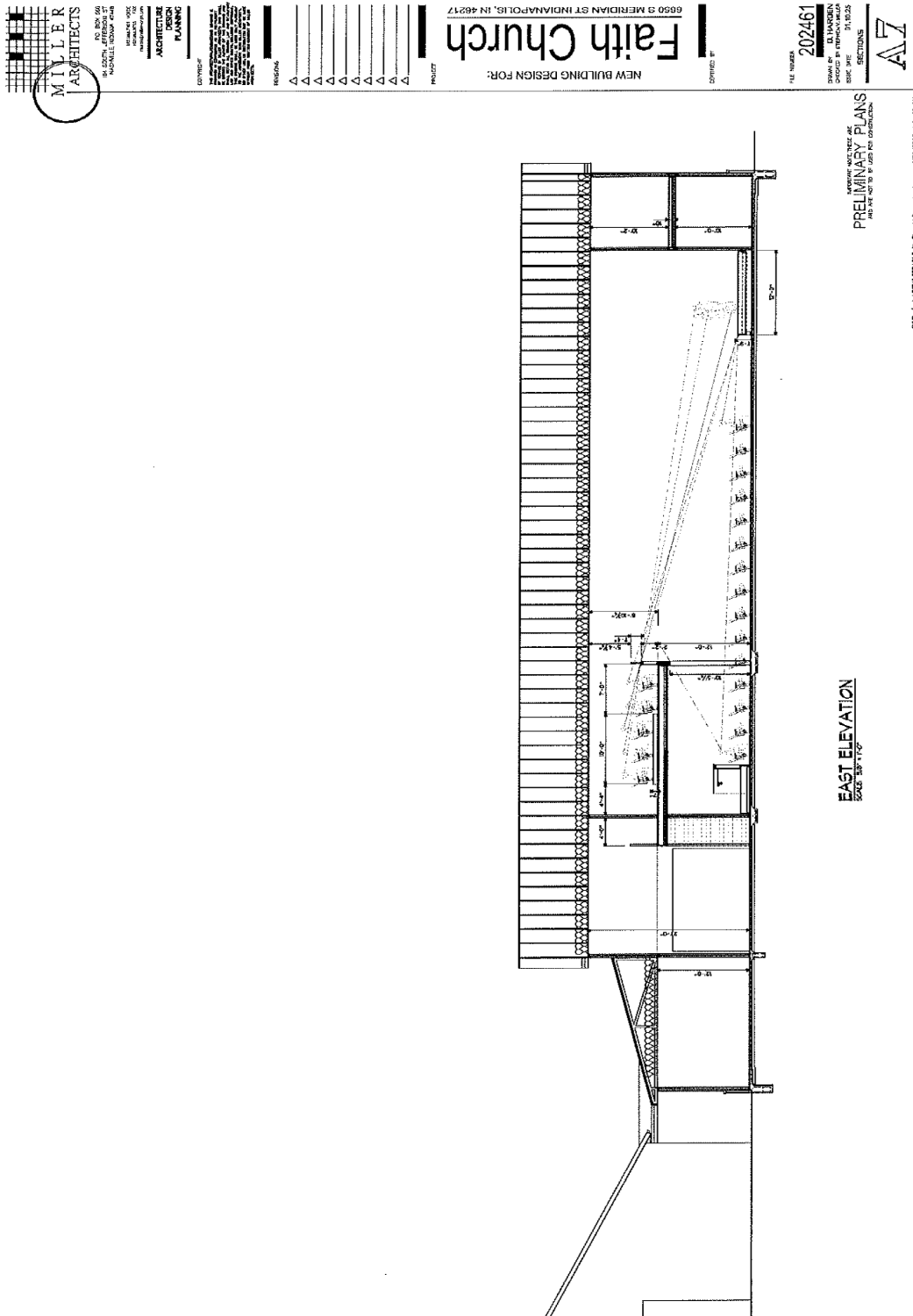
EAST ELEVATION
 1/25/2023

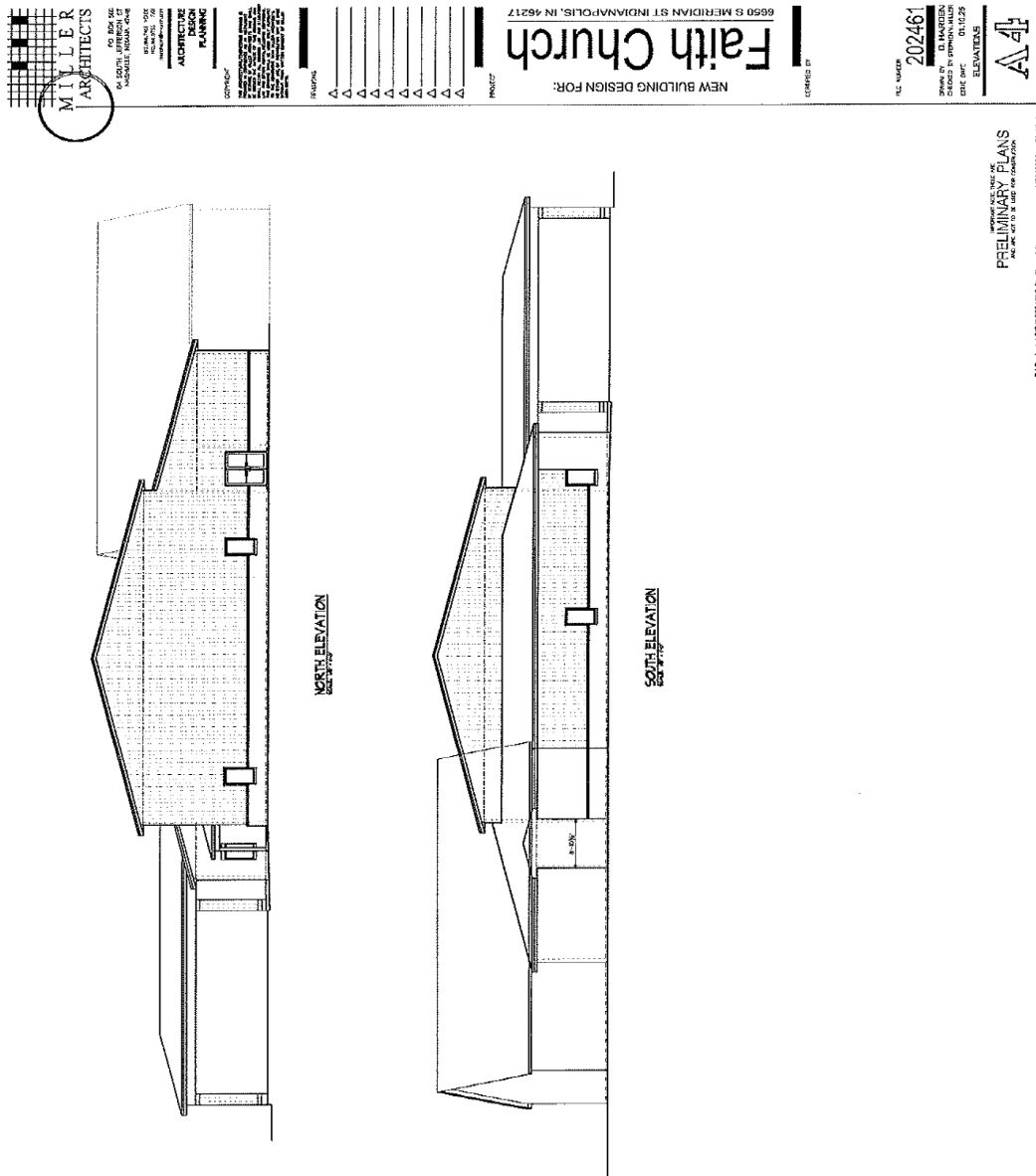


WEST ELEVATION
 1/25/2023

PRELIMINARY PLANS
 NOT TO BE USED FOR CONSTRUCTION

PROJECT NO. 202461 Faith Church West Elevation
 1/25/2023 J. Hansen







View looking north along South Meridian Street



View looking south along Meridian Street



View from site looking east across South Meridian Street



View from site looking southeast across South Meridian Street



View of site looking southwest



View of site looking west



View of site looking southwest



View of site looking south

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking west



View from site looking north

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



View from site looking north



View from site looking east towards South Meridian Street

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-075
Property Address: 5820 South Emerson Avenue
Location: Perry Township, Council District #24
Petitioner: RCP Development, LLC, by Joseph D. Calderon
Current Zoning: C-3
Request: Rezoning of 2.15 Acres from the C-3 district to the C-4 district to provide for commercial uses.
Current Land Use: Undeveloped
Staff Recommendations: Denial
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the September 10, 2026 hearing, to the October 15, 2026 hearing, at the request of the petitioner's representative to provide additional time to meet with the neighbors.

The petitioner's representative submitted a preliminary landscape plan on October 7, 2026, that is included in the staff report, along with proposed commitments negotiated with the neighborhood organization. Staff continues to recommend denial for the reasons stated in this report.

STAFF RECOMMENDATION

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

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

PETITION OVERVIEW

This 2.15-acre site, zoned C-3, is undeveloped and surrounded by undeveloped land to the north, zoned C-3; commercial uses to the south, across East Edgewood Avenue, zoned C-3; commercial office uses to the east, across South Emerson Avenue, zoned C-S; and undeveloped land to the west, zoned D-5II.

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

Petition 2006-ZON-133 rezoned this site to the C-3 district.

Staff would note that this request is limited to the southwest corner of a larger parcel (14.15 acres) and would require the filing and approval of a plat that would separate this site from the larger parcel.

REZONING

The request would rezone the site from the C-3 District to the C-4 classification to provide for a gasoline service station / convenience store. “The Community-Regional C-4 District “is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities.”

The Comprehensive Plan recommends community commercial typology and commercial office typology for the site.

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

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

Site Plan / Building Elevations – July 24, 2026

A proposed site plan and elevations were submitted with the rezoning request, but the staff recommendation is only applicable to the rezoning request.

Staff would, however, note that sidewalks would be required along South Emerson Avenue and East Edgewood Avenue, along with required landscaping and Green Factor.

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.

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

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 Comprehensive Plan recommendations of office commercial or community commercial typologies.

The request would be an unacceptable increase in commercial intensity that would have a detrimental impact on surrounding land uses to the west recently rezoned for residential uses, office uses to the east and a pharmacy to the south. Allowing a large-scale intense regional commercial use at this location would erode the integrity of the Comprehensive Plan, dilute its effectiveness and weaken protection of the existing residential uses and less intense commercial uses in this area.

Additionally, 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. The proposed C-4 rezoning would remove the buffer that would be provided by the recommended office commercial typology to the west and north and the existing C-3 district that would negatively impact the potential residential uses to the west.

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

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial / Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Undeveloped
South:	C-3	Commercial uses
East:	C-S	Commercial office uses
West:	D-5II	Undeveloped
Thoroughfare Plan		
South Emerson Avenue	Primary Arterial	Existing 140-foot right-of-way and proposed 86-foot right-of-way.
East Edgewood Avenue	Primary Arterial	Existing 140-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	July 24, 2026	
Site Plan (Amended)	N/A	
Elevations	July 24, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Community Commercial and Office Commercial typologies.

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

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Community Commercial Typology

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

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

- Should be located along an arterial street.
- Outdoor display of merchandise should be limited.
- If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Should be no larger than 25 acres with 125,000 square feet of floor space and no more than three out lots.

Conditions for All Land Use Types – Office Commercial Typology

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development

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

2006-ZON-134; 5820 South Emerson Avenue (west of site), rezoning of 4.698 acres from D-A to C-1 to provide for office uses, **approved**.

