



Metropolitan Development Commission Hearing Examiner (September 25, 2025) Meeting Agenda

Meeting Details

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

Date: Thursday, September 25, 2025 **Time:** 1:00 PM

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

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-APP-012 | 1550 East County Line Road and 8615 Shelby Street

Perry Township, Council District #23

HD-1 and HD-2

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

Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street, new lighting, and a sign package, including freestanding signs and building signs.

****Petitioner request for continuance for cause to October 9, 2025**

2. 2025-MOD-019 | 1318 South Lynhurst Drive

Wayne Township, Council District #17

D-P

Lynhurst Baptist Church, by Eric Carter

Modification of commitments and development plan, related to 2020-ZON-083, to modify Commitment #2, to provide for a proposed tiny home development and community center, subject to the site plan filed with this petition (current commitment required that the development be subject to the site plan, file-dated, November 10, 2020).

****Staff request for continuance for cause to October 9, 2025**

3. 2025-ZON-071 / 4765 West 71st Street

Pike Township, Council District #6

Heavy Haulers Rental and Trucking, Inc., by Steven Brown

Rezoning of 0.98-acre from the C-3 and I-2 districts to the I-2 district to provide for light industrial uses.

****Petitioner has withdrawn the Petition.**

4. 2025-ZON-074 | 8221 and 8351 South Mitthoefer Road, 10100, 10550, and 10600 Maze Road

Franklin Township, Council District #25

Christopher D. Reed, Kimberly K. Reed, Paul L. Walton, Cheryl H. Walton, Maze Family Farm, LLC, John Levinsohn, Alan Retherford and Shirley Retherford, by Tony Bagato

Rezoning of 273.127 acres from the D-4 (FF) (FW) and I-3 (FF) (FW) districts to the D-4 (FF) (FW) district to provide for a single-family residential development.

****Automatic Continuance to October 23, 2025, filed by Registered Neighborhood Organization**

5. 2025-ZON-095 | 3641 South Lynhurst Drive

Decatur Township, Council District #21

Crossroad Engineers, by Gregory Ilko

Rezoning of 3.444 acres from the C-7 and I-4 districts to the I-4 district for heavy industrial uses, including outdoor storage and operations.

****Automatic Continuance to October 23, 2025, filed by Registered Neighborhood Organization**

6. 2025-ZON-096 | 2602 North Harding Street

Center Township, Council District #12

Next Generation Properties, LLC, by Earl Dixon

Rezoning of 0.151-acre from the D-5 (W-5) district to the C-3 (W-5) district to provide for commercial uses, including a commercial kitchen.

****Staff request for continuance for cause to October 23, 2025, with Notice**

7. 2025-CZN-832 / 2025-CVR-832 (Amended) | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue

Washington Township, Council District #7

D-5 (W-1), D-P (W-1), and I-3 (W-1)

Arrow Street Development, LLC, by Joseph D. Calderon

Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a large mixed-use building type (small mixed-use building type permitted), with the front building line in excess of ten feet along 46th Street (front building line range of zero-foot to 10 feet required), a 24-foot-wide driveway width along 46th Street (maximum 16-foot-wide driveway width permitted), a commercial building line of 60% of the frontage along 46th Street (minimum 80% required), zero-foot transitional yard to the east (either a minimum 15-foot transitional yard, or an opaque wall, berm, fence, or dense (at least 75% opacity) vegetative screen of at least six feet tall required), no primary entrances along 46th Street (minimum one primary entry features for every 50 feet required), a surface parking lot with a 15-foot east side yard setback (minimum 25-foot setback required), structured parking of 100% of street wall at first level of the building along Carvel Avenue (maximum 30% of street wall permitted).

****Petition continued to October 9, 2025 on September 11, 2025. (Petition is on this agenda since Hearing Notice had already been given for this date.)**

8. 2025-CZN-836 / 2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Rezoning of 7.01 acres from the C-S district to the C-S district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.

****Staff request for continuance for cause to October 9, 2025**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

9. 2025-MOD-020 | 1011 East 22nd Street

Center Township, Council District #13

D-P
22 Monon Multifamily Partners, LLC, by Michael Rabinowitch

Modification of Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations and to specify the building type to be modular construction.

10. 2025-ZON-086 / 2025-VAR-004 (Amended) | 5255 Winthrop Avenue

Washington Township, Council District #7
Monon Property Management, LLC, by Joseph D. Calderon

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.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 68 on-site parking spaces and 24 off-site parking spaces (minimum 103 on-site and off-site parking spaces within 500 feet of subject parcel required).

11. 2025-ZON-091 | 6154 Michigan Road

Washington Township, Council District #2
Lan Thi Thanh Pham and Tung Ba Huynh

Rezoning of 0.6-acre from the D-2 district to the C-1 district to provide for commercial office uses.

12. 2025-ZON-093 | 1849 Broad Ripple Avenue

Washington Township, Council District #7
Blooming Star Properties, LLC-S Series 1 1849 Ripple, by David Kingen and Justin Kingen

Rezoning of 0.12-acre from the D-5 district to the C-1 district to provide for commercial office use.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

13. 2025-APP-003 | 620 East 21st Street

Center Township, Council District #13
PK-2
DeQuan Branch, by Jorge Gonzales

Park District-Two Approval to provide for a three-story single-family dwelling with an attached garage.

14. 2025-ZON-054 | 126 and 130 Koehne Street

Center Township, Council District #18
Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen

Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.

15. 2025-ZON-077 | 6501 Mann Road

Decatur Township, Council District #21
Kittle Property Group, by Joseph D. Calderon

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

PETITIONS FOR PUBLIC HEARING (New Petitions):

16. 2025-ZON-094 | 2505 South Arlington Avenue

Warren Township, Council District #20
Sky Real Estate, Inc., by David Gilman

Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.

Additional Business:

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

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

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

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

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



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-APP-012

Property Address: 1550 East County Line Road and 8615 Shelby Street (approximate addresses)

Location: Perry Township, Council District #23

Petitioner: Community Health Network, Inc., by Timothy H. Button

Current Zoning: HD-1 and HD-2

Request: Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street, new lighting, and a sign package, including freestanding signs and building signs.

Current Land Use: Hospital

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

The petitioner submitted a written **continuance for cause request continuing this matter from the September 25, 2025 hearing to the October 9, 2025 hearing** to allow them additional time to revise the proposed signs to meet the Sign Regulations of the Ordinance.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the October 9, 2025 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-MOD-019

Property Address: 1318 South Lynhurst Drive

Location: Wayne Township, Council District # 17

Petitioner: Lynhurst Baptist Church, by Eric Carter

Request: Modification of commitments and development plan, related to 2020-ZON-083, to modify Commitment #2, to provide for a proposed tiny home development and community center, subject to the site plan filed with this petition (current commitment required that the development be subject to the site plan, file-dated, November 10, 2020).

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

Staff is requesting a **continuance from the September 25, 2025 hearing, to the October 9, 2025 hearing**, to provide additional time for further discussion related to the modification request.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-071
Property Address: 4765 West 71st Street (Approximate Address)
Location: Pike Township, Council District #6
Petitioner: Heavy Haulers Rental and Trucking, Inc., by Steven Brown
Current Zoning: C-3 and I-2
Request: Rezoning of 0.98-acre from the C-3 and I-2 districts to the I-2 district to provide for light industrial uses.
Current Land Use: Commercial
Staff Recommendations: Denial
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued from the July 24, 2025 hearing to the September 25, 2025 hearing at the request of the petitioner.

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

STAFF RECOMMENDATION

Staff recommends denial of the request.

PETITION OVERVIEW

This petition is to be withdrawn at the September 25, 2025 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-074

Property Address: 8221 and 8351 South Mitthoefer Road, 10100, 10550 and 10600 Maze Road

Location: Franklin Township, Council District #25

Petitioner: Cheryl H. Walton, Maze Family Farm, LLC, John Levinsohn, Alan Retherford and Shirley Retherford, by Tony Bagato

Request: Rezoning of 273.127 acres from the D-4 (FF) (FW) and I-3 (FF (FW) districts to the D-4 (FF) (FW) district to provide for a single-family residential development.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance was filed by a registered neighborhood organization that would **continue this petition from the September 25, 2025 hearing, to the October 23, 2025 hearing.** This would require acknowledgement from the Hearing Examiner.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-095
Property Address: 3641 South Lynhurst Drive (Approximate Address)
Location: Decatur Township, Council District #21
Petitioner: Crossroad Engineers, by Gregory Ilko
Request: Rezoning of 3.444 acres from the C-7 and I-4 districts to the I-4 district for heavy industrial uses, including outdoor storage and operations.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

A timely automatic continuance was filed by a registered neighborhood organization that would **continue this petition from the September 25, 2025 hearing, to the October 23, 2025 hearing.** This would require acknowledgement from the Hearing Examiner.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-096
Property Address: 2602 North Harding Street (Approximate Address)
Location: Center Township, Council District #12
Petitioner: Next Generation Properties, LLC, by Earl Dixon
Current Zoning: D-5 (W-5)
Request: Rezoning of 0.151-acre from the D-5 (W-5) district to the C-3 (W-5) district to provide for commercial uses, including a commercial kitchen.
Current Land Use: Vacant building
Staff Recommendations: To be determined.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

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

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be withdrawn at the September 25, 2025 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-CZN-832 / 2025-CVR-832 (Amended)

Property Address: 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue (Approximate Addresses)

Location: Washington Township, Council District #7

Petitioner: Arrow Street Development, LLC, by Joseph D. Calderon

Current Zoning: D-5 (W-1), D-P (W-1), and I-3 (W-1)

Request: Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a large mixed-use building type (small mixed-use building type permitted), with the front building line in excess of ten feet along 46th Street (front building line range of zero-foot to 10 feet required), a 24-foot-wide driveway width along 46th Street (maximum 16-foot-wide driveway width permitted), a commercial building line of 60% of the frontage along 46th Street (minimum 80% required), zero-foot transitional yard to the east (either a minimum 15-foot transitional yard, or an opaque wall, berm, fence, or dense (at least 75% opacity) vegetative screen of at least six feet tall required), no primary entrances along 46th Street (minimum one primary entry features for every 50 feet required), a surface parking lot with a 15-foot east side yard setback (minimum 25-foot setback required), structured parking of 100% of street wall at first level of the building along Carvel Avenue (maximum 30% of street wall permitted).

Current Land Use: Single-family dwellings / Commercial buildings

Staff Recommendations: To be determined.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the August 14, 2025 hearing to the September 11, 2025 hearing to allow the petitioner additional time to address multiple concerns brought up by staff or amend the request to include variances.

The petition was amended, legal notices were mailed, and the request was published for the September 25, 2025 hearing date. However, at the September 11, 2025 hearing the petitioner requested and was **granted a continuance for cause from the September 11, 2025 hearing to the October 9, 2025 hearing** to allow them additional time to work with a registered neighborhood organization.



