



Metropolitan Development Commission Hearing (January 7, 2026) Meeting Notice

Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

Date: Wednesday, January 07, 2026 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: December 17, 2025

Special Requests

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2026-A-001 (For Public Hearing)

Final Economic Revitalization Area Resolution with request for waiver of non-compliance for Waste Management of Indiana, LLC, located at 2025 Stout Field West Drive, Council District #17, Wayne Township. (Recommend approval of six (6) years personal property tax abatement.)

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

2. 2025-APP-017 | 8075 North Shadeland Avenue

Lawrence Township, Council District #3

HD-1

Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District One Approval to provide for two building additions, including a 10,587-square-foot emergency department expansion, and a 19,004-square-foot expansion of the existing lab, surgery, imaging, and pharmacy portion of the hospital.

3. 2025-MOD-022 | 5110 East 82nd Street

Washington Township, Council District #3

C-S (FF)

Garrett Acquisitions, LLC, by Joseph D. Calderon

Modification of Commitments and Site Plan related to rezoning petition 2023-CZN-816, to modify commitment #3, to provide for the development to comply with the site plan, file-dated October 31, 2025 (previous commitment required compliance with the site plan, file-dated March 23, 2023).

4. 2025-ZON-062 (Amended) | 5709 Five Points Road and 7340 East Edgewood Avenue

Franklin Township, Council District #25
Grand Communities, LLC, by Brian J. Tuohy

Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development.

5. 2025-ZON-120 | 2901 East 10th Street and 959 North Oxford Street

Center Township, Council District #13
Evan Marshall, by Lucas Brown

Rezoning of 0.16-acre from the C-3 district to the MU-2 district.

6. 2025-CZN-844 (Amended) | 127 East 34th Street

Center Township, Council District #8
Hoosier Outreach, Inc., by Craig McCormick

Rezoning of 0.11-acre from the C-1 (TOD) district to the D-8 (TOD) district to provide for a small apartment consisting of four units.

7. 2025-CZN-845 | 1032 and 1040 South East Street

Center Township, Council District #18
1032 1040 LLC, by David and Justin Kingen
C-5

Rezoning of 0.34 acres from the C-5 district to the D-8 classification to provide for residential development.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

8. ORDINANCE AMENDMENT FOR INITIAL HEARING:

2025-AO-001 | Indianapolis-Marion County

A proposal for a General Ordinance to amend Chapter 740, 741 and 742 pertaining to Flood Control, Stormwater Management and the Wellfield Secondary District of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

9. REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-ZON-126 | 3441 West Washington Street

Wayne Township, Council District #17
Jesus Ivan Ibarra Tamayo

Rezoning of 0.76-acre from the I-3 (FF) (TOD) district to the C-5 (FF) (TOD) district to provide for general commercial uses.

Additional Business:

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

Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.

METROPOLITAN DEVELOPMENT COMMISSION (MDC)
MEMBER ROSTER

Commissioner	Appointing Authority	Term
John J. Dillon III (President)	Mayor	01/01/2026 – 12/31/2026
Megan Garver (Vice-President)	Mayor	01/01/2026 – 12/31/2026
Brian P. Murphy (Secretary)	Mayor	01/01/2026 – 12/31/2026
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2026 – 12/31/2026
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2025 – 12/02/2026
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2026 – 12/31/2026
Gregg West	City-County Council	05/05/2025 – 05/25/2026

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

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
FINAL ECONOMIC REVITALIZATION AREA RESOLUTION**

Resolution No. 2026-A-001

PERSONAL PROPERTY TAX ABATEMENT

Waste Management of Indiana, LLC
2025 Stout Field West Drive

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of new equipment (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas and determine the length of the abatement period and annual deduction schedule during the term of the abatement for such property, and to limit the dollar amount of the deduction that will be allowed with respect to a project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a Statement of Benefits and requires the Commission, before it makes a decision to designate such an areas as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the Statement of Benefits and determine that the totality of benefits arising from the project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has a leasehold interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, **December 17, 2025**, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and the Commission adopted **Preliminary Resolution No. 2025-A-044 ("Preliminary Resolution")**, preliminarily designating the Subject Real Estate as an Economic Revitalization Area, and subject to the adoption of a confirming resolution by the Commission and subject to limiting conditions, and it fixed 1:00 p.m. on Wednesday, **January 7, 2026**, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in whether the Subject Real Estate should be

designated as an Economic Revitalization Area to allow for the installation of the Specified New Equipment;
and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this resolution; and