2006-ZON-133; 5820 South Emerson Avenue; requested rezoning of 11.027 acres from D-A to C-3 and C-1 to provide for neighborhood commercial uses and office uses, **approved**.

VICINITY

2024-ZON-131; 5820 South Emerson Avenue (west of site), requested rezoning of 21.23 acres from the C-1, C-3, and D-A districts to the D-5II district to provide for townhome and duplex development, **approved**.

2022-CZN-872 / 2022-CVR-872; 4822 East Edgewood Avenue and 5820 South Emerson Avenue (west of site), rezoning of 21.232 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for single-family attached dwellings (townhomes) and multi-family residential development and a variance of development standards to provide for a building height of 49.5 feet, **denied**.

2021-ZON-125 / 2022-VAR-001; 4822 East Edgewood Avenue and 5820 South Emerson Avenue (east of site), requested rezoning of 19.92 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for multi-family residential development and a variance of development standards to provide for a building height of 56 feet and a minimum livability ratio of 0.51, **withdrawn**.

2021-ZON-005; 6009 & 6047 South Emerson Avenue (south of site), requested rezoning of 5.00 acres from the D-A district to the C-4 district for a gas station/convenience store, **approved**.

2017-ZON-082; 6009 South Emerson Avenue (south of site), requested rezoning of 2.20 acres from the D-A districts to the C-4 classification to provide for a gasoline service station, **denied**.

2008-ZON-019; 6026 South Emerson Avenue (west of site), requested rezoning of one acre from the D-A District, to the C-1 classification to provide for office-buffer commercial uses, **approved**.

2007-ZON-054; 5202 East Edgewood Avenue (north of site), requested rezoning of 0.6 acre, from the D-A District to the C-S classification to provide for uses permitted in the C-1 District, **approved**.

2007-ZON-850 / 2007-VAR-850; 6004 South Emerson Avenue (south of site), requested rezoning of 2.9 acres, from the D-A District to the C-3 classification to provide for neighborhood commercial uses and a variance of development standards to provide for a drive-through without the required separation from a protected district, the sale of alcohol without the required separation from a protected district, and reduced transitional yards, **approved**.

2007-ZON-047; 5815 and 5829 South Emerson Avenue (south of site), requested rezoning of six acres from the D-A District to the C-S classification to provide for C-3 and C-1 uses, **approved**.

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

2005-APP-002; 5905-5935 South Emerson Avenue (east of site), modification of commitments and site plan to provide for construction of a 12,600-square foot building that does not fit within the footprint indicated on the approved site plan from 2000-ZON-012, **approved**.

2005-ZON-857/2005-APP-857/2005-VAR-857; 5901-5935 South Emerson Avenue (east of site), rezoning of 6.556 acres from D-A to C-S to provide for expansion of an office/commercial center with C-1 uses, limited C-3 uses, and a fitness center; a variance of development standards to provide for a second freestanding identification sign with inadequate street frontage and sign separation; a modification of commitments to provide for additional signage, **approved**.

2005-ZON-215; 5640 South Emerson Avenue (north of site), rezoning of 2.087 acres from D-A to C-1 to provide for office uses, **approved**.

2004-ZON-078; 5500 and 5640 South Emerson Avenue (north of site), rezoning of 25.539 acres from D-P and D-A to D-P to provide for the construction of townhouses and two-family dwellings with a total of 104 units, and a density of 4.10 units per acre, **approved**.

2004-ZON-049; 5800 South Emerson Avenue (north of site), rezoning of 1.997 acres from D-A to C-1 to provide for office uses, **approved**

2002-UV1-004; 5800 South Emerson Avenue (north of site), variance of use to provide for the construction of a single-family dwelling, with an attached recording studio in D-A, **granted**.

2002-ZON-012; 5935 South Emerson Avenue (east of site), rezoning of 5.23 acres from D-A to C-S to provide for all C-1 uses and limited C-3 uses, **approved**.

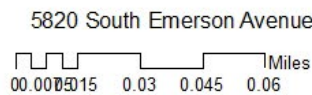
2000-ZON-012; 5935 South Emerson Avenue (south of site), requested rezoning of 5.23 acres from the D-A District to the C-S classification to provide for all C-1 uses and certain C-3 uses, **approved**.

95-Z-183; 5728 South Emerson Avenue (north of site), rezoning of 0.407 acre from D-A to D-3 to provide for single-family residential development, **approved**.

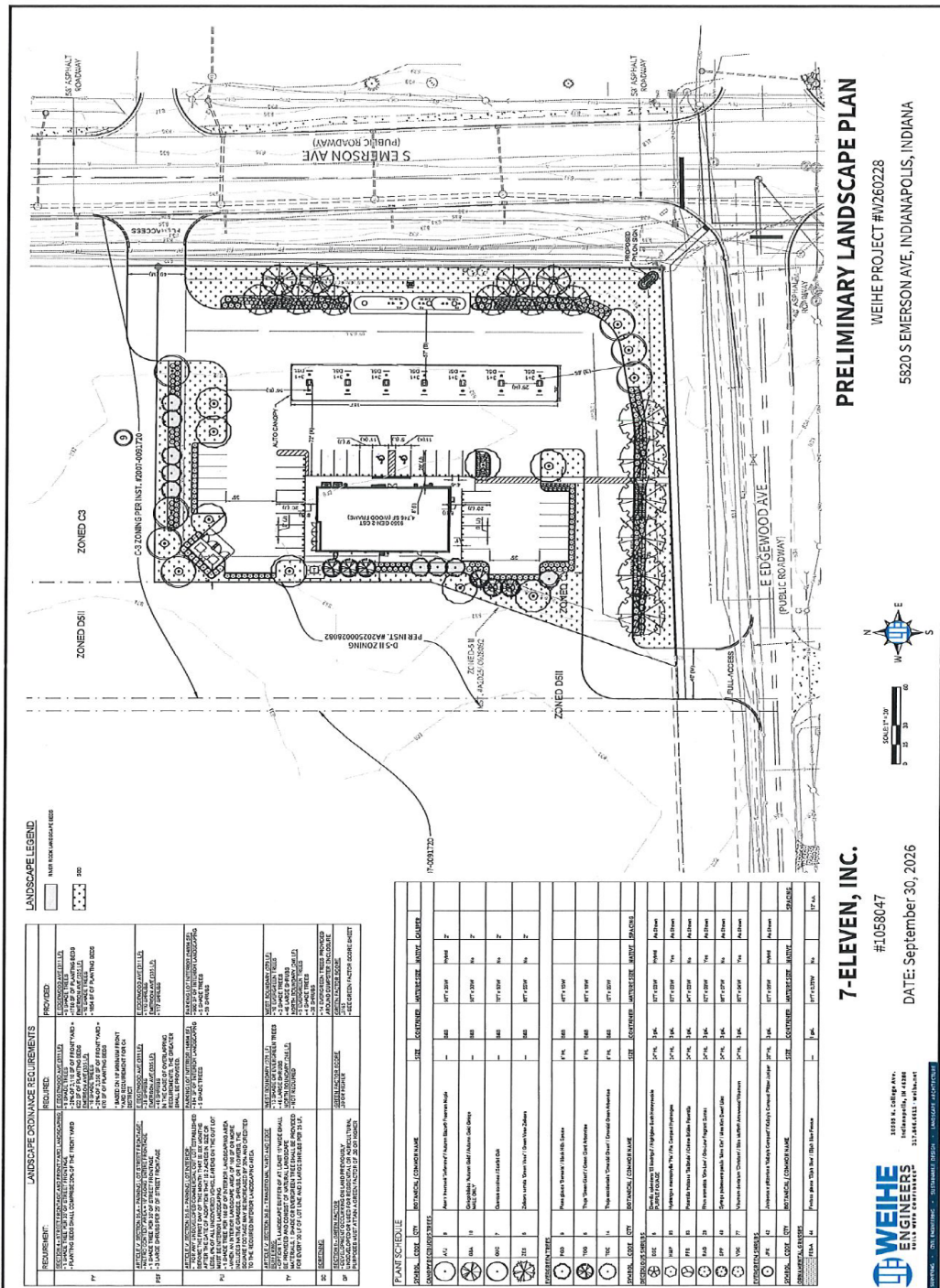
95-Z-73; 4684 East Edgewood Avenue (west of site), rezoning of 11.38 acres from D-A to D-3 to provide for single-family residential development, **approved**.

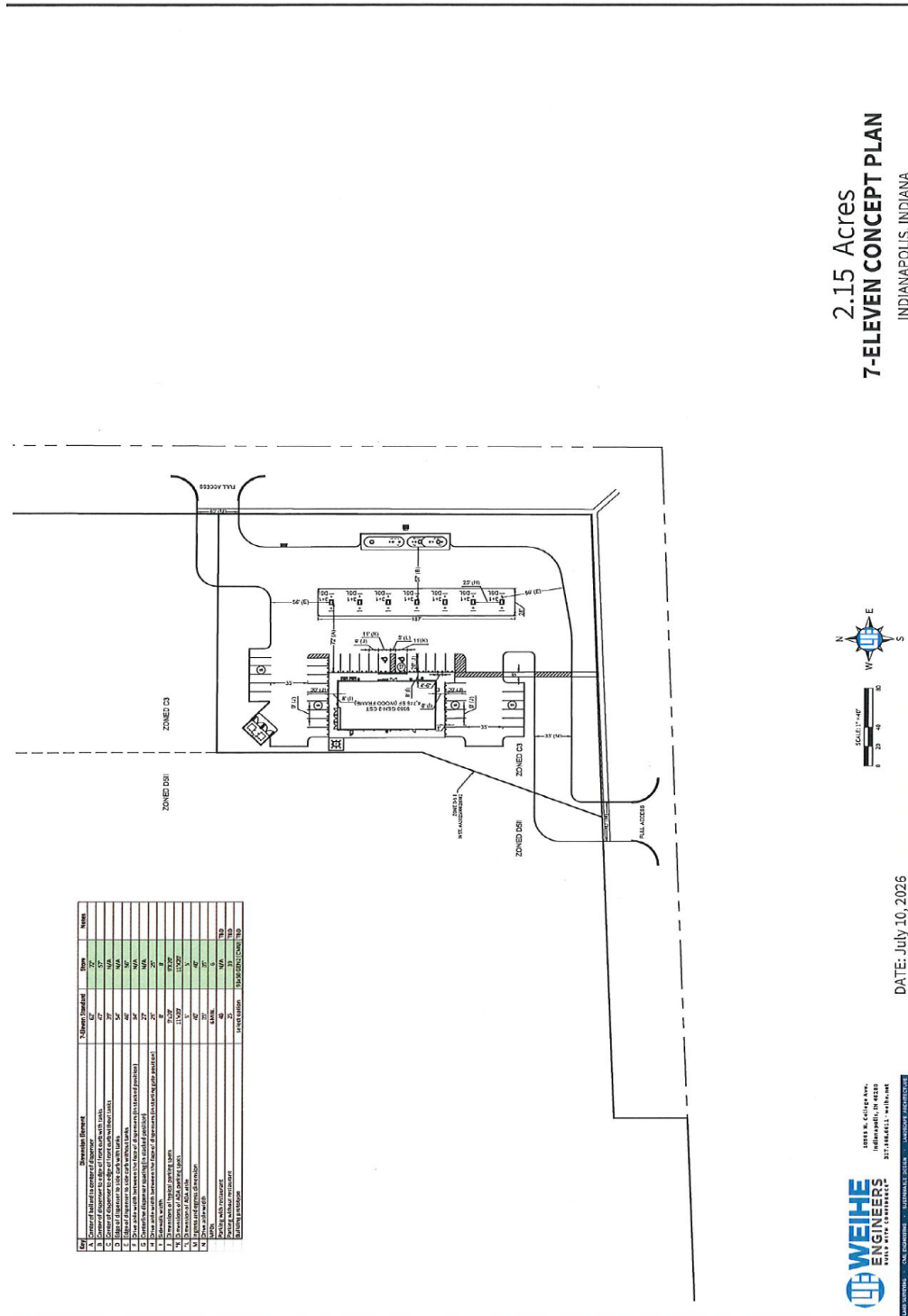
95-Z-35; 4784 East Edgewood Avenue (west of site), rezoning of 19.99 acres from D-A to D-3 to provide for single-family residential development, **approved**.