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

Because the amended petition was published for today's hearing date, it needed to remain on the agenda. The Hearing Examiner may acknowledge the previously granted continuance to the October 9, 2025 hearing.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition was continued to the October 9, 2025 hearing.



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-CZN-836 /2025-CAP-836

Property Address: 4035 Meadows Parkway and 4195 Millersville Road

Location: Washington Township, Council District #8

Petitioner: Garvey Properties, LLC, by Joseph D. Calderon

Current Zoning: C-S (W-5)
Rezoning of 7.01 acres from the C-S (W-5) district to the C-S (W-5) district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Request: Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.

Current Land Use: Mixed-Use (Commercial / Industrial)

Staff Recommendations: Denial of both the rezoning and approval requests.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the August 14, 2025 hearing, to the September 11, 2025 hearing, and to the September 25, 2025 hearing, at the request of the petitioner's representative, to provide additional time for discussion with staff and the Councilor for the district.

Staff is requesting a **continuance from the September 25, 2025 hearing, to the October 9, 2025 hearing**, to provide additional time for further research into proposed use.

STAFF RECOMMENDATION

Denial of the rezoning and modification requests. If approved, staff would request that approval be subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least five business 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.



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

PETITION OVERVIEW

This 7.01-acre site, zoned C-S, is developed with industrial style buildings and associated parking and storage areas. It is surrounded by single-family dwellings to the north across Millersville Road, zoned D-5 (W-5); educational uses to the south zoned D-P (W-5); commercial / industrial uses to the east, zoned C-S (W-5); commercial uses to the west, across Meadows Parkway, zoned C-4 (W-5).

Petitions 2013-ZON-037 and 2023-CAP-826, including this site, provided for industrial and commercial uses, as well as I-2-S uses that were initially approved in 1989 and expanded in the subsequent years.

REZONING

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

The Comprehensive Plan recommends Village Mixed-Use typology for the site. Recommended land uses in the Village Mixed-Use typology include residential, commercial, schools, places of assembly, artisan manufacturing / food production but does not include any type of industrial uses.

This typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. The surrounding land uses to the north, west and south supports and is representative of the village mixed-use typology.

As proposed, this request would not be consistent the Comprehensive Plan recommendation of village mixed-use. The proposed crematorium would be a permitted as a “special exception” in the I-3 district and permitted in the I-4, both of which would be districts with intense and heavy industrial uses that would not be appropriate in proximity of protected districts (residential and schools) and the village mixed-use typology. Allowing this use would also potentially set a precedence for expansion of industrial uses on this rather large site that would be detrimental to the surrounding land uses, specifically the adjacent residential neighborhood and schools.

MODIFICATION OF C-S STATEMENT

This request would modify the development statements associated with petitions 2013-ZON-037 and 2023-CAP-826 to include, in addition to existing permitted uses, a crematorium use.



**Department of Metropolitan Development
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The 1989 rezoning permitted office, commercial and industrial development, with the expansion of uses with the 2013 (landscaping / design / installation business) and 2023 (storage buildings associated with the landscaping business) petitions. This request would expand uses that would be more intense, and therefore, more impactful to surrounding land uses.

Wellfield Protection Secondary Zoning

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

There are two wellfield district designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts is subject to Commission approval. The filing of a site and development plan is required and subject to approval, on behalf of the Commission, by a Technically Qualified Person (TQP), unless exempted by the Ordinance.

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

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

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

The subject site is located within the **W-5 Fall Creek** wellfield protection area and any use or development within a wellfield protection district would be subject to the Technically Qualified Person (TQP) review and approval, unless and until the property owner provides sufficient justification that the type of use, type of facility, and chemical quantity limits, independent of the land use would be exempt from the requirements for filing a development plan. Otherwise, a development plan would be required to be filed and approved on behalf of the Metropolitan Development Commission by the (TQP). Contaminants that would have an adverse effect would include chemicals that are used in the home, business, industry, and agriculture. Chemicals such as furniture strippers, lawn and garden chemicals, cleaning chemical and solvents, gasoline, oil, and road salt can all contaminate groundwater supplies if poured on the ground or improperly used or stored.



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

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

GENERAL INFORMATION

Existing Zoning	C-S (W-5)	
Existing Land Use	Commercial and industrial mixed use	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5 (W-5)	Single-family dwellings
South:	D-P (W-5)	Educational uses
East:	C-S (W-5)	Industrial / commercial uses
West:	C-4 (W-5)	Commercial uses

Thoroughfare Plan		
Millersville Road	Primary Collector	Existing 75-foot right-of-way and proposed 50-foot right-of-way.
Meadows Parkway	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	Yes – Fall Creek W-5	
Site Plan	June 23, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	June 23, 2025	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	June 23, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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



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

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

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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



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ZONING HISTORY

2023-CAP-826 / 2023-CVR-826; 4195 Millersville Road, requested modification of Development Statement and Site Plan related to 2013-ZON-037 to remove the requirement for landscaping and buffering along Millersville Road and Meadows Parkway, and to provide for storage buildings as shown on the site plan submitted with this petition and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building located ten feet from Meadows Parkway with zero transparency, **approved and granted**.

2014-ZON-029; 4201 Millersville Road (northeast of site), requested the rezoning of 6.3 acres from the C-S district to the C-S district to add automobile and motorcycle restoration and storage, lawn care, tree service, contracting offices and operations to the list of permitted uses, **approved**.

2013-ZON-037; 4201 Millersville Road, requested the rezoning of 13.4 acres from the C-S district to the C-S district to provide for a landscape design and installation business, including offices, nursery, material and equipment storage, sculpture garden, retail sales area; offices and production space for the design and fabrication of landscape feature, fencing and artwork for hardscape installation; urban farming and associated uses, aquaponics and related operations; fabrication and warehouse space; general office and flex space; schools and ancillary facilities; other compatible uses and I-2-S uses, **approved**.

89-Z-7; 4201 Millersville Road, requested the rezoning of 14.3 acres from the D-5 district to the C-S district to provide for offices, general storage facilities, manufacturing, processing and packaging of food products, and high-tech research, development and manufacturing, **approved**.

VICINITY

2013-ZON-071; 4175 Millersville Road (southwest of site), requested the rezoning of 1.3 acre from the C-1 district to the C-S district to provide for C-3 uses and a banquet hall, **approved**.

2012-ZON-042; 3801 - 4005 Meadows Drive, 3805 – 3806 North Dearborn Street (southeast of site), requested the rezoning of 102 acres from the D-8, D-9, SU-2, C-4 and C-S district to the D-P district to provide for single-family, two-family and multi-family residential uses, commercial uses permitted within the C-1, C-3 and C-4 districts, special and institutional uses permitted within the SU-1, SU-2, SU-3, SU-6, SU-7, SU-9, SU-37, SU-38 and SU-39 districts, light manufacturing and assembly, agricultural uses, community garden and sales of products produced therein, **approved**.



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2010-ZON-042; 3801-4005 Meadows Drive, 3805-3806 North Dearborn Street (adjacent to the southwest), requested a rezoning of 101.9 acres from the D-8 (W-5), D-9 (W-5), SU-2 (W-5), C-4 (W-5) and C-S (W-5) Districts, to the D-P (W-5) classification to provide for single-family, two-family and multi-family residential uses, commercial uses permitted within the C-1, C-3 and C-4 Districts, special and institutional uses permitted within the SU-1, SU-2, SU-6, SU-7, SU-9, SU-37, SU-38, SU-39 Districts, mixed-use areas of residential and commercial in the same building as well as Live/work units, including light manufacturing and assembly and residential, commercial and institutional uses within the same building and uses permitted within the SU-3 and SU-9 Districts and agricultural uses, including a community garden and the sale of products produced therein, **approved.**

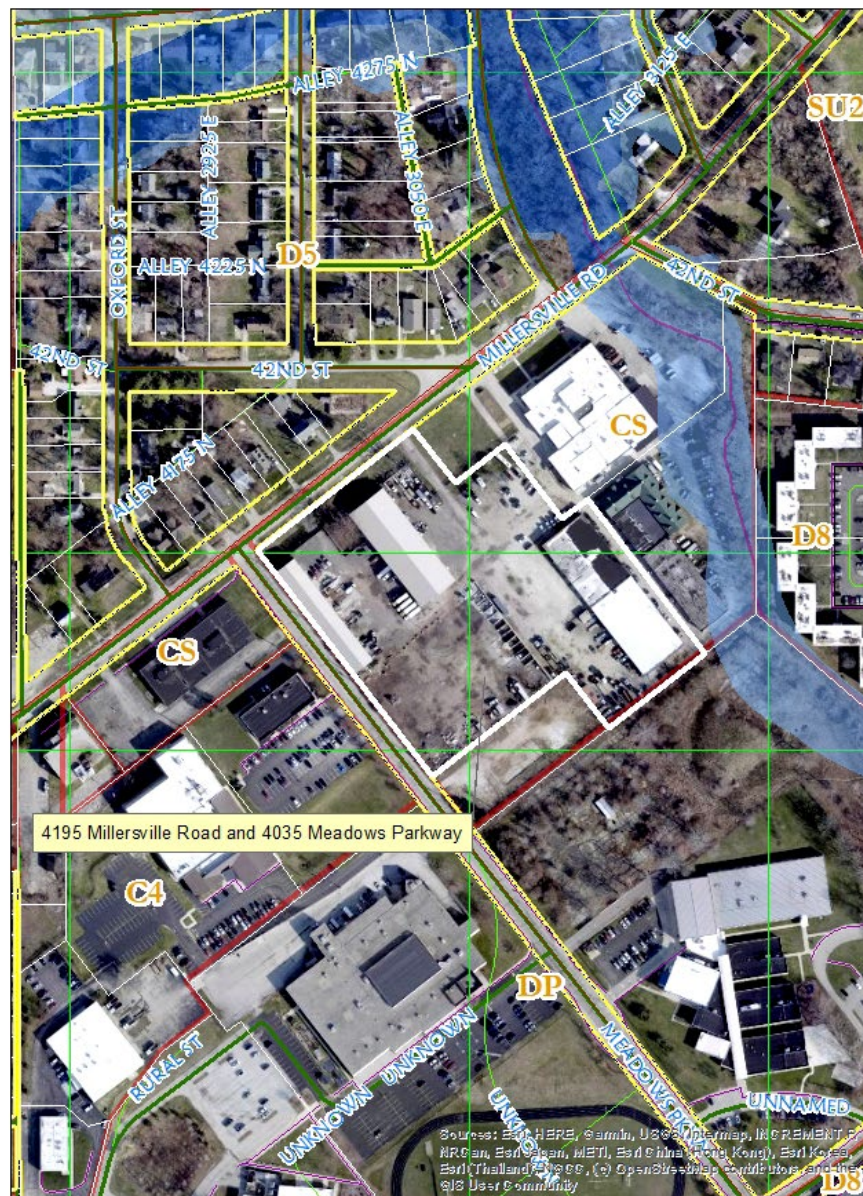
2006-ZON-008; 3980 Meadows Drive (southeast of site), requested the rezoning of 14 acres from the C-1, C-4 and D-8 districts to the SU-2 district, **approved.**

2001-ZON-165; (adjacent to southwest), requested rezoning of 12.5 acres from C-4 to C-S to provide for a general contractor with related offices and outdoor storage, general offices, educational use, and C-3 uses, **approved.**

87-UV1-45; 4201 Millersville Road (northeast of site), requested a variance of use to provide for a loading dock, **approved.**

62-Z-172; 3939 Meadows Drive (southwest of site), requested the rezoning of two acres from the U1-H1-A2 district to the U3-H1-A4 district to provide for the sales of office equipment, **approved.**

EXHIBITS



4195 Millersville Road and 4035 Meadows Parkway



0.0125025 0.05 0.075 0.1 Miles

C-S Statement

Second Amended C-S Development Statement

Introduction: Petitioner and Owner, Garvey Properties LLC, seeks to redevelop approximately 7 acres of property commonly known as 4195 Millersville Road (the "Subject Property"), in order to use the Subject Property as a contractor's storage facility, and to provide for potential future use of the Subject Property. Recently, Petitioner/Owner was approached by a user, Serene Reflections Pet Water Cremation, about occupying space in the Subject Property.