WHEREAS, the Applicant previously requested, pursuant to the provisions of I.C. 6-1.1-12.1-11.3, that the Commission waive the requirement that an area be designated as an economic revitalization area before the installation of the new equipment (the "Waiver"); and

WHEREAS, the Commission held a public hearing upon the Waiver on Wednesday, January 7, 2026, in the Public Assembly Room of the City-County Building for the receiving of remonstrances and objections from persons interested in or affected by the Waiver; and

WHEREAS, the Commission finds the Waiver justified and in the public interest, hereby affirms its approval of the Waiver under the terms and conditions as set forth in this resolution; and

WHEREAS, at such final Hearing, evidence and testimony, and Factual Assertions 1 through 6 stated on the attachment to the Preliminary Resolution,) were considered by the Commission.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, adopts, amends, and approves such Preliminary Resolution and thereby designates, finds, and establishes the Subject Real Estate to be an Economic Revitalization Area. This designation is subject to the conditions that designation allows abatement of property taxes only relative to the installation of the Specified New Equipment on the Subject Real Estate. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications, and additions which are not substantial in nature to the Specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for the Specified New Equipment is filed with the County Assessor.
2. **The Economic Revitalization Area designation terminates December 31, 2027. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period from January 7, 2026, to December 31, 2027.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the Subject Real Estate before termination of such designation, to a period of less than six (6) years.
3. The partial abatement of property taxes attributable to the installation of the Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
4. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that

will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than **\$40,000,000.00**.

5. The Commission has determined that the Project can reasonably be expected to yield the benefits identified in the attached personal property statement of benefits (the "Statement of Benefits") and that the Statement of Benefits is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
 - A. The estimate of the cost of the Specified New Equipment is reasonable for equipment of that type.
 - B. The estimate of the number of individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed installation of the Specified New Equipment.
 - E. The "Totality of Benefits" is sufficient to justify the deduction.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the Applicant's approved Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the Applicant and the City, and/or the Statement of Benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the attached Memorandum of Agreement and/or "Statement of Benefits" or failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this resolution annually for not less than eight (8) years. The dates of the initial eight (8) surveys shall be on or about the following dates: **2028, 2029, 2030, 2031, 2032, 2033, 2034, and 2035**.
8. The Statement of Benefits is approved, and the Subject Real Estate area and Applicant's Specified New Equipment are approved for an abatement deduction period of **six (6) years**.
9. The six (6) year personal property tax abatement shall utilize the following standard deduction schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	85%
3 rd	66%
4 th	50%
5 th	34%
6 th	25%

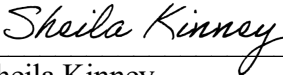
10. A copy of this Resolution shall be filed with the Marion County Auditor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 17th day
of December 2025.



Sheila Kinney,
Asst. Corporation Counsel

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:2025 Stout Field West Drive

Qualified New Jobs Created: 39

Qualified Jobs Retained: 10

Estimated Cost of Equipment: \$39,460,480.00

STAFF ANALYSIS

Waste Management of Indiana, LLC, a subsidiary of WM (formerly Waste Management, Inc.), has long been a leader in advancing sustainable waste solutions across the state. Headquartered in Houston, Texas, WM serves millions of residential, commercial, industrial, and municipal customers throughout North America. In Indiana, the company provides comprehensive services including waste collection, recycling, landfill management, and environmental consulting. Building on its legacy of innovation and environmental stewardship, WM initiated plans in 2023 to construct a state-of-the-art recycling facility in Indianapolis, marking one of its most significant investments in the region to date.