EXHIBITS



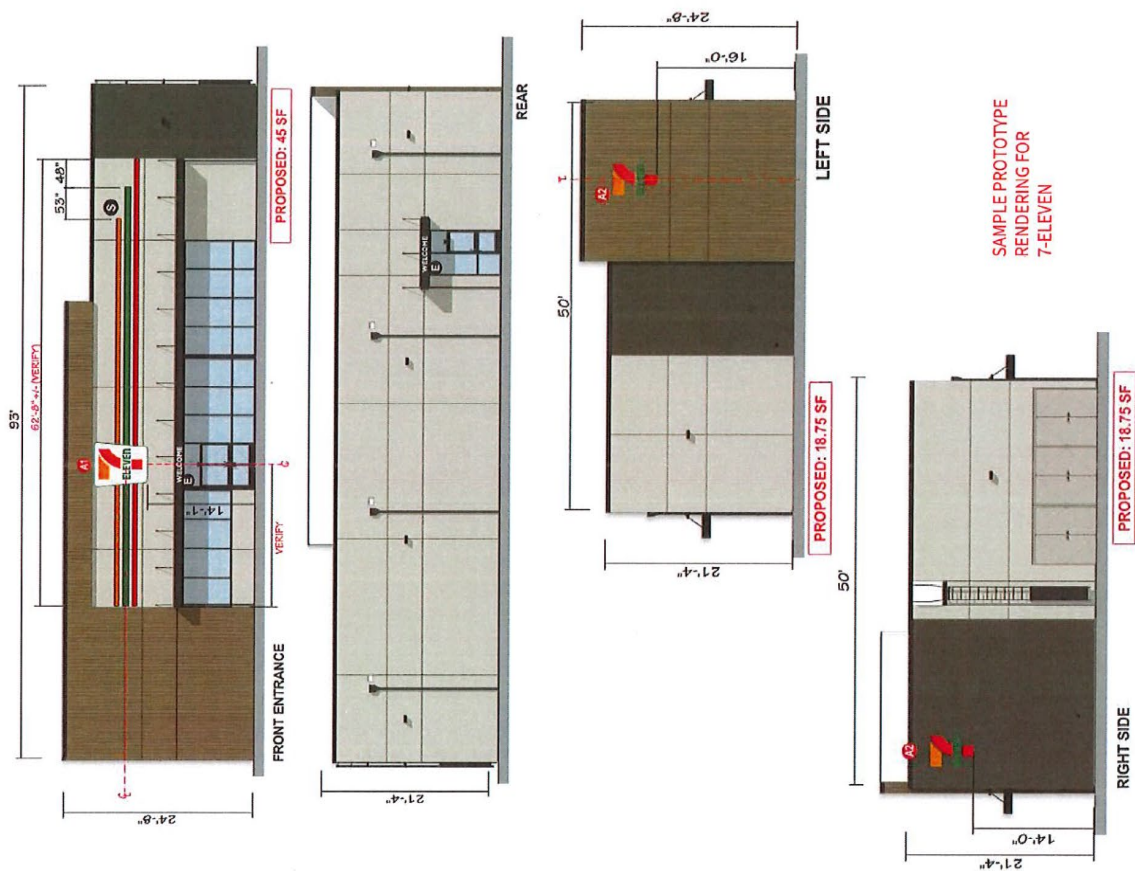
Landscape Plan – October 7, 2026







Department of Metropolitan Development
 Division of Planning
 Current Planning





View looking north along South Emerson Avenue



View looking northwest across the intersection of South Emerson Avenue and East Edgewood Avenue



View looking west along East Edgewood Avenue



View looking east along East Edgewood Avenue

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking north across East Edgewood Avenue



View of site looking west across South Emerson Avenue



View of site looking southwest across South Emerson Avenue

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-ZON-079
Property Address: 6650 South Meridian Street
Location: Perry Township, Council District #22
Petitioner: Immanuel Mizo Methodist Church, by Andi Metzel
Current Zoning: D-A
Request: Rezoning of 8.68 acres from the D-A district to the SU-1 district to provide for religious uses.
Current Land Use: Undeveloped land
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the September 24, 2026 hearing to the October 15, 2026 hearing, at the request of a remonstrator. No new documents have been submitted to the file.

STAFF RECOMMENDATION

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

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.

PETITION OVERVIEW

This 8.68-acre site, zoned D-A, is undeveloped and surrounded by single-family dwellings to the north, zoned D-3; single-family dwellings to the south, zoned D-3 and D-A; single-family dwelling to the east, across South Meridian Street, zoned D-3; and single-family dwellings to the west, zoned D-A.

This site was included in Subdivision Plat petition 2024-CPL-834 that divided 14.68 acres into two lots to be known as 6650 South Meridian Street Addition. This site (Lot 1) consists of 8.68 acres. See Exhibit A.

REZONING

The request would rezone the site from the D-A district to the SU-1 district to provide for religious uses. The following regulation would be applicable to all land within the SU-1 district. "No building, structure, premises or part thereof shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this article and until the proposed Site and Development Plan and landscape plan have been filed with and approved on behalf of the Commission by the Administrator or approved by the Commission."

The Comprehensive Plan recommends suburban neighborhood typology.

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

Tree Preservation / Heritage Tree Conservation

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

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

A tree inventory, tree assessment and preservation plan 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.

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

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.

Planning Analysis

As proposed, this request would align with the Plan recommendation of suburban neighborhood, that recommends places of worship. .

Staff would note that development of the site would require Administrator Approval and would be reviewed using C-1 development standards.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-3	Single-family dwellings
	South: D-3 / D/A	Single-family dwellings
	East: D-3	Single-family dwellings
	West: D-A	Single-family dwellings
Thoroughfare Plan		
South Meridian Street	Primary Arterial	Existing 100-foot right-of-way and proposed 102-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	

Overlay	No
Wellfield Protection Area	No
Site Plan	August 4, 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	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.

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

- 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.

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

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

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

ZONING HISTORY

2026-ZON-070; 6650 South Meridian Street, requested rezoning of five acres from the D-A district to the SU-1 district to provide for religious uses, **pending**.

2024-CVR-834 / 2024-CPL-834; 6650 South Meridian Street, requested a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One and approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acre into two lot, **denied / approved**.



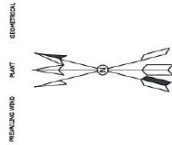
Department of Metropolitan Development
 Division of Planning
 Current Planning

SITE PLAN

BUDGET PRO
 BUDGET PRO
 8533 Redwood Ave.
 Indianapolis, IN 46227
 info@budgetpro.com
 317.555.1111

OWNER NAME: **CHURCH**

PROJECT LOCATION:
**6650 S MERIDIAN ST
 INDIANAPOLIS, IN 46217**



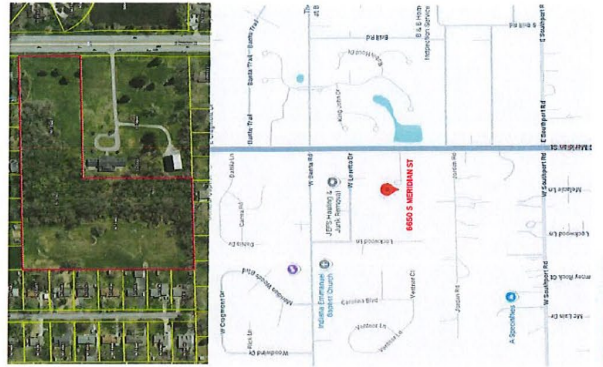
PROJECT NO.: 20-61236

DATE: 5/13/2023

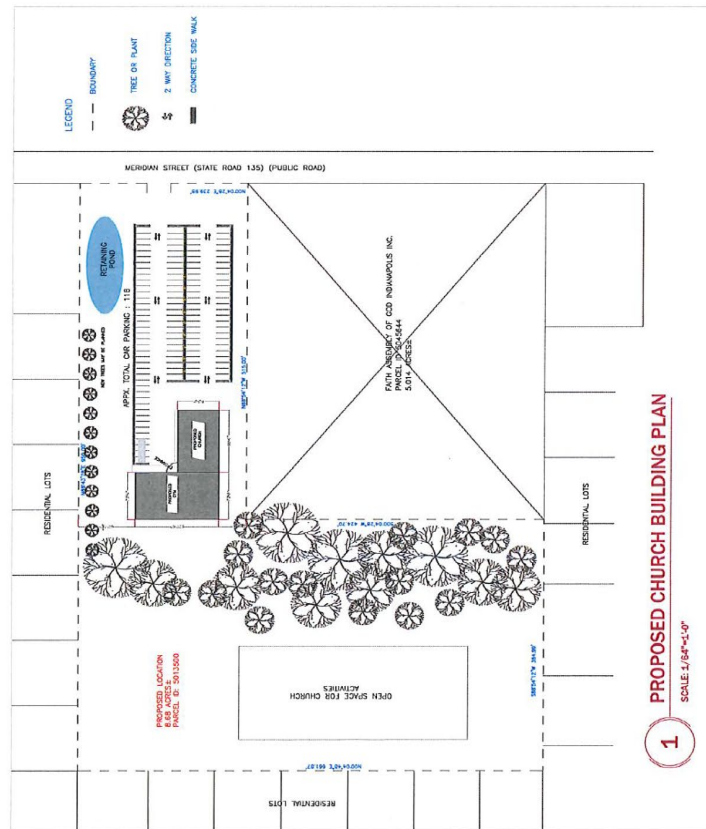
DESIGNER: **JB**

SHEET TITLE: **PROPOSED BUILDING PLAN**

SHEET NO.
A-2



PROPOSED LOCATION FOR REZONING
6650 S MERIDIAN ST, INDIANAPOLIS, IN 46217



PARCEL ID: 50413500
 Legal Description:
 PT NE 1/4 SEC 14 T14 R3 BEG 565.01' W OF SE COR P.O.B. N424.7' E51.5' N239.42' W90° S669.4' E384.59' TO BEG
 Block
 2003