Zoning: The Subject Property is currently zoned C-S, as more particularly set forth in the City of Indianapolis Consolidated Zoning and Subdivision Ordinance ("Zoning Ordinance"), pursuant to a rezoning in 2013 under Case Number 2013-ZON-037 (the "2013 Rezoning"). The 2013 Rezoning allowed for the establishment of a headquarters for a landscape/design and installation firm, including an office nursery, material and equipment storage as well as a sculpture garden and retail sales area (the "Primary 2013 Use"). In 2023, pursuant to 2023-CAP/CVR-826, Petitioner/Owner updated the C-S Development Statement and obtained certain development standard variances.

Proposed Permitted Primary Uses of the Subject Property as described and defined in Chapter 743, Art II, Table 743-1 in the Zoning Ordinance shall be as follows:

- 1) The Primary 2013 Use.
- 2) Offices and production space for companies involved in design and fabrication of landscape features, fencing and art work to be utilized in landscape installations.
- 3) Urban Farming and associated uses.
- 4) Aquaponics and related operations.
- 5) Fabrication and Warehouse space.
- 6) General Office and Flex (industrial) space.
- 7) Schools and ancillary facilities.
- 8) Other compatible uses and those permitted in the I-2-S zoning district.
- 9) Crematorium (no incineration) – as limited by the Executive Summary of the use attached hereto as Exhibit "A".

For purposes of this development statement, the intent is to add the Crematorium as an additional use and not otherwise amend the 2023 Amended C-S Development Statement, including, but not limited to, Development Standards and Signs.

47954235.1









View looking east along East 42nd Street



View looking west along East 42nd Street



View looking south along Meadows Parkway



View looking north along Meadows Parkway



View of site looking northeast across Meadows Parkway



View of site looking northwest



View from site looking west across Meadows Parkway



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**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-MOD-020
Property Address: 1011 East 22nd Street
Location: Center Township, Council District #13
Petitioner: 22 Monon Multifamily Partners, LLC, by Michael Rabinowitch
Current Zoning: D-P
Request: Modification of Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations.
Current Land Use: Multi-family residential (under development)
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to the site plan depicting the proposed sign locations and sign elevations.

PETITION OVERVIEW

This 2.30-acre site, zoned D-P, is currently under development. It is surrounded by industrial buildings and associate parking lots to the north, across East 22nd Street, zoned I-4; a single-family dwelling to the south, across East 21st Street, zoned D-8; the Monon Trail to the east, zoned I-3; and single-family dwellings to the west, zoned D-8.

Petition 2023-ZON-049 rezoned the site to the D-P district to provide for multi-family development.

MODIFICATION

The request would modify the Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations.

The signs would include a monument sign and projecting blade sign. The monument sign would be approximately five by 12 feet and located at the western edge of the amenity area between the two buildings fronting on the Monon Trail. The projecting blade sign would be approximately four by 13 feet and located at the northwest corner of the building fronting on East 22nd Street.



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Staff supports this modification request because the signs are not obtrusive and provide identification of the development by both vehicular traffic and pedestrians in the area. Staff, therefore, supports this request.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Multi-family residential (under development)	
Comprehensive Plan	Village Mixed-Use typology	
Surrounding Context	Zoning	Land Use
North:	I-4	Industrial uses / parking
South:	D-8	Single-family dwelling
East:	I-4	Monon Trail
West:	D-8	Single-family dwellings
Thoroughfare Plan		
East 22 nd Street	Local Street	Existing 60-foot right-of-way and proposed 56-foot right-of-way.
East 21 st Street	Local Street	Existing 70-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 22, 2025	
Site Plan (Amended)	N/A	
Elevations	Signage – August 22, 2025	
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 22, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities.



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

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

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

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

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



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ZONING HISTORY

2023-ZON-049; 1011 East 22nd Street, requested rezoning of 2.30 acres from the I-3 district to the D-P district to provide for a 111-unit multi-family development, **approved**.

2005-AP2-004; 1017 East 22nd Street, requested a modification of conditions related to 2004-UV2-003 to provide for the expansion of an existing secondhand retail store located within an existing industrial warehouse by utilizing 14,000 square feet of floor area, employing two additional personnel and operating approximately 48 hours per week, **granted**.

2004-UV2-003; 1002 East 21st Street and 1017 East 22nd Street; requested a variance of use of the Industrial Zoning Ordinance to provide for a second-hand retail store to be located within an existing industrial warehouse, **granted**.

VICINITY

2017-CZN 811 / 2017-CVR-811; 1013 East 20th Street (south of site), requested rezoning of 2.08 acres, from the I-3 district to the D-8 classification and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish 16 lots, with zero feet of street frontage and lot width and without direct access to a public street, **approved and granted**.

2011-ZON-073 (2011-DP-003); 1013 and 1026 East 20th Street (south of site), requested rezoning of 2.139 acres, from the I-3-U District to the D-P classification, to provide for 84 multifamily units at a density of 39.27 units per acre, **withdrawn**.

2017-ZON-030; 2001-2044 Alvord Street (south of site), requested rezoning of 2.57 acres, from the I-3 district to the D-8 classification, **approved**.

2015-DV1-019; 1002 East 21st Street (west of site), requested a variance of development standards of the wireless communications Zoning Ordinance and the Industrial Zoning Ordinance to provide for a wireless communications facility with a monopole tower exceeding the permitted height and reduced transitional yard setback, **granted**.

2015-UV1-007; 1030 East 19th Street (south of site), requested a Variance of use of the Industrial Zoning Ordinance to legally establish a single-family dwelling (not permitted), with a home occupation, per plans filed, **granted**.

2011-DV1-048; 1902 Alford Street (south of site), requested a variance of development standards of the Commercial Zoning Ordinance and the Dwelling Districts Zoning Ordinance to provide for a major livability space ratio of 0.07, **granted**.

2011-ZON-077; 1902 Alvord Street (south of site), requested rezoning of 1.9 acres, from the I-3-U District to the C-2 classification to provide for commercial and residential uses, **approved**.



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2009-UV3-004; 1931 Bellefontaine Street (west of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for an office, **denied**.

97-UV3-34; 2002 Alvord Street (south of site), requested a variance of use of the Industrial Zoning Ordinance to provide for the repair of, request passenger automobiles and trucks, **denied**.

95-UV3-1; 2002 Alvord Street (south of site), requested a variance of use of the Industrial Zoning Ordinance to provide for an automobile and truck repair operation, **granted for a period of one year**.

91-AP3-3; 2002 Alvord Street (south of site), requested an extension of time to obtain an Improvement Location Permit and modification of conditions pursuant to 82-V3-13, **granted for a period of one year**.

90-UV2-21; 1641 North Alvord Street (south of site), requested a variance of use of the Dwelling Districts Zoning Ordinance to permit the storage, maintenance, repair and rental of heavy equipment, as well as outside storage of crane attachments; **withdrawn**.

82-V3-134; 2002 Alvord Street (south of site), requested a variance of development standards to permit the outside storage of a trash container at the northwest corner of the subject property, **granted**.

71-UV1-65; 1651 North Alvord Street (south of site), requested variance of use to provide for the construction of a building utilized for the storage of commercial trucks; **granted**.

70-UV3-178; 1601-1651 Alvord Street (south of site), requested variance of use to provide for a surface parking lot; **granted**.

58-V-429; 2017-2019 Alvord Street (south of site), requested a variance of use to permit erection of a church, with off-street parking provided, **granted**.

55-V-233; 1623 North Alvord Street (south of site), requested variance of use to provide for a surface parking lot; **granted**.

55-V-35; 1649 North Alvord Street (south of site), requested variance of use to provide for a surface parking lot; **granted**.

EXHIBITS



1011 East 22nd Street

00.000 0.015 0.03 0.045 0.06 Miles

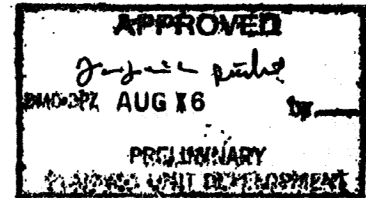


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Approved D-P Statement

22nd & THE MONON MULTIFAMILY
DP STATEMENT

JB INTRODUCTION



DJ BCG Monon 22, LLC (the "Petitioner") proposes to redevelop the approximately 2.3 acre site known as 1101 East 22nd Street (the "Property", located at the intersection of 22nd Street and Winthrop Avenue in the Bruce Place East End Subdivision. The proposed development, an affordable multi-family community, will offer 111 residential living units in three 3-story structures. Integration of the proposed development with the Monon Trail, which abuts the Property to the east, will be a focal point of the project.

Planned unit development

2023-
zon -
049

The objective for site planning and architectural aesthetic is to revitalize the development site with the addition of a diverse housing type to the area. The site is currently zoned I3 and is predominantly surrounded by an established D8 zoned single-family community. The properties located to the east of the site are zoned I3 and CS. The proposed development is an appropriate transitional density between the single family community and the more intense uses to the west of the site. The proposed development fits in the context of the surrounding neighborhood and encourages a variety of development in the area.

The Property is currently vacant, containing several unused warehouse structures. The Petitioner seeks to revive the Property and provide an efficient and desirable use for the space. The proposed development includes amenities complimentary to an urban, healthy living strategy for the site. Each new construction unit is planned to include an outdoor patio or balcony space. The development provides direct access to the Monon Trail, allowing resident pedestrian and bicycle users to access the trail from the outdoor amenity area.

The development will be constructed in substantial compliance with the approved Site Plan.

PERMITTED USES

The Property is currently zoned I3. Proposed Permitted uses include multi-family with associated amenities, a leasing office, an outdoor amenity area, and a residential amenity area.

DEVELOPMENT STANDARDS/SETBACKS

Buildings and other structures constructed on the Property shall be located as depicted on the approved Site Plan, including building locations and setbacks shown thereon.