The proposed Indianapolis Recycling Facility is designed to process 40 tons per hour of single-stream recyclables and will be capable of accepting approximately 187,200 tons of source-separated and single-stream feedstock annually. With an estimated total investment of \$63 million, in the facility, \$39.4 million in personal property will feature advanced optical sorting technology, enhanced fire safety systems, and a dedicated public education center focused on sustainability. This expansion will significantly increase recycling capacity for both residential and commercial customers in central Indiana, supporting the region's transition toward a circular economy through the reuse and repurposing of materials.

Construction of the facility is expected to begin in late 2025, with full operational capacity targeted for 2027. In addition to processing curbside and industrial recycling streams, the project includes a \$500,000 grant from Indiana's Recycling Market Development Program to expand glass recovery efforts. This initiative aims to clean and repurpose over 23,000 tons of glass annually for use by local manufacturers. The facility will also serve as a cornerstone for Indianapolis's universal curbside recycling program, scheduled to launch in 2028, positioning WM as a key processor and long-term partner in the city's sustainability goals.

Through this expansion, WM will retain 10 employees at an average wage of \$28.10/hr. and create 39 new jobs with an average wage of \$27.11/hr. by December 31, 2028, which reinforces its commitment to economic development, and workforce development and training. 5% of WM's tax savings will be committed to partnering with IndyGo for bus stop construction near the project site.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: Staff recommends approval of six (6) years personal property tax abatement.

TOTALITY OF BENEFITS

<u>PETITIONER:</u>	Waste Management of Indiana, LLC
<u>INVESTMENT:</u>	Staff estimates that the proposed investment of \$39,460,480.00 should result in an increase to the tax base of approximately \$15,784,192.00 of assessed value in the first year of operation. Staff estimates that over the six (6) year personal property tax abatement period the petitioner will realize savings of approximately \$1,668,085.91 (a 63.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$975,766.25 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$396,577.82 in personal property taxes annually related to the new equipment.
<u>EMPLOYMENT:</u>	The petitioner estimates that this project will retain ten (10) current positions at an average hourly wage of \$28.10/hr. and will create thirty-nine (39) new positions at an average wage of \$27.11/hr. Staff finds these figures to be reasonable for a project of this nature.
<u>OTHER BENEFITS:</u>	Staff believes this project is significant for Wayne Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.
<u>STAFF COMMENT:</u>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Applicant: Waste Management of Indiana, LLC

Subject Real Estate: 2025 Stout Field West Drive

Wayne Township Parcel Number: 9043961 and 9048246

Project Description:

As one of North America's leading providers of comprehensive environmental services, WM is committed to advancing sustainability through innovative infrastructure and strategic partnerships. In alignment with this mission, WM is investing \$39,460,480.00 of personal property equipment into a cutting-edge recycling facility in Indianapolis.

This state-of-the-art facility will be capable of processing 40 tons per hour of single-stream recyclables, with an annual capacity of approximately 187,200 tons. Designed to serve both residential and commercial customers across central Indiana, the facility will significantly expand recycling access and efficiency, supporting the region's transition toward a circular economy.

New Jobs Created: 39 at \$27.11/hr.

Job Retained: 10 at \$28.10/hr.

Estimated Cost of Project: \$39,460,480.00

RECOMMENDATION: Staff recommends approval of six (6) years personal property tax abatement.

Waste Management of Indiana, LLC
2025 Stout Field WDR
a/k/a parcels 9043961 and 9048246



Produced by: DMD - Battle12/2025

0 400 800 1,600 Feet





Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION

January 7, 2026

Case Number: 2025-AO-001
Location: Indianapolis-Marion County, Indiana
Petitioner: Department of Metropolitan Development
Request: A proposal for a General Ordinance to amend Chapter 740, 741 and 742 pertaining to Flood Control, Stormwater Management and the Wellfield Secondary District of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

Staff

Recommendations: Staff recommends **Approval**
Staff Reviewer: Shannon Norman, Principal Planner - Ordinances

STAFF RECOMMENDATION

Staff recommends Approval.