EXHIBIT A

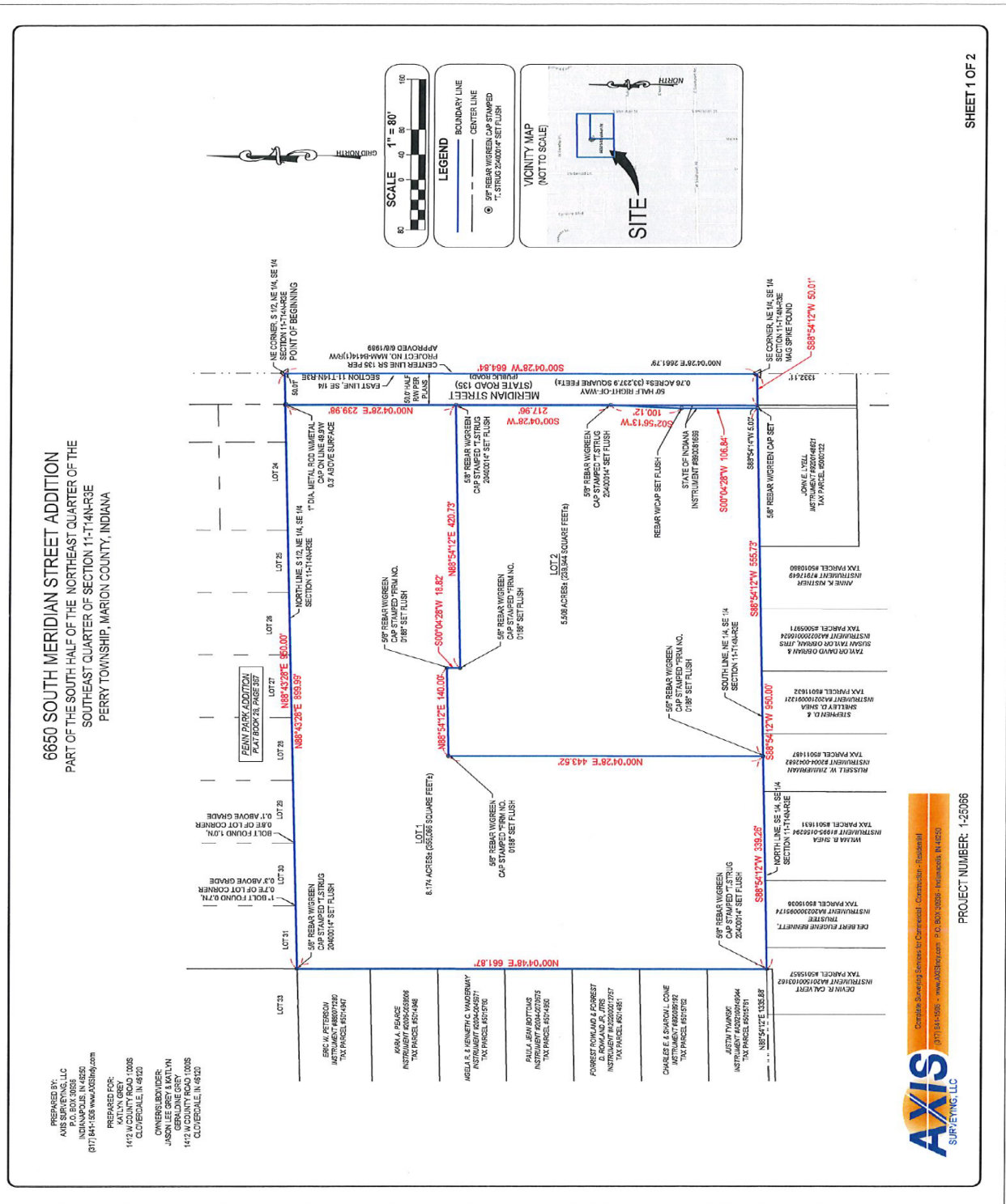


EXHIBIT B

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.

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



View looking south along South Meridian Street



View looking north along Meridian Street



View of site looking north from the adjacent property to the south



View of site looking north from the adjacent property to the south

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking north from adjacent property to the south



View of site looking northwest

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-CZN-844 / 2026-CVR-844

Property Address: 6620 Northview Way

Location: Washington Township, Council District #3

Petitioner: K&J Acquisitions, LLC, by Joseph D. Calderon

Current Zoning: SU-1

Rezoning of 1.74 acres from the SU-1 district to the C-3 district to provide for commercial retail uses.

Request:

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through stacking space aisle within the front yard along Binford Boulevard (not permitted); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).

Current Land Use: Religious uses

Staff Recommendations: Approval of the rezoning request and the variances for drive-through stacking space aisle within the front yard and the transparency request; trash enclosure variances should be withdrawn.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by the City-County Councilor that continued these petitions from the August 27, 2026 hearing, to the September 24, 2026 hearing.

The Hearing Examiner continued these petitions from the September 24, 2026 hearing, to the October 15, 2026 hearing, at the request of the petitioner's representative.

STAFF RECOMMENDATION

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

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

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

2. A final landscape plan shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP) that would include year around (evergreen) plants that would provide a visual buffer to the stacking spaces in the front yard along Binford Boulevard.

PETITION OVERVIEW

This 1.74-acre site, zoned SU-1 is undeveloped and surrounded by religious uses to the north, across Northview way, zoned SU-1; commercial uses and intersection of East 65th Street and Binford Boulevard to the south, zoned C-4; Binford Boulevard right-of-way to the east, zoned SU-1; and industrial uses to the west, zoned I-2.

Petition 2026-PLT-030 subdivided this 1.74-acre site from the larger 16.86-acre site to provide for Lot 1, with the remaining 15.12 acres as Block A.

REZONING

The request would rezone the site from the SU-1 district to the C-3 district to provide for commercial retail uses. "The C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers in significant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters. It does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations. In general, to achieve maximum flexibility of permitted land use, the C-3 District makes possible a highly varied grouping of indoor retail and business functions."

The Comprehensive Plan recommends office commercial typology for the site.

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

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

Planning Analysis

This request would not generally align with the Plan recommendation of office commercial. However, the Pattern Book recommends that small-scale retailing be limited to 1.5 acres. This site is slightly larger at 1.74 acres and located at the corner of Binford Boulevard (primary arterial) and East 65th Street (primary collector). Because of the industrial uses to the west, commercial uses to the south, and the separation / buffer provided by the Binford Boulevard right-of-way to the residential uses to the east, staff believes the rezoning request is supportable.

VARIANCE OF DEVELOPMENT STANDARDS

As proposed, four variances are being requested. One variance relates to the front yard stacking spaces, and three variances relate to the architectural features including transparency and screening of the trash enclosure.

The location of this site with frontages along Binford Boulevard and East 65th Street, would result in a practical difficulty related to the stacking space aisle within the front yard and functionality of the site. Consequently, staff supports this variance request. Staff would, however, request that year around evergreen plant materials be incorporated into the landscape plan to provide a visual buffer along Binford Boulevard frontage.

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

Following review of the floor plan submitted on October 8, 2026, staff finds a practical difficulty that would prevent complying with the required 40% transparency between three and eight feet above grade on the side of each primary building with a public pedestrian entrance (south façade). Public restrooms and coolers are located to the right of the public entrance, which would limit the ability to provide transparency in accordance with the Ordinance.

Based upon the elevations of the trash enclosure, file-dated August 5, 2026, the screening proposed by the trash enclosure complies with the provisions of the Ordinance, including materials that match the primary building. Consequently, this variance request should be withdrawn.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Undeveloped land	
Comprehensive Plan	Office Commercial	
Surrounding Context	Zoning	Land Use
North:	SU-1	Religious uses
South:	C-4	Binford Boulevard / East 65 th Street rights-of-way
East:	SU-1	Binford Boulevard right-of-way
West:	I-2	Industrial uses
Thoroughfare Plan		
Northview Way	Private Street	Existing 48-foot wide pavement.
East 65 th Street	Primary Collector	Existing 65-foot right-of-way and proposed 80-foot right-of-way.
Binford Boulevard	Primary Arterial	Existing 180-foot right-of-way and proposed 102-foot right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	July 10, 2026	
Site Plan (Amended)	N/A	
Elevations	August 5, 2026	
Elevations (Amended)	N/A	
Landscape Plan	July 10, 2026	

Findings of Fact	July 10, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Office Commercial Typology

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

Small-Scale Offices, Retailing, and Personal or Professional Services (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.)

- Appropriate as a primary use only in major employment centers.
- Outdoor display of merchandise should be limited.
- If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
- Should be located along an arterial or collector street.

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

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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

ZONING HISTORY

2026-PLT-030; 6620 Northview Way, requested approval of a Subdivision Plat to be known as Northview Reserve Secondary Plat, subdividing 16.87 acres into one lot and one block, **approved**.

2017-ZON-036, 6620 Binford Medical Drive, requested rezoning of 16.825 acres from the C-S district to the SU-1 classification, **approved**.

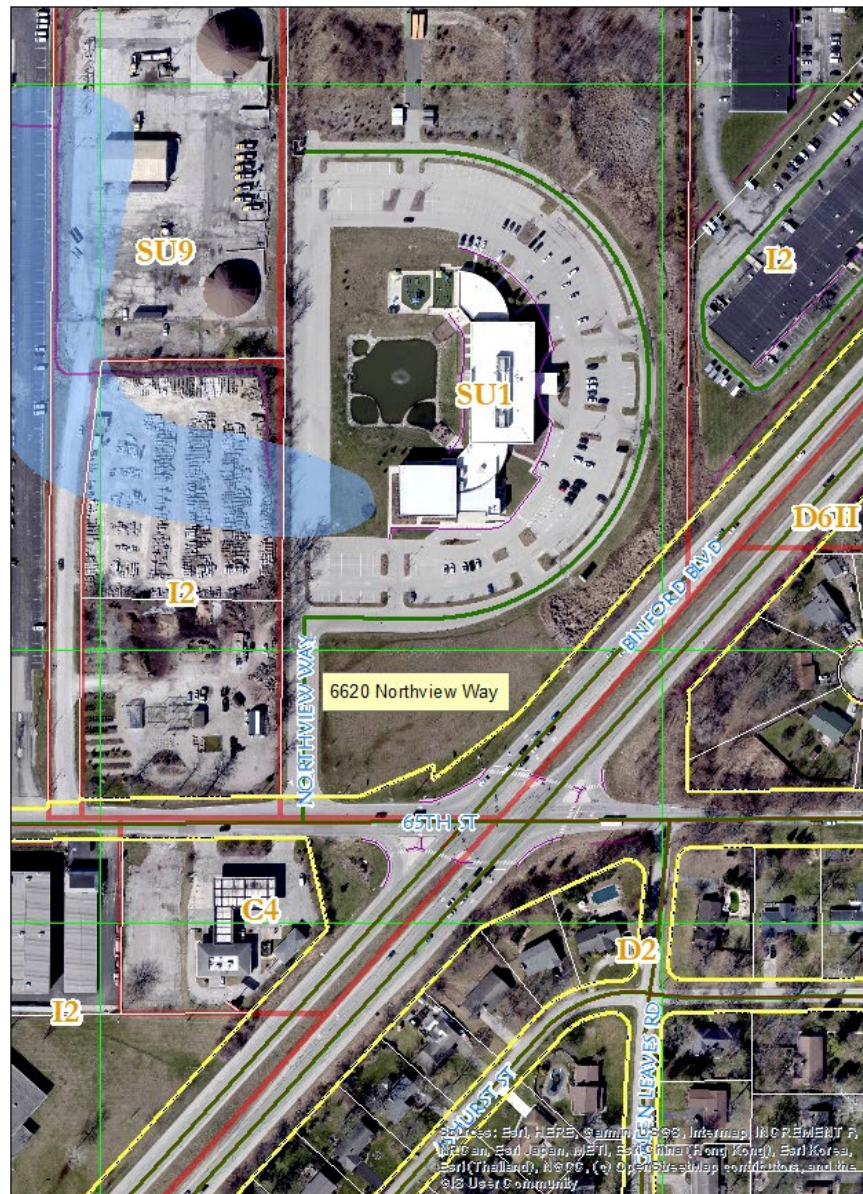
2005-APP-004; 6620 Binford Medical Drive, requested a modification of commitments related to petitions 2003-ZON-130 and 2000-ZON-109 to provide for a freestanding integrated center sign along the Binford Boulevard frontage, **approved**.