UTILITIES/DRAINAGE

All utilities are available to the site. Storm drainage will be underground and professionally engineered to meet the intent of the City of Indianapolis requirements with respect to run-off rate, quantity, and water quality.

LANDSCAPING

Currently, there are little to no existing trees or other living vegetation on the Property. The proposed development will include landscaping and tree plantings around the structures. Landscaping shall be located in substantial compliance with the approved landscape plan.

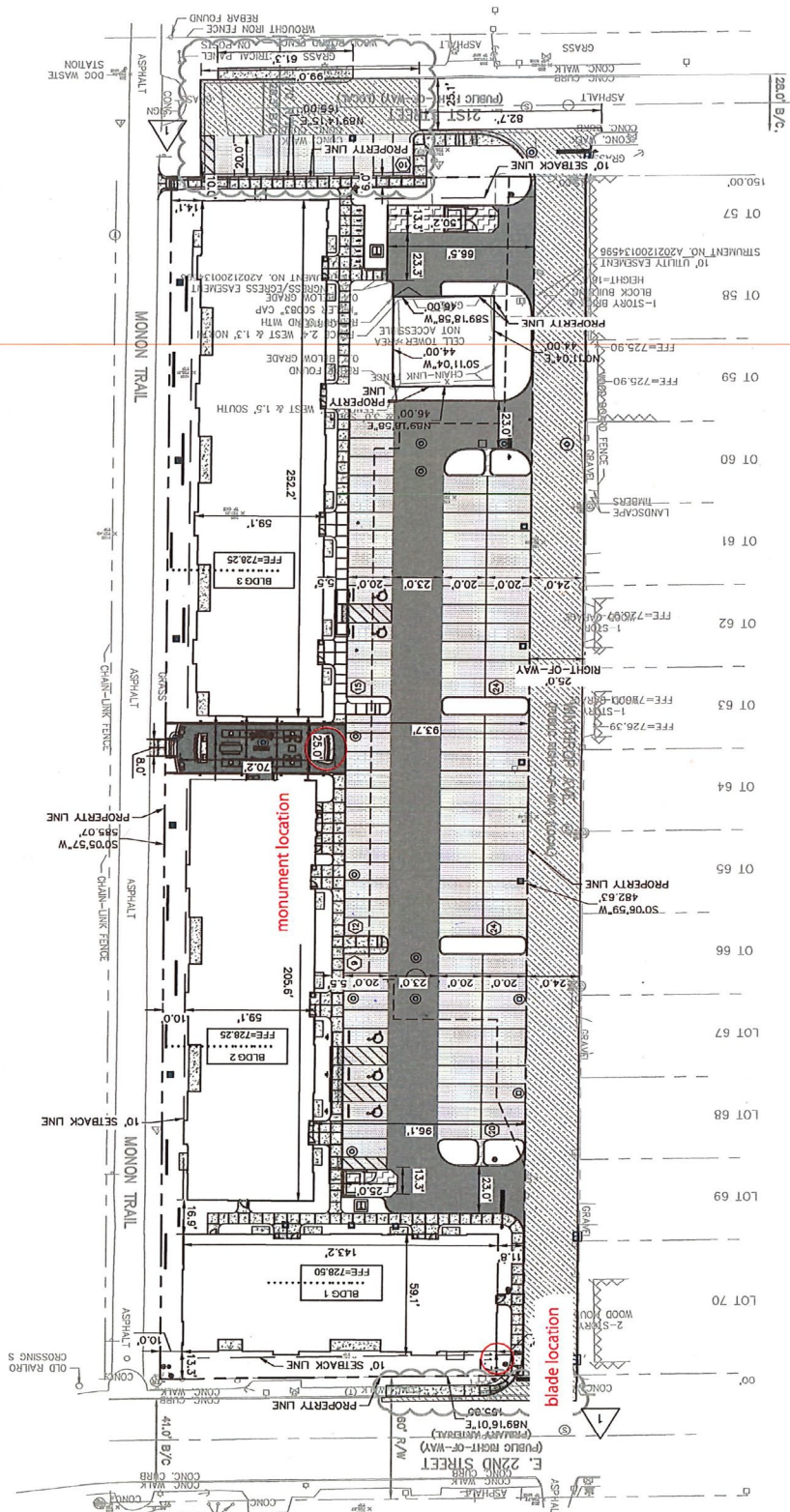
ACCESS AND PARKING

The proposed development will be accessible via Winthrop Avenue. Pedestrian access will be available via the Monon Trail. Parking is provided on the west side of the proposed structures, abutting Winthrop Avenue and 21st Street. 106 parking spaces are proposed on site and an additional 11 spaces are proposed off site on 21st St. The single-family homes abutting Winthrop Avenue are accessed via driveway or garage entrance. The 15 foot Right-of-Way on Winthrop Avenue functions as an alley. The proposed double-row parking area will be accessed directly from Winthrop Avenue, which also provides for vehicular maneuvering. The proposed double-row parking area will be accessed similarly to the properties to the west of Winthrop Avenue and is consistent with surrounding site layouts.

SIGNAGE

Project and building identification signage shall be located in substantial conformity with the approved sign plan and subject to final approval by the Administrator. No off-premises outdoor advertising signs shall be permitted.

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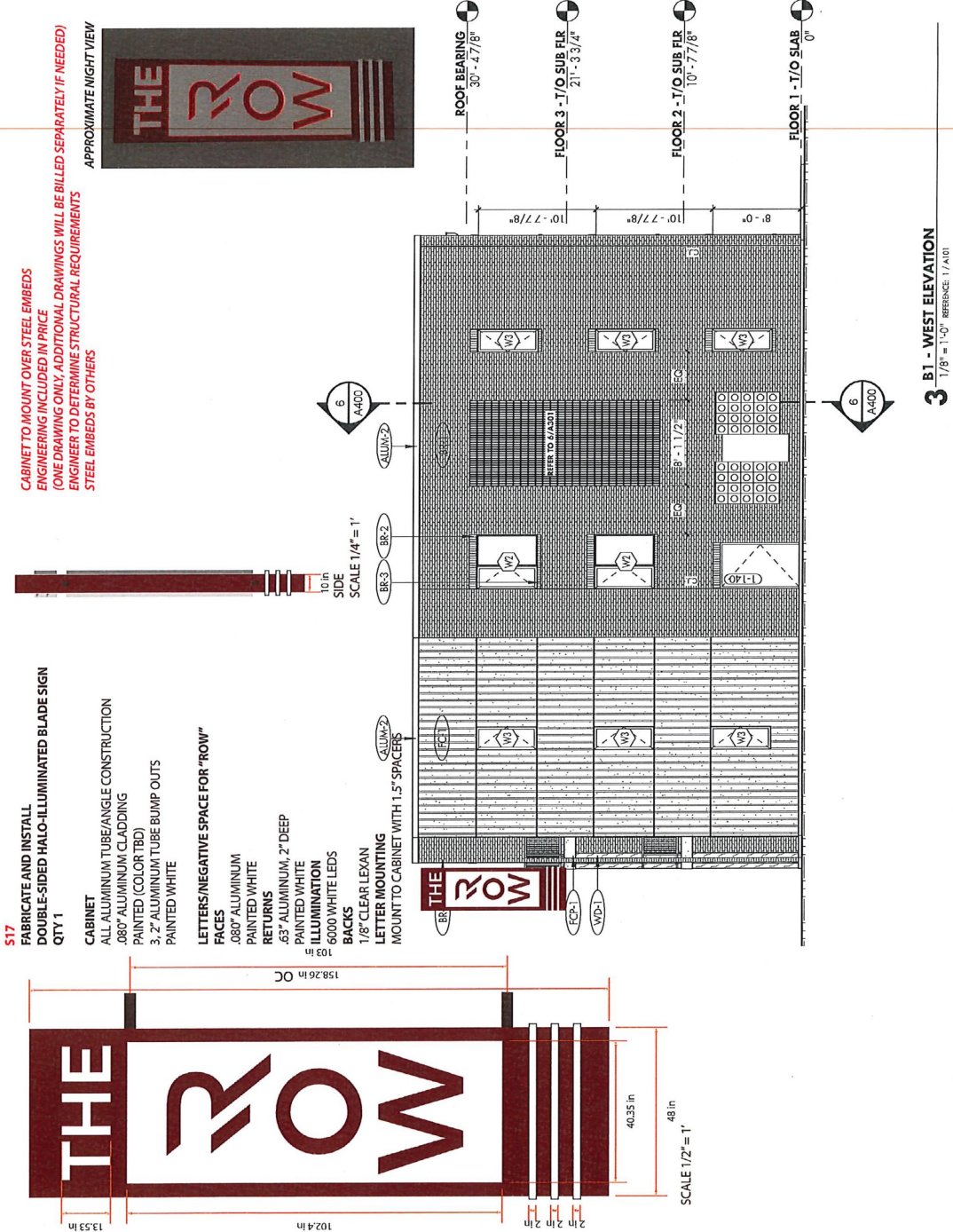


Grand Contractors
The Row
1011 East 22nd Street
Indianapolis, IN 46202
Logan Payne
07/25/25
TROW-8-20129-STEEL EMBEDS
Approved By
Date

Field survey required prior to fabrication unless otherwise specified.
All electrical is configured to 120V unless otherwise specified.

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317.251.1219
isfsigns.com
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Indianapolis, IN 46220
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PAGE 1 OF 1





View looking west along East 22nd Street



View looking east along East 22nd Street



View of site / Monon Trail looking southwest across East 22nd Street



View of site / Monon Trail looking south across East 22nd Street



View of site looking south across East 22nd Street



View of site looking east across Winthrop Avenue



View of site looking east across Winthrop Avenue



View of site looking southeast across Winthrop Avenue



View from site looking southeast across the intersection of East 21st Street and Winthrop Avenue



View looking west along East 21st street



View of site looking north across east 21st Street



View of site looking northeast across East 21st Street



View from site looking southeast across East 21st Street

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-086 / 2025-VAR-004 (Amended)

Property Address: 5255 Winthrop Avenue (approximate address)

Location: Washington Township, Council District #7

Petitioner: Monon Property Management, LLC, by Joseph D. Calderon

Current Zoning: I-4 (W-5)

Request: 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.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 68 on-site parking spaces and 24 off-site parking spaces (minimum 103 on-site and off-site parking spaces within 500 feet of subject parcel required).

Current Land Use: Commercial

Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued from the August 28, 2025 hearing to the September 25, 2025 hearing to allow the petitioner additional time to address parking concerns brought up by staff or amend the request to include a variance.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 1.43-acre site is developed with a commercial building and associated parking lot. It is surrounded by residential uses to the west, zoned C-1, a restaurant and tavern to the north, zoned C-S, an industrial building to the south zoned I-4, and a self-storage facility to the east across the Monon Trail, zoned I-2.

REZONING

The request would rezone the property 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.

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

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

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

Development site plans should incorporate and promote environmental considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.