ORDINANCE AMENDMENT OVERVIEW

The Metropolitan Development Commission granted a continuance from December 17, 2025 to January 7, 2026 to allow additional time for review and public input. Please see below, the proposed revisions by section of the Consolidated Zoning Ordinance of Indianapolis-Marion County.

Section	Included
Section 740-202	Addition, deletion or revision of several definitions for compliance with current FEMA regulations.
Section 740-901	Delete and revise language with regard to permitting, applications and review for Flood Development Permits.
Section 740-1007	Revise verbiage regarding civil violations and enforcement as it relates to Indianapolis-Marion County Revised Code Chapter 565.
Section 741-310	Delete language in 741-310(3) as required by the current EPA and IDEM regulations.
Section 741-311	<ul style="list-style-type: none"> Delete and revise 741-311: Stormwater, (A-H) as required by EPA and IDEM regulations. Addition of language related to injection wells required for compliance with the current EPA regulations. Formatting: re-letter list



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Section 741-313	Delete and revise language as it relates to Indianapolis-Marion County Revised Code Chapter 565.
Section 741-705	Revise language related to stormwater covenants.
Section 742-203	<ul style="list-style-type: none"> • Delete language to allow regulation through Revised Code Chapter 565. • Formatting: re-letter list
Section 742-204	<ul style="list-style-type: none"> • Corrections of code citations. • Deletion of extraneous words for clarity. • Clarification with regard to the registration of Class V injection wells. • Addition of stormwater management regulations in Wellfield Secondary Districts.

The proposed amendments were prompted by State and Federal regulatory changes and permit audit guidance, including:

- The City of Indianapolis-Marion County, through the Department of Business and Neighborhood Services, created a stand-alone ordinance to address Flood Control and Prevention per updated FEMA regulations (Revised Code, Chapter 565).
- The Department of Public Works recently updated the City's Stormwater Design and Construction Specifications Manual per updated guidance from IDEM.
- Recent updates to EPA/IDEM regulations regarding injection wells prompted updating the standards of the Wellfield Secondary District.



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METROPOLITAN DEVELOPMENT COMMISSION

January 7, 2026

Case Number: 2025-ZON-126
Property Address: 3441 West Washington Street (Approximate Address)
Location: Wayne Township, Council District #17
Petitioner: Jesus Ivan Ibarra Tamayo
Current Zoning: I-3 (FF) (TOD)
Request: Rezoning of 0.76-acre from the I-3 (FF) (TOD) district to the C-5 (FF) (TOD) district to provide for general commercial uses.
Current Land Use: Commercial
Staff Recommendations: Denial
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR JANUARY 7, 2026, METROPOLITAN DEVELOPMENT COMMISSION

This petition was heard by the Hearing Examiner on December 11, 2025. After a full hearing, the Hearing Examiner recommended denial of the rezoning request. Subsequently, the petitioner filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

December 11, 2025

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends denial** of the request.

If approved against staff's recommendation, approval shall be subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three (3) days prior to the MDC hearing:

A 44-foot half right-of-way shall be dedicated along the frontage of Washington Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).



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PETITION OVERVIEW

LAND USE

The subject site is comprised of three (3) parcels and consists of approximately 0.76-acre developed with a commercial building and associated parking areas. The site abuts the public right-of-way of West Washington Street to the north with a commercial property across the street, zoned C-5, an auto repair business to the east, zoned I-3, railroad tracks to the south, zoned I-3, and Eagle Creek Stream to the west, zoned I-3 and D-5.

REZONING

The grant of the request would rezone the property from the I-3 district to the C-5 district to provide for general commercial uses, but specifically a used car dealership.

The I-3 district is an intermediate district for industries that present moderate risks to the general public. Wherever practical, this district should be away from protected districts and buffered by intervening lighter industrial districts. Where this district abuts protected districts, setbacks are large, and enclosure of activities and storage is required.