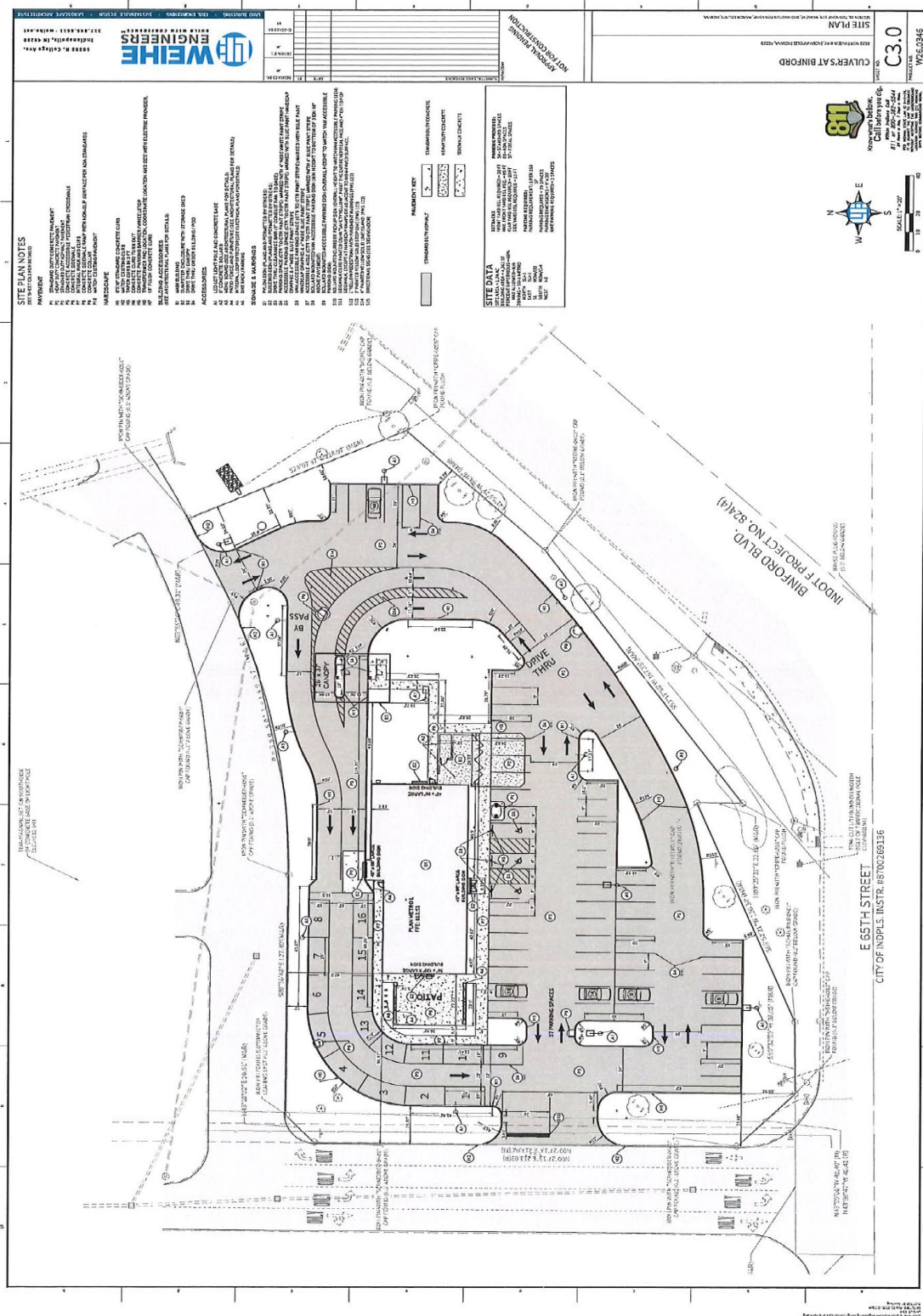
2003-ZON-130, 6515 Binford Medical Drive, requested a rezoning of 16.87 acres from the C-S District to the C-S District to provide for a revised site plan, commitments, and a pharmacy, **approved**.

2000-ZON-109; 5500 East 65th Street, requested a rezoning of 19.125 acres, from I-2-S to C-S, to provide for 150,000 square feet of general and medical office development, **approved**.

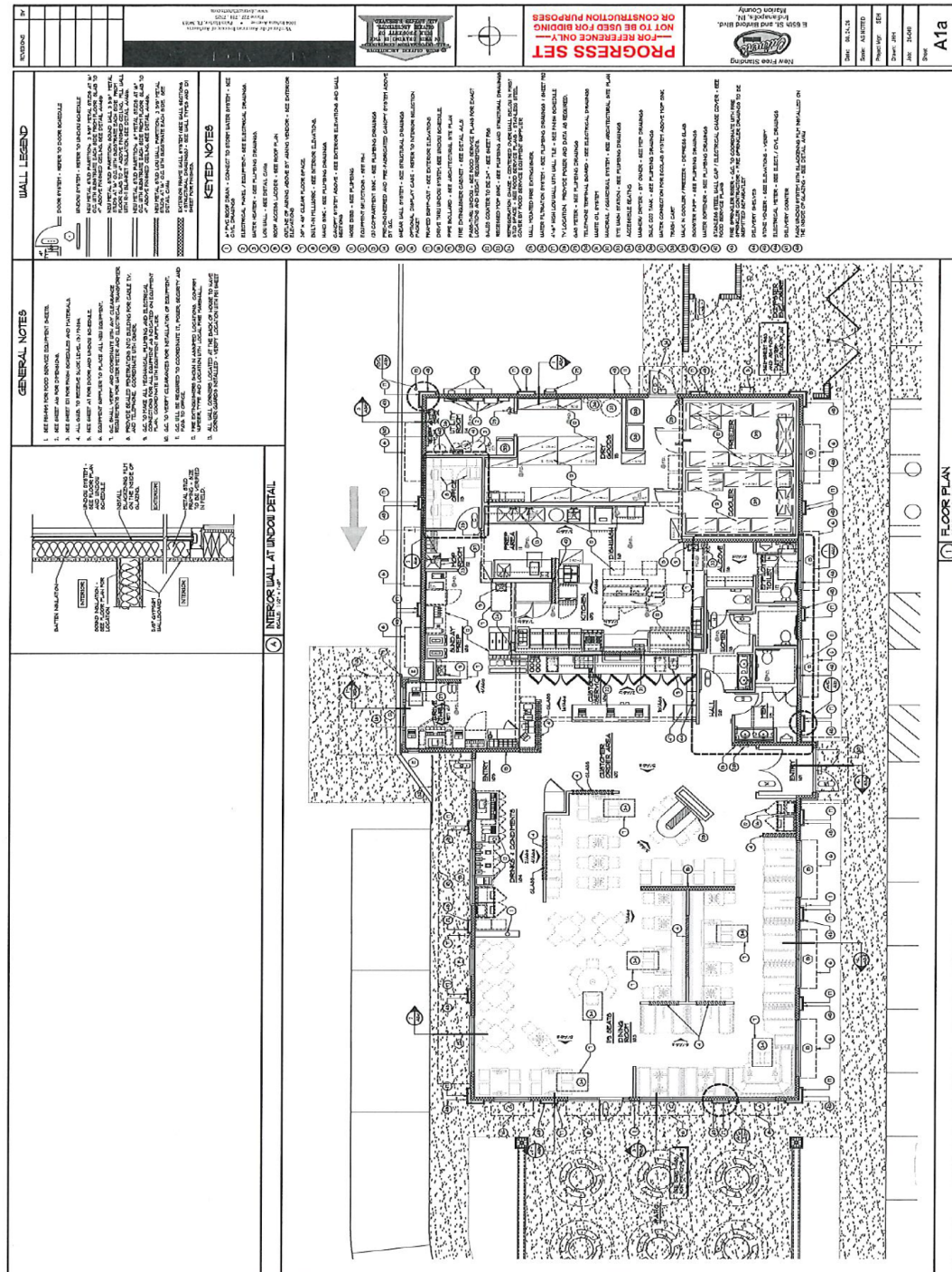
97-Z-173; 7003 Hawthorn Park Drive (north of site), requested a rezoning of 1.119 acres from I-2-S and C-3 to C-S, to provide for a motor vehicle service center, including automobile oil change and lubrication as permitted in the C-3 District; all automobile-related uses permitted in the C-4 District; glass replacement, transmission repair, and the accessory sales of automobiles as permitted in the C-5 District in addition to all permitted I-2-S uses, **approved**.