VARIANCE OF DEVELOPMENT STANDARDS

The grant of the request would allow for 68 on-site parking spaces at 5255 Winthrop Avenue with 24 off-site parking spaces at 5240 Winthrop Avenue in association with the subject site.

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Division of Planning
Current Planning**

The parking requirements needed for the anticipated uses in the parking calculations would require 103 on-site parking spaces, which would not be met. Instead, the total proposed parking spaces would be 92 spaces with a deficiency of 11 spaces.

Staff determined that the deficiency would be minimal and would anticipate several visitors to the site would likely use the Monon Trail for access to the site. Although street parking is not available along the immediate street frontage of the site, there is street parking available in the immediate area that could be utilized if necessary.

Therefore, staff finds that the proposed variance would be supportable.

WELLFIELD SECONDARY DISTRICT

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

There are two (2) Wellfield District designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts is subject to Commission approval.

This site is specifically located within the Fall Creek W-5 Wellfield Protection District. Unless exempted by Section 742-204.D Technically Qualified Person review requirement, a Site and Development Plan shall be filed with and be subject to approval on behalf of the Commission by the Technically Qualified Person (TQP).

STAFF ANALYSIS

The request would rezone the site to the C-S (W-5) district to permit a variety of uses on site.

There is an unenclosed dumpster on site which the property owner will be fully enclosing.

Staff had concerns with some uses that could have been permitted such as the outdoor storage of commercial vehicles and equipment, large event space, and a freestanding ATM. The petitioner amended the C-S statement to address each of these uses by not permitting construction vehicles, equipment, materials, and trailers on site or ATM's. They also limited the number of indoor recreation or entertainment uses to three and no more than one event center at any given time.

Staff finds that the anticipated uses noted in the parking calculations provide great detail as to what specific uses are to be expected with the rezoning and found that the mix of business would be supportable and would align with the Village Mixed Use recommendation of the Meridian Kessler Neighborhood Plan (2016).

Due to the variety of potential uses that would be incorporated within the existing building per the Development Statement, staff determined that the C-S district is appropriate to accommodate all uses proposed and recommends approval of the rezoning and variance requests.

GENERAL INFORMATION

Existing Zoning	I-3 (W-5)	
Existing Land Use	Commercial	
Comprehensive Plan	Village Mixed Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Commercial
South:	I-3	Offices
East:	I-2	Monon Trail and Self-Storage Facility
West:	C-1	Residential
Thoroughfare Plan		
Winthrop Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	Yes	
Site Plan	July 28, 2025	
Site Plan (Amended)	August 14, 2025	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	August 27, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Meridian Kessler Neighborhood Plan (2016)
- Red Line Transit-Oriented Development Strategic Plan (2021)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Meridian Kessler Neighborhood Plan (2016) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site falls within the Red Line Transit-Oriented Development Strategic Plan (2021) but does not fall within the Transit Oriented Development Secondary District.
- The closest transit station is within a ¼ mile at the intersection of 52nd Street and College Avenue. This station is classified under the Walking Neighborhood typology and is characterized by a mix of uses at station area and primarily residential beyond with a maximum of three stories throughout. It anticipates for no front or side setbacks at core, zero to 15-foot front setbacks, and zero to 20-foot side setbacks at periphery with a mix of multi-family and single-family housing and structured parking at the core and attractive surface parking at the periphery.

Neighborhood / Area Specific Plan

- The subject site falls within the Meridian Kessler Neighborhood Plan (2016), which recommends Village Mixed Use development.
- The site falls within a Critical Area of the Neighborhood Plan, which is located along the Monon Trail between 62nd Street and 54th Street.
- The land north of 52nd Street between the Monon Trail and Winthrop Avenue is zoned I-4-U and CS. On the west side of Winthrop Avenue facing the street is a row of houses zoned C1, an office commercial zoning district. These houses are mostly used as homes, although a few are used as offices. The south side of 52nd Street on either side of the Monon Trail is zoned D-5 but is developed with industrial and commercial uses.
- One of the recommendations notes 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”. The proposal would meet this recommendation.

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.



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ZONING HISTORY

Zoning History – Site

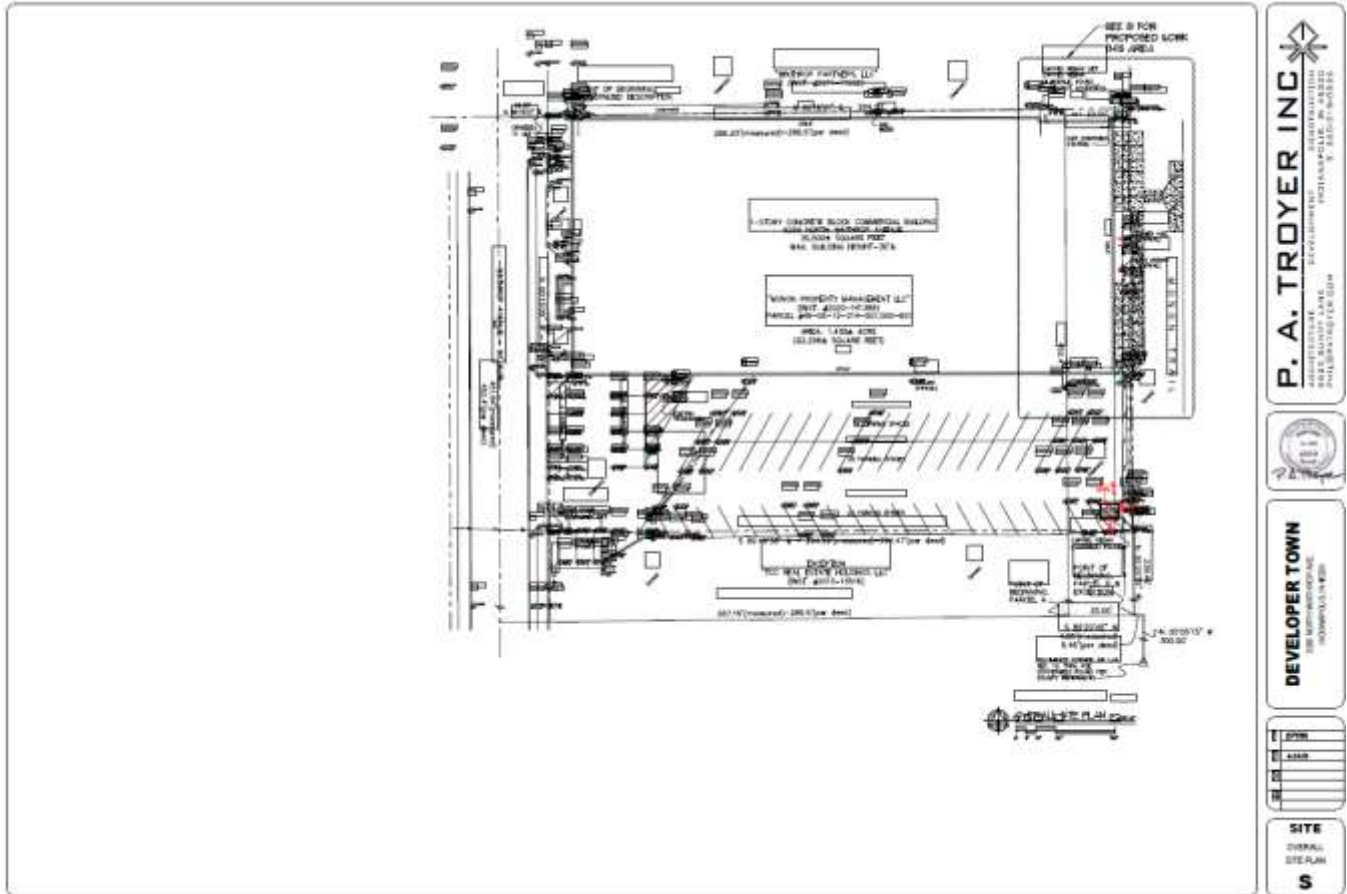
88-V2-140; 5255 Winthrop Avenue (subject site), Variance of Development Standards of the Industrial Zoning Ordinance to provide for a one and one-half foot side yard (twenty feet required), and no loading facilities (one required), **granted**.