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.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 44-foot half right-of-way along Washington Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

FLOODWAY FRINGE

This site has a Secondary Zoning classification of a Floodway Fringe (FF), which is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless explicitly prohibited by ordinance, all uses allowed by the primary zoning would also be allowable within the FF secondary zoning layer and subject to certain development standards of the Flood Control Districts Zoning Ordinance.



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This site lies partially within the Floodway Fringe of Eagle Creek, which runs outside of the site's west property boundary line. Aerial imagery does not indicate development within these areas.

However, runoff water with oil or other contaminants would be detrimental to the waterways.

STAFF ANALYSIS

The site falls within the Transit Oriented Development (TOD) Secondary District which is intended to coordinate more compact, walkable, and urban development patterns with public investment in the transit system. These development patterns ensure that walking and biking are viable options for short trips and transit is a priority for longer trips. Development patterns and site designs that prioritize automobile travel undermine these public and private investments. This district follows the policies and principles of the comprehensive plan, the transit-oriented development strategic plans, and the Livability Principles in this code, and has the following specific design objectives:

1. Place a wide range of housing types within walking distance of commercial centers and transit stops or stations, and at a critical mass that supports these places.
2. Create connections through many different modes of transportation between neighborhoods and places for commercial services and employment.
3. Provide a concentration of many different and small-scale uses with a fine-grained pattern that integrates and transitions well with the neighborhoods they support.
4. Ensure human-scale design that prioritizes relationships of sites and buildings to the streetscapes.

The Ordinance notes that Automobile, Motorcycle, and Light Vehicle Sales or Rental use in its typical form as well as other vehicular related uses when concentrated in areas have a detrimental effect on the intent and design objectives of the Transit Oriented Development Secondary District. Where these uses are enabled by the primary zoning district, they shall be further limited in the TOD Secondary District as stated in Table 742- 707-2 Location and Limitation of Specific Uses.

An automobile dealership would be limited to lots no larger than 0.5-acre in the TOD Secondary District. If the intended use of an automobile dealership as noted in the application form were proposed, a variance of use would be required. This information was relayed to the petitioner.

To allow for general commercial uses to be permitted on site, staff would support a rezoning to the C-3 district which would align with the Community Commercial Uses recommendation of the West Washington Street Corridor Plan (2012).

In staff's opinion, the C-5 district at this location within the newly proposed Blue Line Bus Rapid Transit Corridor would be counterintuitive to the purpose of the Transit Oriented Secondary District which promotes walkable development with a variety of services for the community.

One final item to note is that the dumpster on site would need to be enclosed per the Ordinance standards.



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

GENERAL INFORMATION

Existing Zoning	I-3 (FF) (TOD)	
Existing Land Use	Commercial	
Comprehensive Plan	Community Commercial Uses and Park	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-5	Auto Dealer
South:	I-3	Railroad
East:	I-3	Auto Repair Shop
West:	I-3	Eagle Creek Stream
Thoroughfare Plan		
Washington Street	Primary Arterial	88-foot proposed right-of-way and 73-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
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

- Blue Line Transit-Oriented Development Strategic Plan (2024)
- West Washington Street Corridor Plan (2012)
- Indy Moves Transportation Integration Plan (2018)



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Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see West Washington Street Corridor Plan (2012) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The site falls within the Blue Line Transit-Oriented Development Strategic Plan (2024).
- It falls within a ½ mile from the Hole Road and Washington Street station to the west and Central Greens Boulevard station to the east.
- The Community Center station typology to the west calls for the following:
 - A dense mixed-use neighborhood center
 - Minimum of 2 stories at core
 - No front or side setbacks at core; 0-10 ft. front setbacks and 0-10 ft. side setbacks at the periphery
 - Multi-family housing with a minimum of 3 units
 - Structured parking at the core and attractive surface parking at the periphery
- This typology would have varying types of commercial developments, from large strip centers to shopping malls, along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.
- The District Center station typology to the east calls for the following:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of 3 stories at core with no front or side setbacks
 - Multi-family housing with a minimum of 5 units
 - Structured parking only with active first floor
- This typology is located at the center of regionally significant districts with several blocks of retail or office at their core. Development opportunities include infill and redevelopment, dense residential, employment near transit stations, neighborhood retail and a focus on walkability and placemaking.