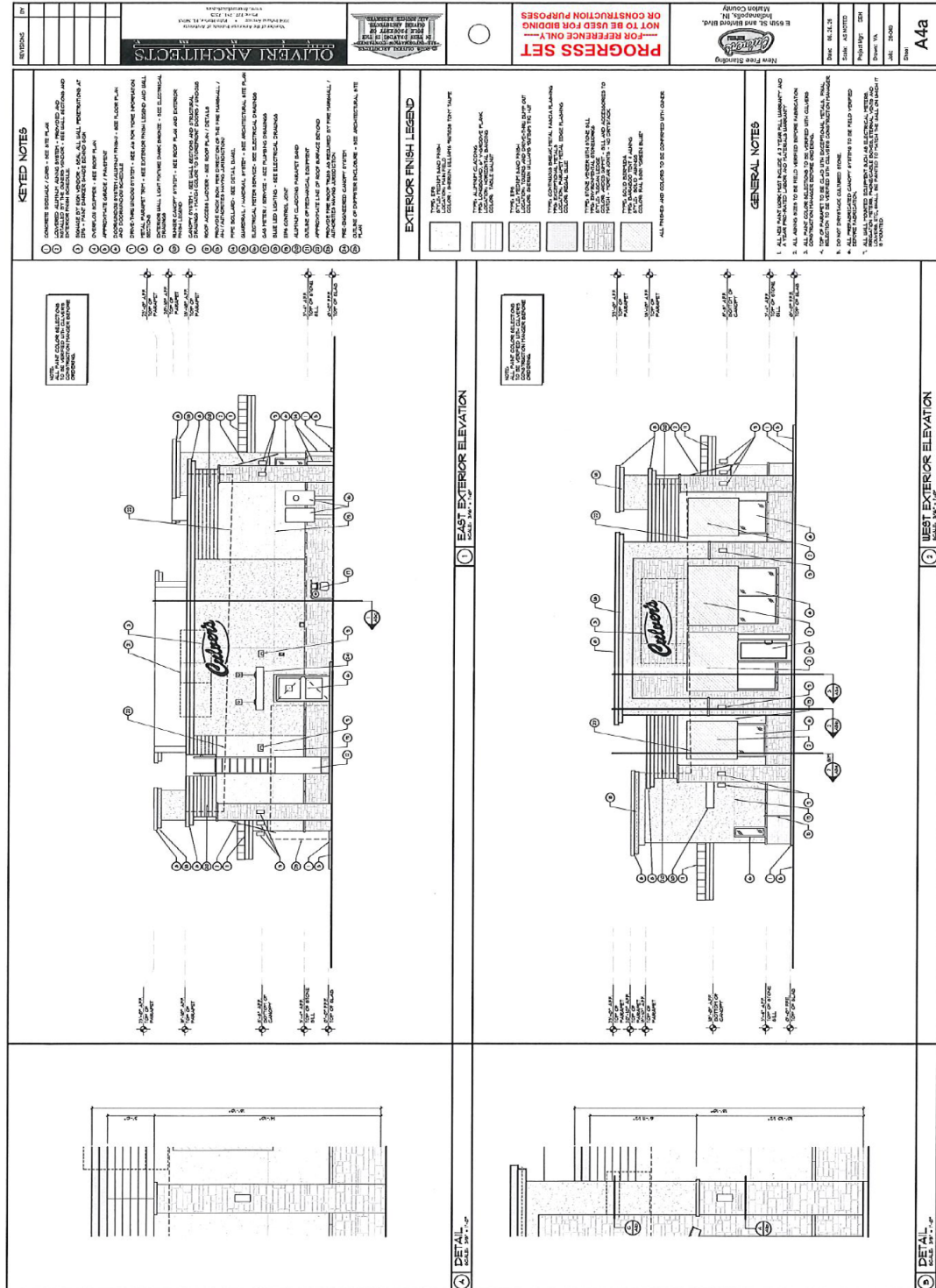
EXHIBITS

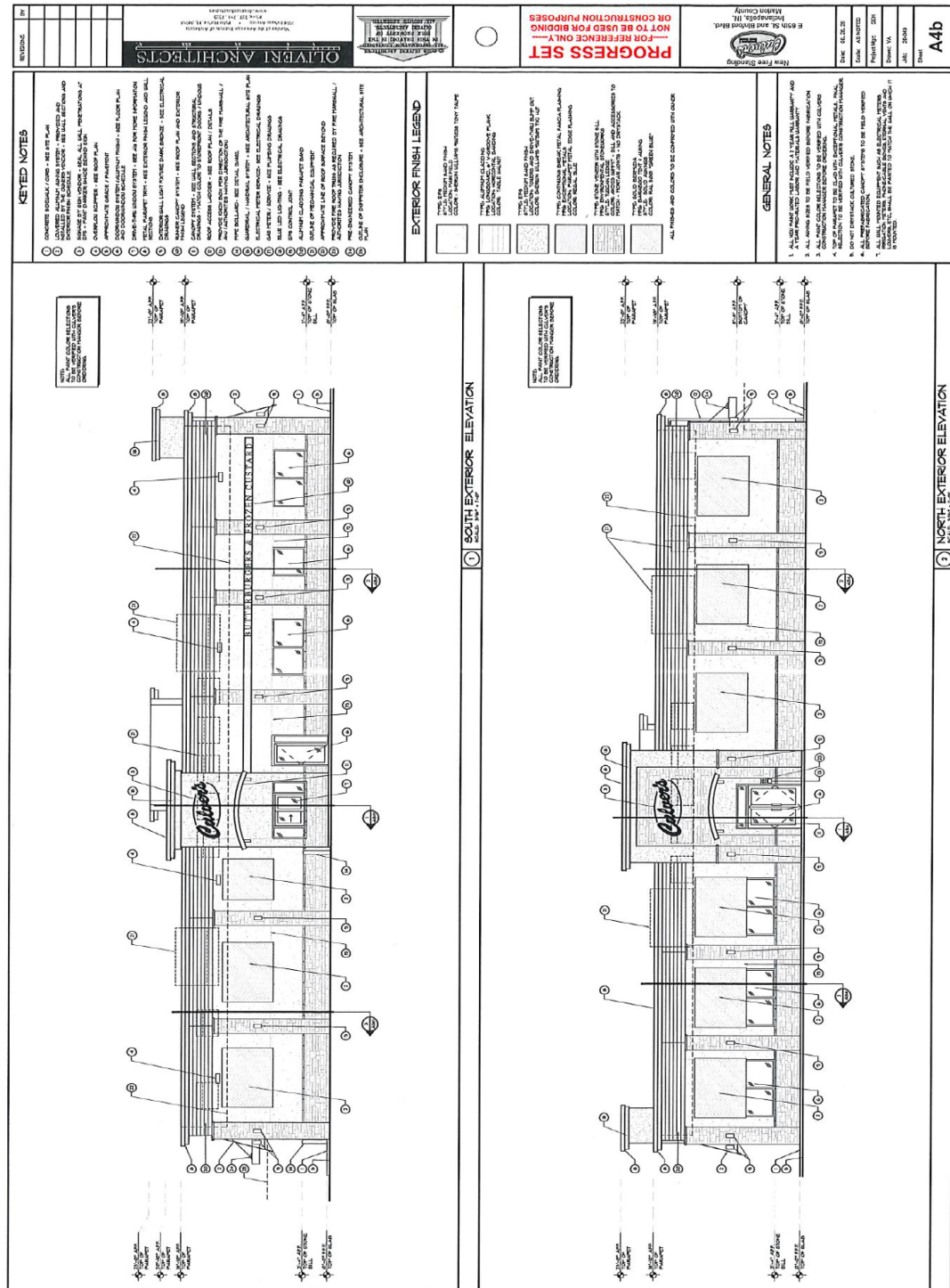


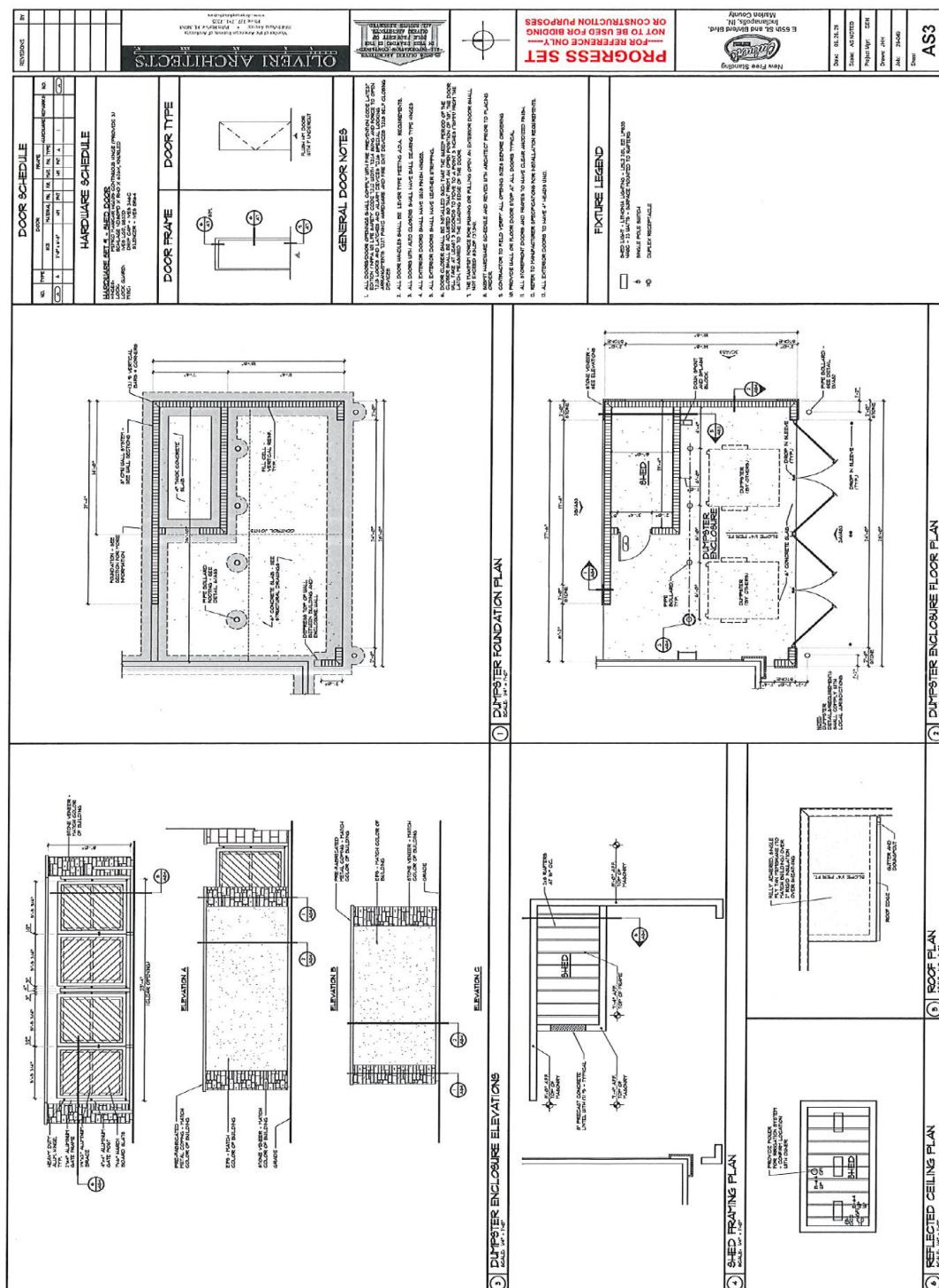


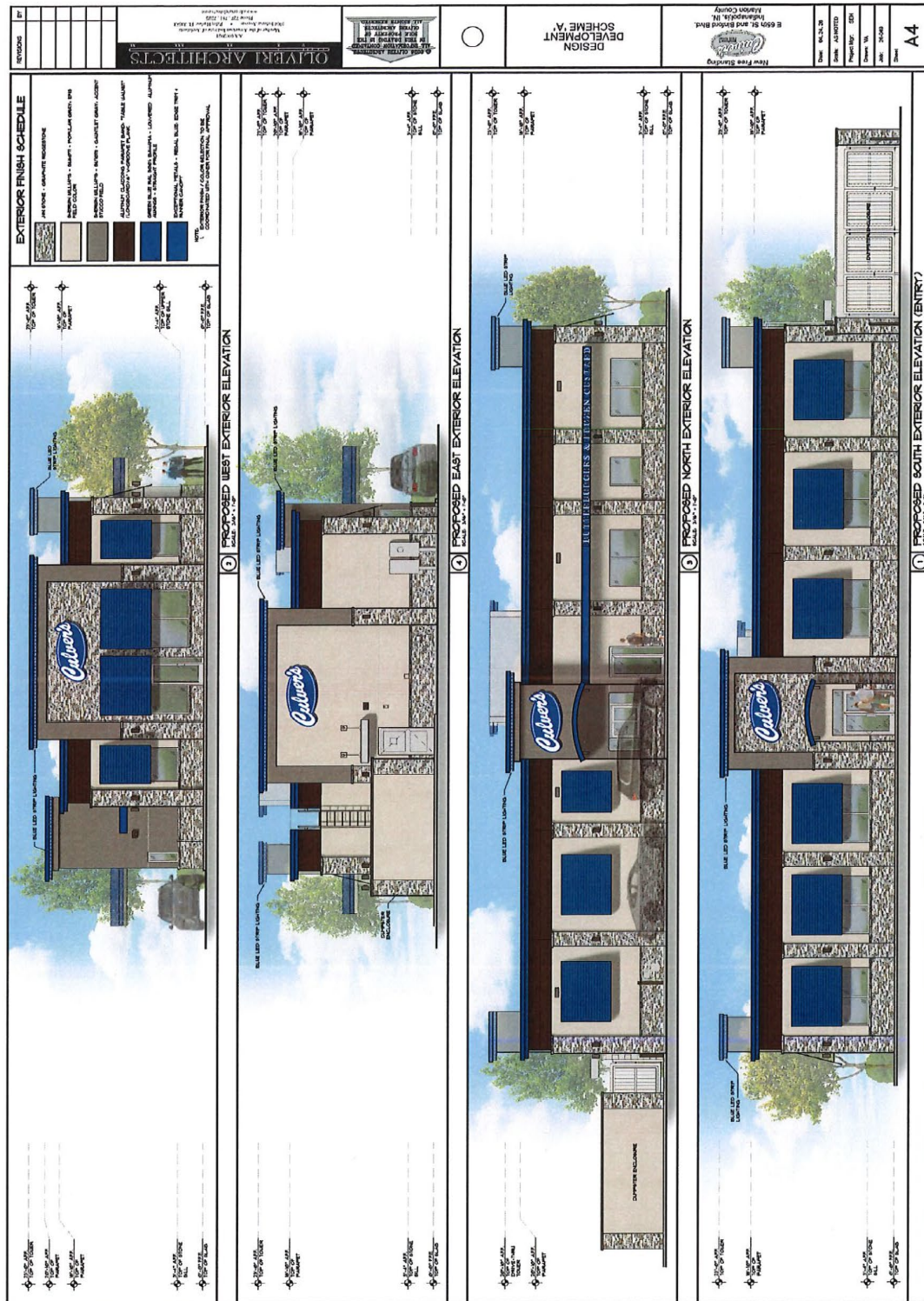
Floor Plan – October 8, 2026

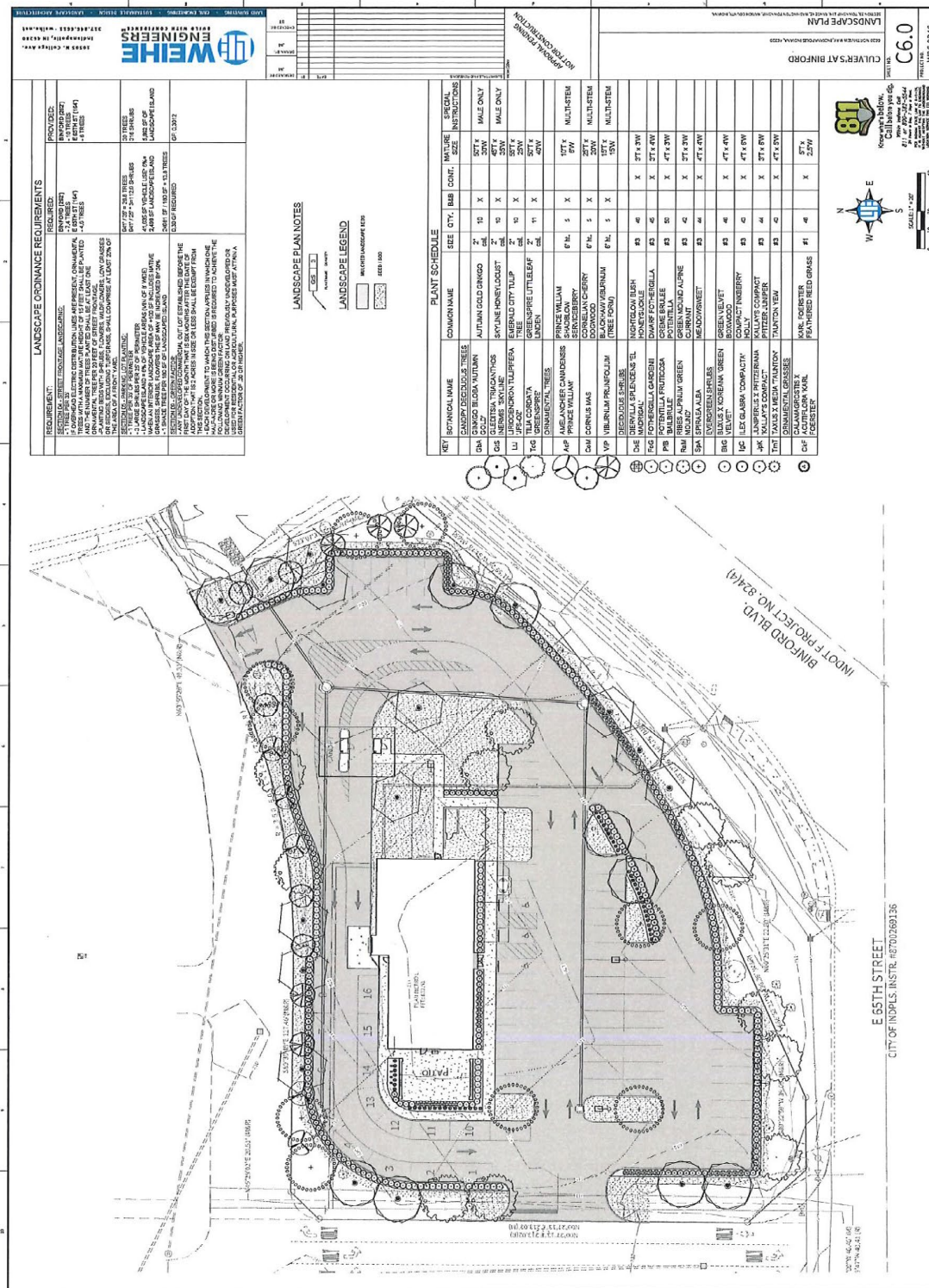












**Department of Metropolitan Development
Division of Planning
Current Planning**

Petition Number _____

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

PETITION FOR VARIANCE OF 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 is adequate setback and screening between the drive-through aisle and Binford Boulevard, so that there will not be any headlight spill affecting traffic on Binford Boulevard.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
the proposed variance only affects a portion of the drive-through aisle fronting on Binford, and will not change access to or visibility of any adjoining property.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
the property does not have direct access to Binford Boulevard, instead providing access from a local street with access to/from 65th Street, creating a layout which requires the drive-through aisle to at least partially front on Binford Boulevard.

DECISION

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

Adopted this _____ day of _____, 20 ____



View looking west along Northview Way



View looking east along Northview Way

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking northeast across Northview Way



View of site looking southeast across Northview Way

Department of Metropolitan Development
Division of Planning
Current Planning



View of site looking south across Northview Way



View from site looking northeast across Northview Way

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



View looking south along Northview Way

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-CVR-847 / 2026-CPL-847

Property Address: 2880 East Hanna Avenue

Location: Perry Township, Council District #19

Petitioner: UP Hanna Commons, LP, by Tyler Thompson

Current Zoning: D-7 and C-1

Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot Two without street frontage (minimum 100-foot of street frontage required).

Approval of a Subdivision Plat to be known as Hanna Commons, dividing 9.8 acres into two lots.

Current Land Use: Multi-family dwellings

Staff Recommendations: Approval of the variance request and plat request.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on these requests.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated July 7, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

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

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

1. A 59.5-foot half right-of-way shall be dedicated along the frontage of East Hanna 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).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 9.8-acre site, zoned D-7 and C-1, is developed with multi-family dwellings. It is surrounded by multi-family dwellings to the north, zoned D-7; single-family dwellings to the south, across East Hanna Avenue, zoned D-3; commercial uses and multi-family dwellings to the east, zoned C-1 and D-7, respectively; and two-family dwellings to the west, a zoned D-5II.

This site was included in rezoning petitions 74-Z-111 and 74-Z-112 that rezoned this site to the C-1 district and the D-7 district, respectively.