EXHIBITS

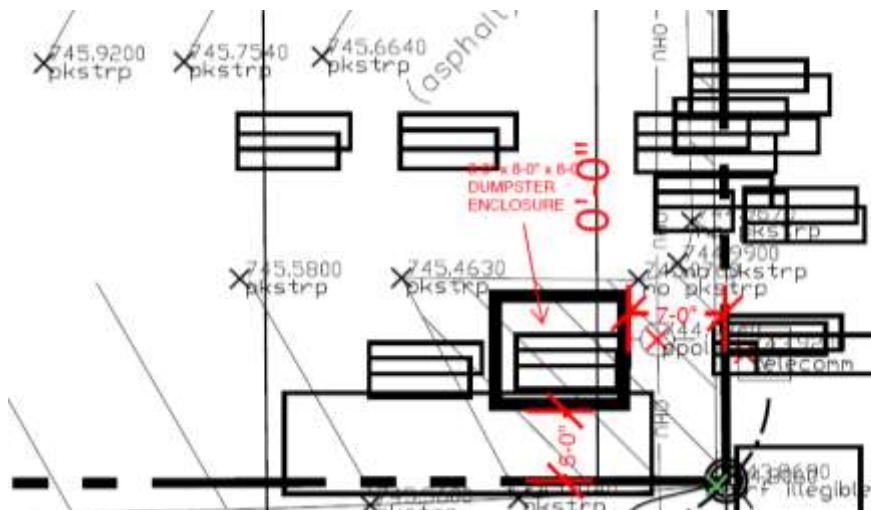


AERIAL MAP

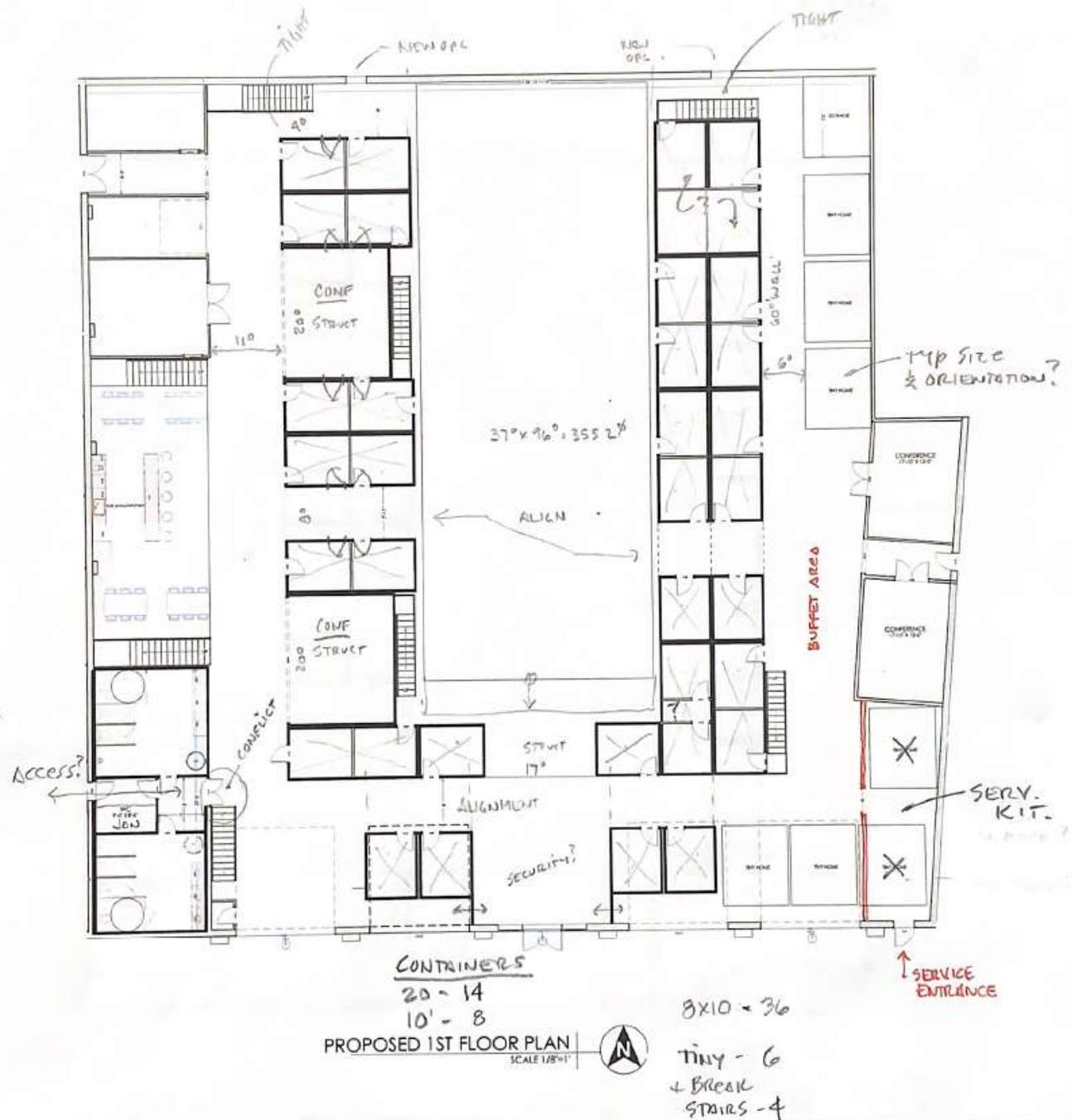
Amended Site Plan



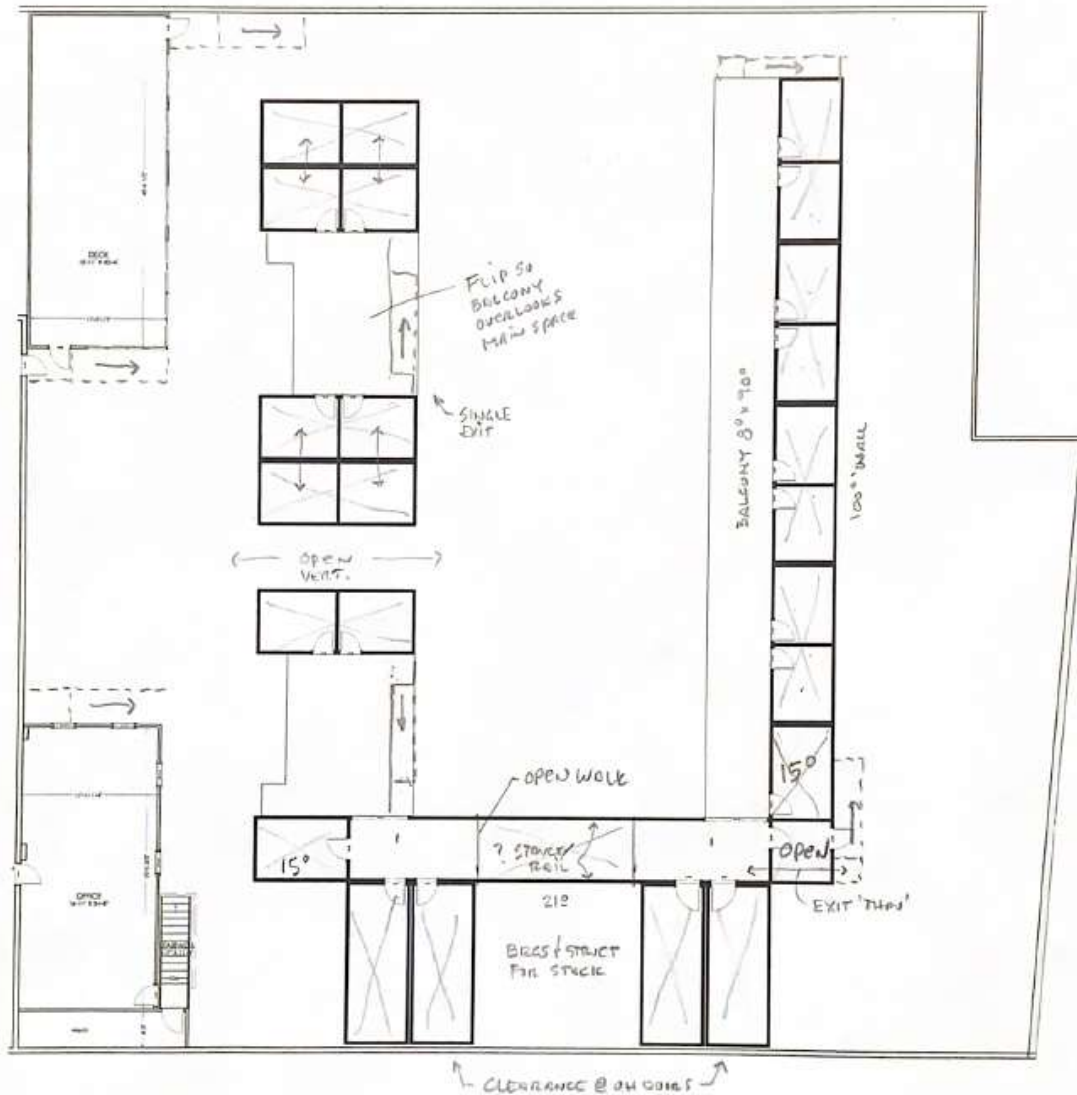
Dumpster Location Close-up



Proposed 1st Floor Plan – Event Space



Proposed 2nd Floor Plan – Event Space



PROPOSED 2ND FLOOR PLAN
 SCALE 1/8"=1'



8x10 - 10

DOUBLE - 4 (4x2:8)

8x15 - 1

8x20 - 4

Registry 1st to 2nd Floor

NAMES FOR SPACES
 (imply occupancy)

4/28/25

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Photos of the Interior Event Space in the center of the small office structures.



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C-S Development Statement

Introduction: Petitioner, Monon Property Management, LLC, seek to rezone approximately 1.4 acres of property commonly known as 5255 Winthrop Avenue (the "Subject Property") in order to facilitate reuse of the Subject Property for commercial and industrial uses.

Zoning: The Subject Property is currently zoned I-4, which permits heavy industrial uses. Petitioner acquired the Subject Property in 2020 and has created space for several uses in the existing building which contains approximately 40,508 square feet (the "Building"). Petitioner proposes to rezone the Subject Property from I-4 to C-S to reflect continuing redevelopment efforts, which contemplate both existing and future commercial and industrial uses. A list of the current tenants, as well as known potential tenants and their respective square footage and expected operating hours, is attached as Exhibit "A".

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

- a) Commercial and Building Contractor, so long as construction vehicles, equipment, materials, and trailers are not stored on site at the Subject Property
- b) Offices (Business, Professional or Government)
- c) Artisan Manufacturing
- d) Medical or Dental Office, Center or Clinic
- e) All Research and Development
- f) Consumer Services, repair of Consumer Goods
- g) Hair and Body Care Salon or Service
- h) Financial and Insurance Services
- i) Consumer Services, repair of Consumer Goods
- j) Offices (Business, Professional or Government)
- k) Eating Establishment or Food Preparation, including brewery, distillery, tap room
- l) Indoor Recreation/Entertainment (no more than 3 such uses at any given time and no more than one event center at any given time)
- m) Retail, Light and Heavy General

Any mix of the foregoing uses shall be permitted, so long as the parking requirements of the Zoning Ordinance can be met, applying the Shared Parking Table (744-403-1), as well as other available adjustments set forth in Ch. 744, Art. IV, Sec. 03, off-site parking permitted in Ch. 744, Art. IV, Sect 04, and on street parking spaces as set forth in Ch. 744, Art. IV, Sec 02(H).

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

- 1) Wireless Communication Facilities
- 2) Game Courts
- 3) Outdoor Display and Sales, Temporary
- 4) Outdoor Seating or Patio
- 5) Renewable Energy Facility, Solar, Geothermal or Wind
- 6) Satellite Dish Antenna
- 7) Sign(s)
- 8) Temporary Construction Yard, Office, or Equipment Storage, but only in conjunction with improvements taking place at the Building, such as tenant finish work or expansions to the Building
- 9) Temporary Outdoor Event (no more than fifteen (15) consecutive days in any sixty (60) day period)
- 10) Vending Machines/Self-Serve Kiosk (outside). Not including any freestanding ATM
- 11) Sidewalk Café/Food Trucks
- 12) Walk-up Window

Development Standards:

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

Prior to obtaining an improvement location permit for any new building, a detailed landscaping plan, consistent with that required for commercial uses set forth in Ch. 744, Art. V of the Zoning Ordinance, shall be submitted for Administrator's Approval. Off-street parking containing 68 existing parking spaces shall remain as is, located to the south of the Building, and should be considered a legal non-conforming improvement.

Signs:

The following sign types shall be permitted for the Subject Property:

- 1) Monument (Business identification) Sign not to exceed ten (10) feet in height
- 2) Wall Signs, Awning, Canopy and Window Signs
- 3) Incidental, Temporary, and Other Signs as would otherwise be permitted in a commercial zoning district

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5255 Winthrop Ave Indianapolis, IN 46220
Parking Review

Suite	Company	Use	SF	Parking	Parking Rule (Table 744-402-1: Required Parking Table)
Suite 100	MononWorks	Office	15139	43.00	OFFICE HOURS: 1 per 350 sf
	MononWorks	Entertainment	3000	50.00	EVENTS HOURS: 1 per 4 seats
Suite 200	Emergent Construction	Office	5317	15.00	1 per 350 sf
Suite 300	Bayonet	Office	1364	3.00	1 per 350 sf
Suite 400	Womser	Office	1580	4.00	1 per 350 sf
Suite 500	Crouching Tiger	Indoor Recreation	3926	9.00	1 per 4 seats or 1 per 400sf (there is not seating, so used SF)
Suite 600	Ripple Bouldering	Indoor Recreation	3660	9.00	1 per 4 seats or 1 per 400sf (there is not seating, so used SF)
Suite 700	Behemoth Coffee	Eating Establishment	1496	9.00	1 per 150 sf
Suite 800	Behemoth Barber	Hair Salon	765	5.00	5 spaces or 1 per 350 sf, whichever is greater
Common	Common (entry)	N/A	410	1.00	1 per 350 sf
Common	Common (hallway)	N/A	517	1.00	1 per 350 sf
Suite 2300/2400	MononWorks (after hours)	Office	3354	9.00	1 per 350 sf
				158.00	Total Parking Required
				1.70	Table 744-403-1 Adjustments: Indoor Rec / Offices
				92.00	Actual Parking Required
				103.00	35% max reduction rule?