Neighborhood / Area Specific Plan

- West Washington Street Corridor Plan (2012) recommends Community Commercial Uses along the eastern two-thirds of the site and Park development on the western third.
- The Community Commercial Uses land use category is for low-intensity retail commercial and office uses, which serve a predominantly residential market adjacent to or very near, the location of the use. The uses in this land use category are designed to fulfill a broad range of retail, personal, professional and business services and are either freestanding or part of a small integrated center typically



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anchored by a grocery store. These centers contain no, or extremely limited, outdoor display of merchandise. Generally, these uses are consistent with the following characteristics:

- Maximum Gross Floor Area: 125,000 square feet
 - Maximum Acreage: 25 acres
 - Service Area Radius: 2 miles
 - Location: On an arterial or at the intersection of an arterial with a collector.
 - Maximum out lots: 3
- The Park land use category consists of public or private property designated for active and/or passive recreational amenities. It also includes publicly and privately held conservation and preservation areas.
 - The plan anticipated that the future needs of the pedestrian will reverse the proliferation of automotive uses and continue to increase the need for transit and pedestrian connections to transit facilities.
 - For the West Washington Street corridor, Bus Rapid Transit is proposed for the length of West Washington Street, connecting from downtown to the airport.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Indy Moves Transportation Integration Plan (2018) proposes a Complete Streets Upgrade of an off-street multi-use path along Washington Street from Eagle Creek to Koehne Street.
- Right-of-way dedication would ensure that these projects would be possible to complete.



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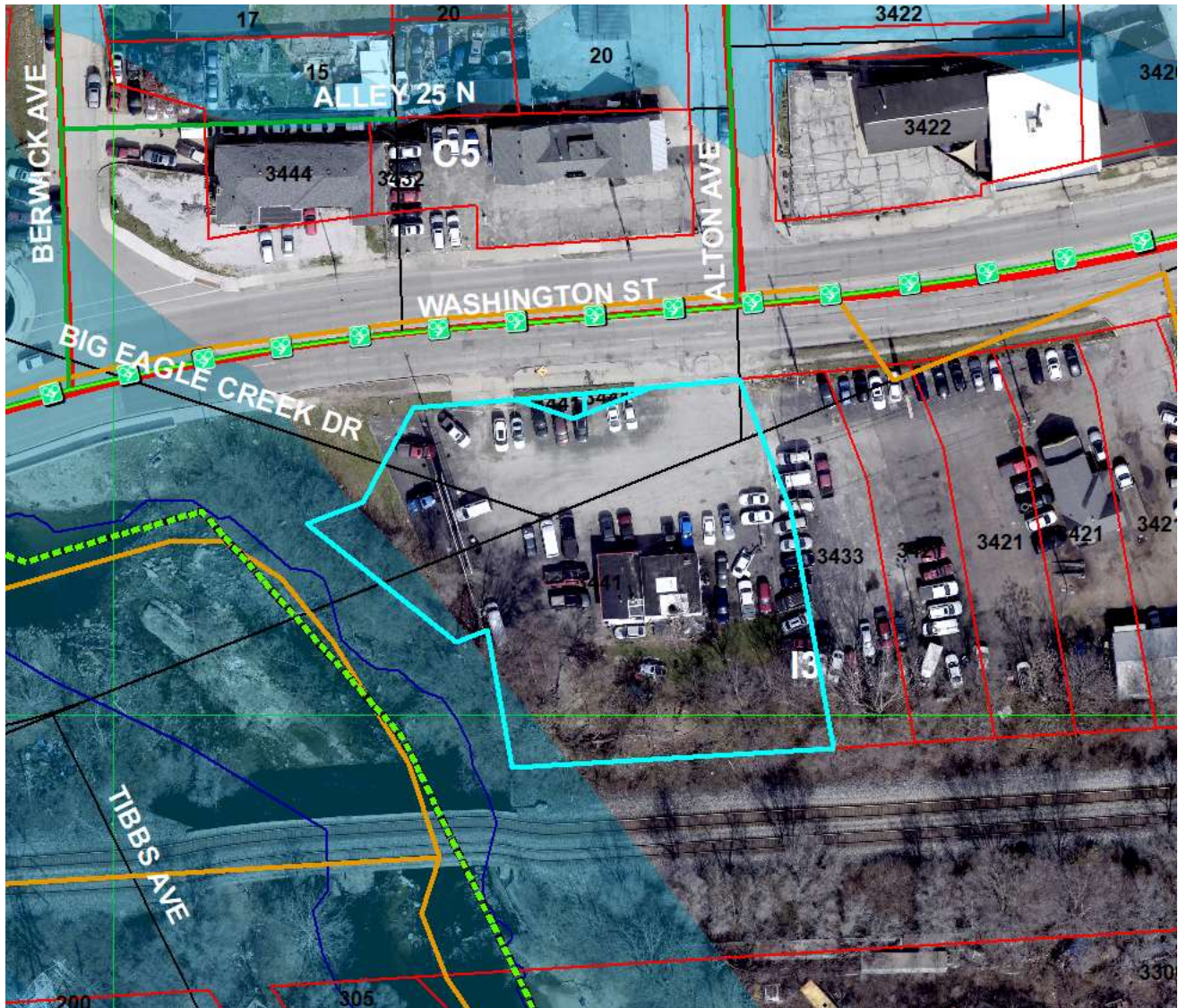
ZONING HISTORY