PLAT

This request would provide for approval of a Subdivision Plat, to be known as Hanna Commons, subdividing 9.8 acres into two lots.

Site Plan

Lot 1 (5.539 acres) is developed with multi-family dwellings, with frontage along East Hanna Avenue. Lot 2 (4.174 acres) is undeveloped and would be an expansion to the north of the existing multi-family development.

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

An existing drive, with access along East Hanna Avenue, would be expanded north and connect to the proposed 41-space parking lot that would serve the proposed multi-family structure on Lot 2.

There is a proposed access drive to this parking lot along Fetlock Drive to the west. However, this proposed drive crosses through a common area of the subdivision to the west. The encroachment of this access drive would need to be addressed in the final plat document.

Streets

No new street is proposed.

Sidewalks

Sidewalks would not be required due to the lack of public street frontage.

Waivers

None requested.

VARIANCE OF DEVELOPMENT STANDARDS

The request would provide for proposed Lot Two without street frontage when the Ordinance requires a minimum 100 feet of street frontage.

Staff finds that configuration of the lot results in practical difficulty in the use of the site for additional housing units. The proposed development would be compatible with and appropriate for surrounding land uses because it would result in an expansion of the existing multi-family development within a primarily residential area and contribute to the need for housing.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

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

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.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 59.5-foot half right-of-way along East Hanna Avenue. This dedication would also be consistent with the Marion County Thoroughfare Plan.

GENERAL INFORMATION

Existing Zoning	D-7 / C-1	
Existing Land Use	Multi-family dwellings / undeveloped land	
Comprehensive Plan	Suburban neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-7	Multi-family dwellings
South:	D-3	Single-family dwellings
East:	C-1 / D-7	Commercial uses / Multi-family dwellings
West:	D-5II	Two family dwellings
Thoroughfare Plan		
East Hanna Avenue	Primary Arterial	Existing 60-foot right-of-way and proposed 119-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	

Site Plan	Site Plan / Plat – July 7, 2026
Site Plan (Amended)	
Elevations	July 7, 2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	July 7, 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.”

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

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.

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

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

**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

74-Z-112; 2854-2910 East Hanna Avenue, requested rezoning of 19.84 acres, being in the A-2 and D-3 districts to the D-7 classification to provide for multi-family use, **approved**.

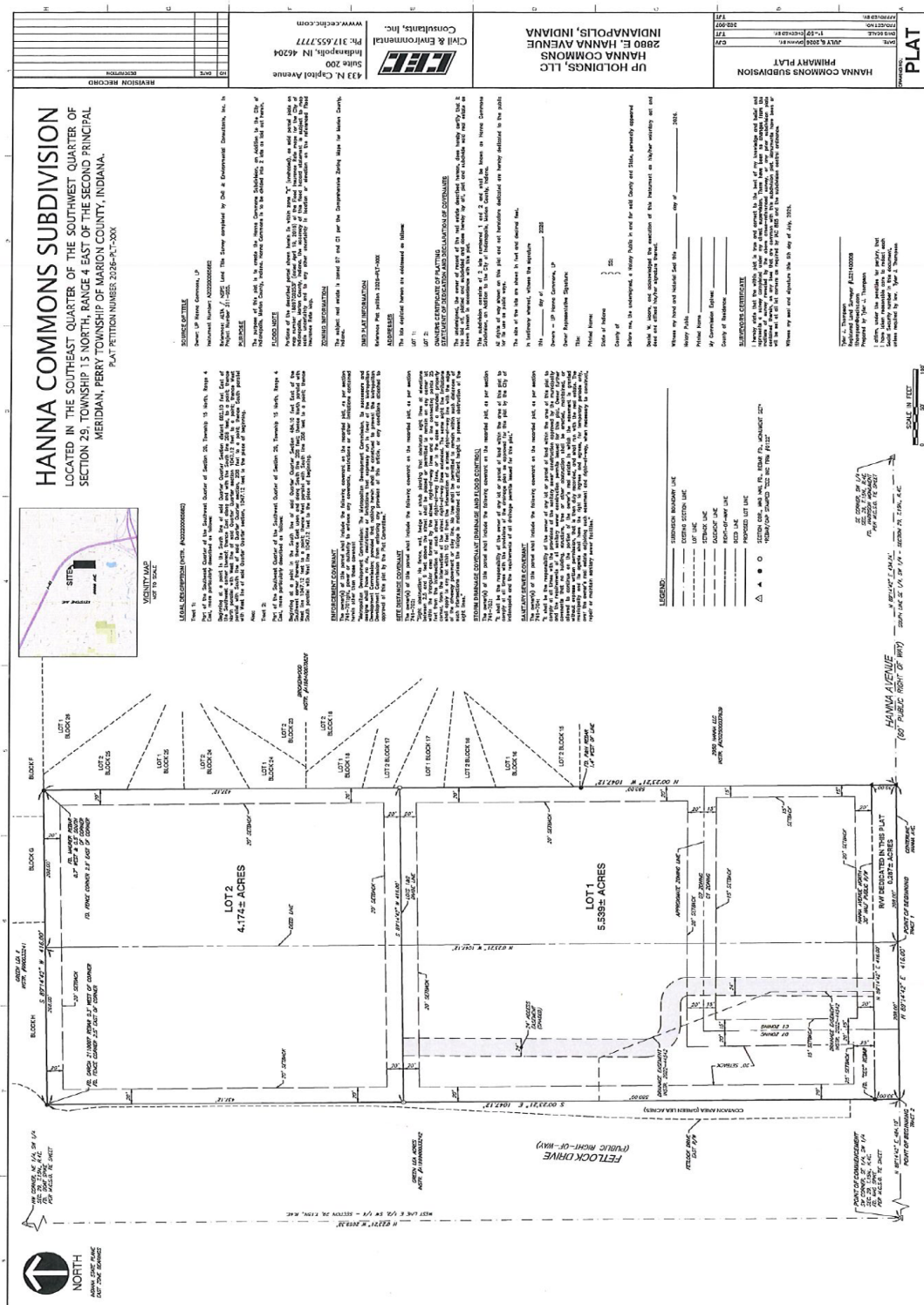
74-Z-111; 2908 East Hanna Avenue, requested rezoning of 2.32 acres, being in the A-2 and D-3 districts to the C-1 classification to provide for business and professional offices, **approved**.