USE FOR CALCULATIONS:

200	Event Size (people)
3000	Event Sq Footage (15 sf / person)
68	Spots in 5255 Lot
24	Spots in 5244 Lot
92	Total Parking Spots

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[illegible]

USE FOR CALCULATIONS:

200	Event Size (people)
1000	Event Sq Footage (15 sq ft / person)
68	Spots in 5255 Lot
24	Spots in 5244 Lot
92	Total Parking Spots

PROPERTY LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on this 1st day of August, 2025, by and between:

Landlord: 5240, LLC

Tenant(s): Monon Property Management, LLC

1. Property

The Landlord hereby leases to the Tenant the parking lot located at:

Address: 5240 Winthrop Ave

City/State/ZIP: Indianapolis, Indiana 46220

2. Term

The term of this lease shall begin on August 1, 2025 and shall carry on until the purchase of 5240 Winthrop Ave, Indianapolis, Indiana 46220 fully transacts to Monon Property Management, LLC

3. Rent

The Tenant agrees to pay the Landlord the monthly rent of \$0.00 month.

Security Deposit: \$n/a in lieu of Earnest Money in Purchase Agreement between both parties

4. Utilities & Maintenance

Tenant shall be responsible for payment of the following utilities: N/A.

Tenant shall maintain the premises in good condition and promptly notify the Landlord of any necessary repairs.

5. Use of Property

The premises shall be used only as parking for tenants, customers and other parties affiliated with the companies and ownership group of 5255 Winthrop Ave and shall not be sublet without prior written consent of the Landlord.

6. Governing Law

This Agreement shall be governed by the laws of the State of Indiana.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

Landlord: DocuSigned by: John Galligan Date: 8/27/2025
0140927A2B454C5...
Tenant: DocuSigned by: Matt Troyer Date: 8/27/2025
BE7979003A3940C...



Photo of the subject site's building looking southeast.



Photo of the subject site's building looking northeast onto the site.



Photo of the subject site's parking lot looking west from the Monon Trail.



Photo of the subject site's east building façade looking west from the Monon Trail.



Photo of the parking agreement lot on the left and a single-family west of the site.



Photo of a two-family dwelling west of the site.



Photo of the restaurant and brewery north of the site.



Photo of the industrial property south of the site with offices.



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-091
Property Address: 6154 Michigan Road (Approximate Address)
Location: Washington Township, Council District #2
Petitioner: Lan Thi Thanh Pham and Tung Ba Huynh
Current Zoning: D-2
Request: Rezoning of 0.6-acre from the D-2 district to the C-1 district to provide for commercial office uses.
Current Land Use: Vacant residential building
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.6-acre site is developed with a vacant residential building and associated paved parking in the front yard.

The site is surrounded by a single-family dwelling to the west, zoned D-2, a single-family dwelling to the south, zoned D-2, a commercial business to the north, zoned D-2, and a library to the east, zoned SU-37.

REZONING

The request would rezone the property from the D-2 district to the C-1 district to allow for commercial office uses, which are not permitted in the existing dwelling district.

The D-2 district is intended for use in suburban areas. Ample yards, trees and passive open spaces easily serving each individual lot are envisioned for this district. The D-2 district has a typical density of

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1.9 units per gross acre. Two-family dwellings are permitted on corner lots in this district. This district fulfills the lowest density recommendation of the Comprehensive General Land Use Plan. Public water and sewer facilities must be present. Development plans, which may include the use of clustering, should incorporate, and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

The C-1 District is designed to perform two (2) functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt those uses. Since the buildings for office, office-type and public and semi-public uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district, with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.

STAFF ANALYSIS

The site is situated along a heavily-trafficked, primary arterial street and next to a long-established commercial business to the north. While there is still residential development west and south of the site, staff is supportive of office uses adjacent to residential uses when located at intersections, along areas with an existing mix of uses, and where the intended use could be seen as a transitional buffer for residential dwellings.

Because the Comprehensive Plan is a recommendation for development and not a set rule to adhere to, staff can consider the context of the surrounding area when evaluating rezoning petitions. In this instance the C-1 district would be supportable at this location due to the library use to the east and commercial uses north of the site that create a commercial node at this intersection.

Although there were previous zoning violations on site for the storage of commercial vehicles, the grant of this rezoning would not permit such outdoor storage of commercial vehicles and would be limited solely to the permitted uses within the proposed C-1 district that do not provide high traffic volumes or outdoor storage and operations.

Development of the site would still require the development standards of the Ordinance to be met regarding paved parking, landscaping, lighting, etc.

GENERAL INFORMATION

Existing Zoning	D-2
Existing Land Use	Vacant residential building
Comprehensive Plan	Rural or Estate Neighborhood

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Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-2	Commercial
South:	D-2	Residential (Single-family dwelling)
East:	SU-37 / D-3	Library / Residential
West:	D-2	Residential
Thoroughfare Plan		
Michigan Road	Primary Arterial Street	102-foot proposed right-of-way and 100-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 14, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Rural or Estate Neighborhood development.
- 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.



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Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- Not Applicable to the Site.

ZONING HISTORY

Zoning History – Vicinity

2018-UV1-003; 2245 West 62nd Street (west of site), Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of commercial vehicles (not permitted) within an 8,000-square foot gravel storage area (not permitted), **denied**.

2016-CZN-839; 2147 West 63rd Street (east of site), Rezoning of 4.45 acres from the SU-1 district to the SU-37 classification, **approved**.

88-UV3-110; 6190 North Michigan Road (north of site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for a locksmith shop in an existing building and to provide for the construction of an accessory storage building for equipment vehicles, **granted**.

87-UV1-142; 6202 North Michigan Road (north of site), Variance of Use of the Commercial Zoning Ordinance to provide for the erection and use of an automatic teller machine, **granted**.

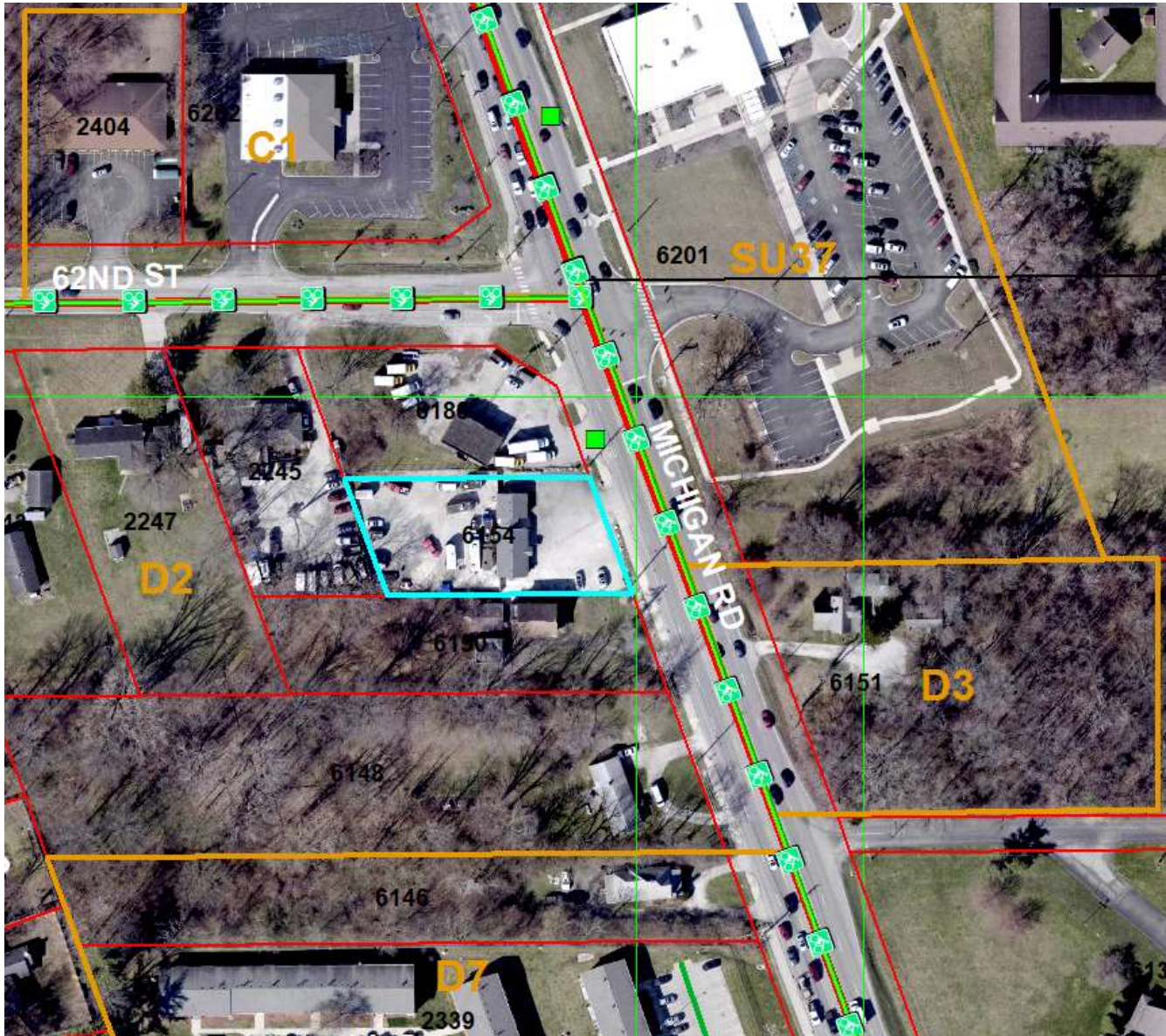
84-Z-163; 6201 Michigan Road (northeast of site), Rezoning of 10 acres from the D-7 and D-2 districts to the SU-1 district to provide for religious uses, **granted**.

85-Z-75; 6191 Michigan Road (east of site), Rezoning of 5.4 acres from the D-3 district to the SU-1 district to provide for religious uses, **granted**.

74-Z-104; 6202 Michigan Road (north of site), Rezoning of 6 acres from the A-2 district to the C-1 district to provide for office park uses, **granted**.

67-Z-190; Located between West 62nd Street and West 63rd Street (northeast of site), Rezoning of 7.70 acres, being in B-2 district, to D-7 classification to provide for Multi-Family Dwellings, **approved**.