Zoning History - Vicinity

2004-ZON-164; 3409-3415 West Washington Street (east of site), Rezoning of 1.2 acres, being in the I-3-U District, to the C-5 classification to provide for commercial uses, **approved**.

93-UV1-31; 3421- 3429 West Washington Street (east of site), Variance of Use of the Industrial Zoning Ordinance to provide for the expansion of an existing automobile sales lot with parking in the front yard (10% permitted only), **granted**.

90-UV1-91; 3241 West Washington Street (east of site), Variance of Use and Development Standards to permit the outdoor display and sales of automobiles with parking in the front yard, **granted**.



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HEARING EXAMINER'S MEMORANDUM

MEMORANDUM OF EXAMINER'S DECISION

2025-ZON-126

3441 West Washington Street

The petition requests the rezoning of 0.76 acre from the I-3 (FF) (TOD) district to the C-5 (FF) (TOD) district to provide for general commercial uses.

Your Hearing Examiner visited the site prior to the hearing and noted the large number of vehicles parked on it, many of which appeared to be inoperable. A number of auto related uses are in the area, and Eagle Creek is west of it.

The petitioner's representative stated that the site is currently being used for auto repair, and the primary desired use of the site is auto sales. The number of auto sales lots in the area was referenced, and letters of support were presented, although no supporters appeared at the hearing.

Although no one appeared at the hearing to speak in opposition to the petition, there was a letter of opposition from the City-County Councilor for the district. Reasons for opposition included the inundation of used car lots and auto related uses in the area and its impact on quality of life for area residents.

Staff explained that, because the site is in the TOD overlay, uses should be walkable and should be pedestrian oriented, and expressed concern that runoff water containing oil and other contaminants would drain to Eagle Creek. Staff also reiterated that a use variance would be required, because auto sales in a TOD are limited to no more than 0.5 acre.

In your Hearing Examiner's opinion, auto related uses, and other heavy commercial uses, should not be encouraged on this site. Denial of this petition was recommended.

For Metropolitan Development Commission Hearing on January 7, 2026

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Photo of the subject site looking south on Washington Street.



Photo of the subject site looking southwest.



Photo of the wooded area around Eagle Creek Stream west of the site.



Photo of an auto repair shop east of the site.



Photo of a used car dealer north of the site.



Photo of the subject site's rear yard.



Photo of the subject site's front parking area looking west.



Photo of the site's western side yard and unenclosed dumpster.



Subject site's street frontage looking west along Washington Street.