VICINITY

90-Z-181; 2810 East Hanna Avenue (west of site), requested rezoning of 15.43 acres, being in the D-A district, to the 5ll classification to provide for the development of two-family residences, **approved**.

EXHIBITS







Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number PLAT-26-55

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

The proposed variance will not adversely affect public health, safety, or welfare because the rear lot will continue to have legal access to the public right-of-way through a platted access easement across the front lot. Adequate access for residents, visitors, and emergency services will be maintained without altering the functionality to the surrounding area. Granting the variance will also avoid the need to add additional access points along Hanna Avenue, minimizing impacts to traffic congestion and safety.

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:

Access to the rear lot will be provided through a private easement, allowing the existing development pattern and character of the surrounding area to remain substantially unchanged.

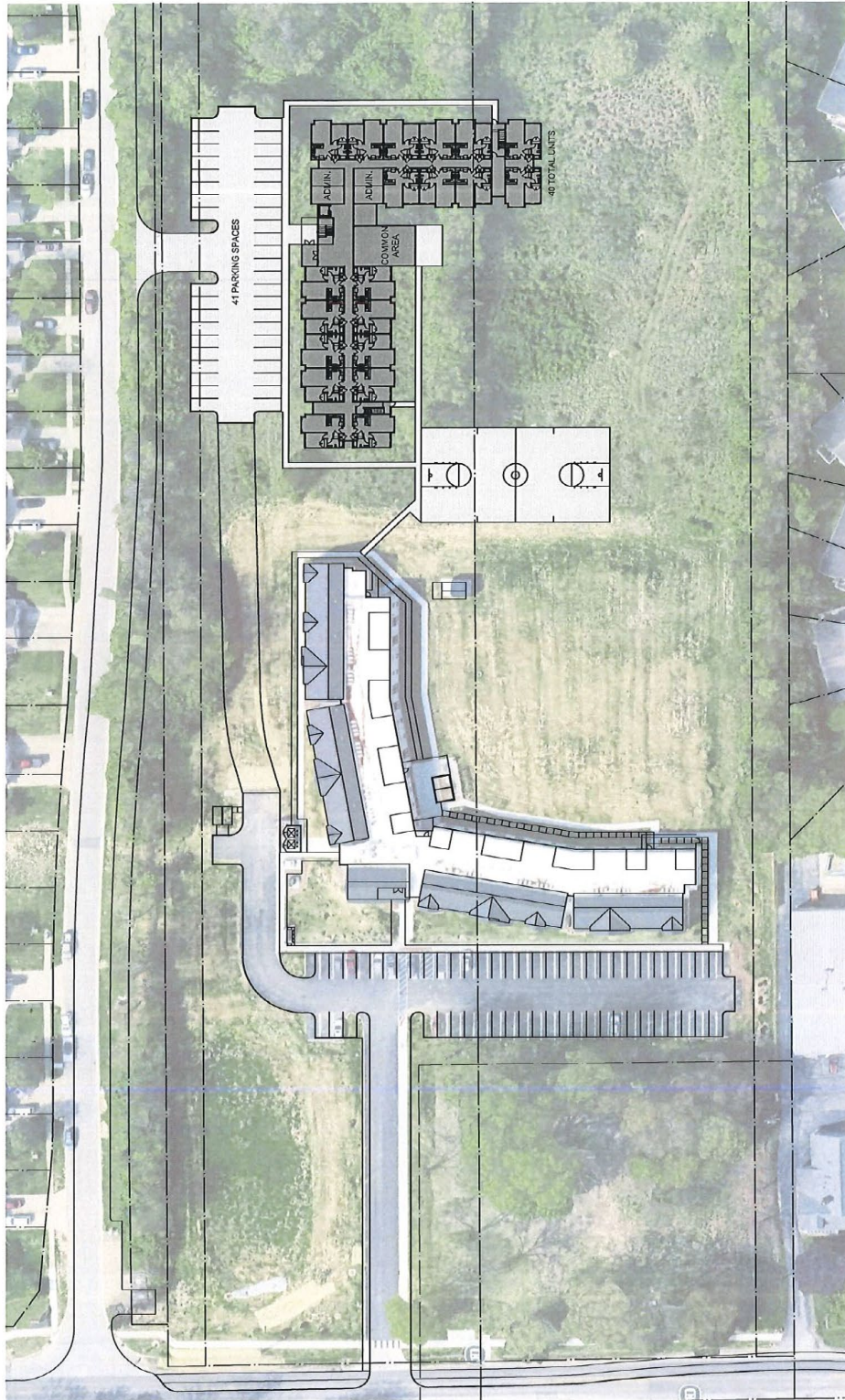
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Strict application of the 100-foot frontage requirement would require substantial reconstruction and reconfiguration of the already developed front lot solely to create additional frontage for the rear lot. Providing access to the rear lot through easement is a practical and reasonable alternative that allows the property to be utilized without unnecessary disruption to existing improvements. Ideally, the northern lot would have frontage and access to Fetlock Drive on its west side but there is a sliver of common area owned by the HOA of Green Lea Acres Subdivision which lies between the subject property and the east right-of-way of Fetlock Drive. If a 100 foot wide tail was extended from the northern lot south to the north right-of-way of Hanna Avenue it would not align with the existing access of the southern lot and would require another curb cut.

DECISION

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

Adopted this _____ day of _____, 20 _____



SITE PLAN
 SCALE: 1"= 60'-0"
 HANNA COMMONS PHASE II
 APRIL 16, 2026

G E
D A
 ARCHITECTS

UPHOLDINGS

Department of Metropolitan Development
 Division of Planning
 Current Planning

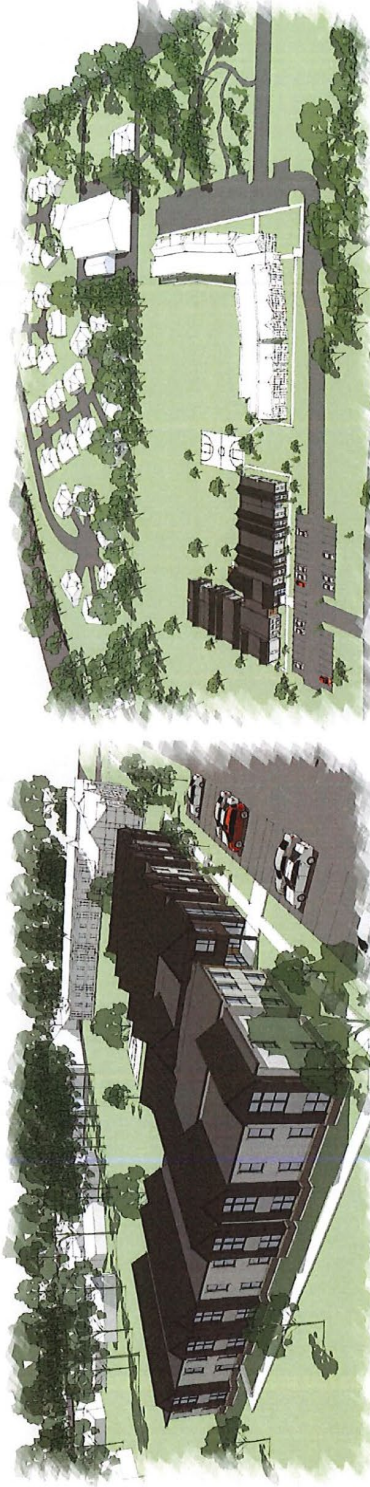
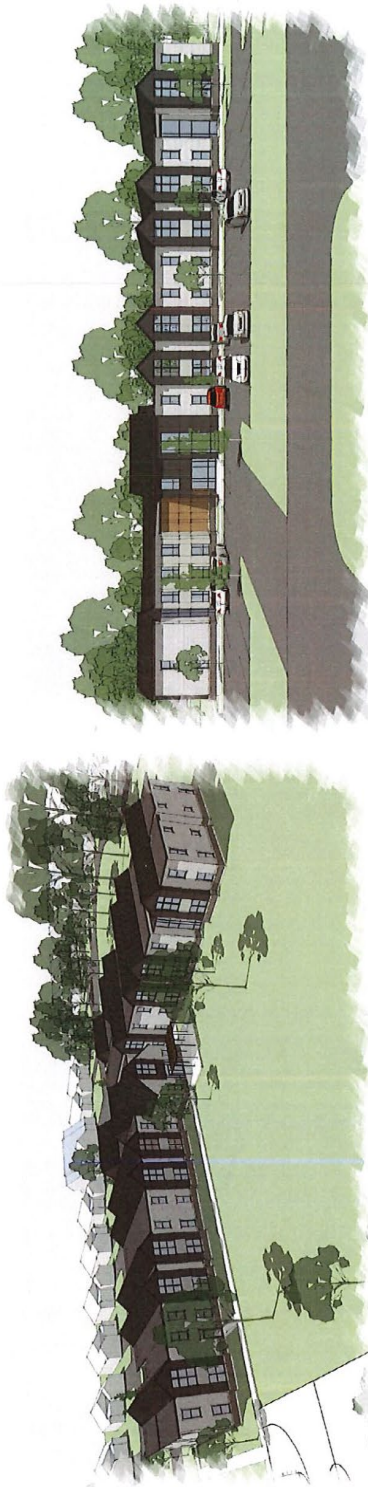


HANNA COMMONS PHASE II
 INDIANAPOLIS, INDIANA
 PRE-DEVELOPMENT
 APRIL 16, 2026

G|E
 D|A
 ARCHITECTS

UPHOLDINGS

Department of Metropolitan Development
 Division of Planning
 Current Planning



RENDERINGS
 SCALE: NTS
 HANNA COMMONS PHASE II
 APRIL 16, 2026

G E
 D A
 ARCHITECTS

UPHOLDINGS

Department of Metropolitan Development
Division of Planning
Current Planning



View looking west along East Hanna Avenue



View looking east along East Hanna Avenue

Department of Metropolitan Development
Division of Planning
Current Planning



View looking east along site frontage



View of site looking northwest from north / south access drive

Department of Metropolitan Development
Division of Planning
Current Planning



View from site looking north at location of future development



View from site looking southeast across north / south access drive



View of site looking east at existing development



View of from site looking northeast along eastern property boundary



View from site looking southeast at adjacent uses



View from site looking south into amenity area



View from site looking southwest into amenity area



View from site looking east into amenity area



View of site looking east across Fetlock Drive



View of site looking east across Fetlock Drive

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



View of site looking east across Fetlock Drive