EXHIBITS



AERIAL MAP

SITE PLAN

Address: 6154 Michigan Rd
 City, State, ZIP: INDIANAPOLIS
 Country: USA
 Scale 1":20'



SITE PLAN



Photo of the subject site.



Photo of the subject site's rear yard looking west.

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Photo of the southern property boundary of the subject site.



Photo of a single-family dwelling south of the site.



Photo of the commercial property north of the site.



Photo of the library property east of the site.



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINERX**

September 25, 2025

Case Number: 2025-ZON-093
Property Address: 1849 Broad Ripple Avenue (Approximate Address)
Location: Washington Township, Council District #7
Petitioner: Blooming Star Properties, LLC-S Series 1 1849 Ripple, by David Kingen and Justin Kingen
Current Zoning: D-5
Request: Rezoning of 0.12-acre from the D-5 district to the C-1 district to provide for commercial office use.
Current Land Use: Residential
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.12-acre site is developed with a residential building and associated paved parking in the rear yard.

The site is surrounded by single-family dwellings to the west and south, zoned D-5, an office to the east, zoned D-5, and a restaurant to the north, zoned C-3.

REZONING

The request would rezone the property from the D-5 district to the C-1 district to allow for commercial office uses, which are not permitted in the existing dwelling district.

The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale, multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both

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low-density and medium-density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.

The C-1 District is designed to perform two (2) functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt those uses. Since the buildings for office, office-type and public and semi-public uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district, with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.

STAFF ANALYSIS

The site is situated along a heavily trafficked primary collector street and along a corridor that has received multiple variances to allow for commercial uses within existing residential dwellings.

The Broad Ripple Village Plan Envision Broad Ripple (2012) is part of the Comprehensive Plan and a recommendation for five to eight residential units per acre development is noted for the subject site. Because the Neighborhood Plan recommendation is not a set rule to adhere to, staff can consider the context of the surrounding area when evaluating rezoning petitions. In this instance the C-1 district would be supportable at this location due to the continued office use to the east and commercial uses north of the site that create a commercial node at this intersection.

While there is still residential development west and south of the site, staff is supportive of office uses adjacent to residential uses when located at intersections, along areas with an existing mix of uses, and where the intended use could be seen as a transitional buffer for residential dwellings.

In this instance, the office use and C-1 district would function as a buffer from the C-3 district north of Broad Ripple Avenue.

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

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	5 – 8 Residential Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Restaurant
South:	D-5	Residential (Single-family dwelling)
East:	D-5	Office
West:	D-5	Residential (Single-family dwelling)

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Thoroughfare Plan		
Broad Ripple Avenue	Primary Collector Street	56-foot proposed right-of-way and 95-foot existing right-of-way.
Crittenden Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Broad Ripple Village Plan Envision Broad Ripple (2012)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see the Broad Ripple Village Plan Envision Broad Ripple (2012).

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The subject site falls within the Broad Ripple Village Plan Envision Broad Ripple (2012). It is categorized as being within Critical Area 3, which is the area along Broad Ripple Avenue from Broad Ripple High School to Evanston Avenue.

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- Broad Ripple Avenue is an arterial street that connects Broad Ripple Village with the retail area centered on Glendale Mall and points east. It carries a significant amount of daily traffic (24,254 in 1995).
- The south side of Broad Ripple Avenue has remained relatively stable in land use over the years. The high school, funeral home and office building that anchor the west end of this stretch have been in place for over fifty years. The rest of this segment was originally developed with single family homes. Commercial office and retail uses have slowly crept west from Glendale to the point where the block between Evanston Avenue and Crittenden Avenue is now completely commercial.
- To function as a fully realized pedestrian area, Broad Ripple Village must increase the number of residents within an easy walk. Prime locations for increasing the residential density in the area are the blocks along Broad Ripple Avenue that front the park. Conversion to multi-family use would halt the creep of commercial uses along the avenue. Conversion of homes to commercial uses dilutes the vitality of the commercial centers in Board Ripple and Glendale.
- The site is recommended for Residential Development greater than five and equal to or less than eight (8) units per acre. In suburban and rural areas this is a common multi-family density and typically the highest density single-family category in suburban areas. In urban areas, it is common for both single-family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.
- While the Neighborhood Plan recommends the restriction of commercial conversions along Broad Ripple Avenue, the subject site like many other properties within this corridor have historically functioned commercially by variances of use.
- The rezoning of the site would allow the continued use of the site as an office building.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The subject site falls within the Indy Bike Master Plan (2011). An on-street bike lane exists along Broad Ripple Avenue from the Monon Trail to Keystone Avenue.

ZONING HISTORY

Zoning History - Site

90-V1-58; 1849 Broad Ripple Avenue (subject site), Variance of Use of the Dwelling Districts Zoning Ordinance to permit an existing building to be used as a tailor's shop with signage, **denied**.

66-V2-234; 1849 Broad Ripple Avenue (subject site), Variance of Use and setback requirements to permit conversion of existing residence into an office building with erection of a sign 10 feet from north property line, with off-street parking and loading spaces provided, **granted**.

62-V-120; 1849 Broad Ripple Avenue (subject site), Variance of Use and front building line requirements to permit operation of a beauty shop in the existing residence, with a pole sign at the front lot line, with off-street parking and loading spaces provided, **denied**.

61-V-512; 1849 Broad Ripple Avenue (subject site), Variance of Use and front building line requirements to permit operation of a beauty shop in the existing residence, with a pole sign at the front lot line, with off-street parking and loading spaces provided, **denied**.

58-Z-52; South side of Broad Ripple Avenue extending from Kingsley Drive east to Crittenden Avenue, (subject site), Rezoning of Lots No. 8 through 21 in Norwaldo's Subdivision being in a U1-A2-H1 district to U3-A2-H1 classification of offices, personal service shops, etc., **decision is unknown**.

Zoning History - Vicinity

2006-UV3-037; 1803 Broad Ripple Avenue (west of site), Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for a medical office (not permitted), and to provide for a wheelchair ramp with a 7.5-foot front setback (minimum 30-foot front setback required), and a Variance of Development Standards of the Sign Regulations to provide for a four-foot tall, eighteen-square foot ground sign (not permitted), with a zero-foot setback from the right-of-way of Broad Ripple Avenue (minimum fifteen-foot setback required), **granted**.

2005-UV3-047; 1901 Broad Ripple Avenue (east of site), Variance of Use of the Dwelling Districts Zoning Ordinance to legally establish office uses (not permitted) within an existing one-story, 2,667-square foot building, and a Variance of Development Standards of the Sign Regulations to legally establish a 13.5-foot tall, 54-square foot pole sign located six feet from the right-of-way of Broad Ripple Avenue and fourteen feet from the right-of-way of Crittenden Avenue (pole signs not permitted; minimum fifteen-foot front setbacks required for freestanding identification signs), **granted**.

80-UV3-89; 1915 East Broad Ripple Avenue (east of site), Variance of Use to permit existing pole sign to remain in conjunction with existing wallpaper store, as per plans filed, off-street parking provided, **granted**.

83-Z-33; 1913 Broad Ripple Avenue (east of site), Rezoning of 0.33 acres, being in D-5 district, to C-3 classification, **withdrawn**.

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85-UV2-82; 1847 Broad Ripple Avenue (west of site), Variance of Use to provide for office use, **denied**.

73-UV2-102; 1801 Broad Ripple Avenue (west of site), Variance of Use and transitional yard to provide for the use of a residence as an office for the Washington Township Trustee, **denied**.

68-V2-98; 1847 Broad Ripple Avenue (west of site), Variance of Use and sign setback to convert house into office with pole sign five feet from front lot line, **denied**.

61-V-497; 1911-15 Broad Ripple Avenue (east of site), Variance of Use, front and side yard requirements to permit moving an addition to the rear of the existing building previously granted by variance for sale of paints, wallpaper, storage and office, with a planter box and pole sign on the east property line and three-foot from the front property line, with off-street parking and loading spaces provided, **granted**.

61-V-512; 1849 Broad Ripple Avenue (west of site), Variance of Use and front building line requirements to permit operation of a beauty shop in the existing residence, with a pole sign at the front lot line, with off-street parking and loading spaces provided, **denied**.

60-V-611; 1915 Broad Ripple Avenue (east of site), Variance of Use and side yard requirements to permit an addition connecting the existing garage to the existing dwelling house expanding the use previously granted by variance for sale of paints and wallpaper, with off-street parking and loading spaces provided, **withdrawn**.

57-V-119; 1915 East 62nd Street; (east of site), Variance of Use to permit sale of wallpaper and paints in the existing house, with an unlighted sign on front of building, and with off-street parking and loading spaces provided, **granted**.

EXHIBITS



AERIAL MAP

Department of Metropolitan Development
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Photo of the subject site looking west from Crittenden Avenue.



Photo of the subject site's rear yard looking north.

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Photo of a single-family dwelling south of the site.



Photo of a single-family dwelling west of the site.



Photo of the restaurant north of the site.



Photo of an office building east of the site.

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-APP-003 (Amended)
Property Address: 620 East 21st Street
Location: Center Township, council District #13
Petitioner: DeQuan Branch, by Jorge Gonzales
Current Zoning: PK-2
Request: Park District Two Approval to provide for a 2½ -story single-family dwelling with an attached garage.
Current Land Use: Vacant
Staff Recommendations: Denial.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the August 14, 2025 hearing, to the September 25, 2025 hearing, at the request of the petitioner's representative. No updated documents have been provided but if those are submitted in time for review, staff will provide comments at hearing.

Based upon the updated documents, file dated August 9, 2025, the height of the dwelling has been decreased by 5.48 feet to 2½ stories. Staff, however, is concerned that a more detailed site plan that provides for pedestrian connection from the dwelling to the existing sidewalk along East 21st Street, as well as providing features (such as a front porch) that are common throughout the neighborhood.

The Hearing Examiner continued this petition from the July 24, 2025 hearing, to the August 14, 2025 hearing, to provide additional time for further discussions with the petitioner's representative.

The Hearing Examiner continued this petition from the August 14, 2025 hearing, to the August 28, 2025 hearing, at staff's request, to provide additional time for submittal and review of amended documents. Staff has reviewed the amended documents and continues to **recommend denial** because the site plan does not provide site access in terms of sidewalk and a driveway. Staff believes that the development does not align with the Ordinance requirements for the PK-2 development district that would provide appropriate integration into the neighborhood development pattern.

STAFF RECOMMENDATION

Denial.

PETITION OVERVIEW

This 0.03-acre site, zoned PK-2, is vacant and surrounded by single-family dwellings to the east and west and a detached garage to the north, all zoned PK-2 and a park to the south, across East 21st Street, zoned PK-1.

This site was included in Petition 70-Z-260 that rezoned 80 acres to the PK-2 district.

Park District One Approval

The Ordinance classifies Park District One and Two as Development Plan Districts. “No use, building or structure shall hereafter be established, constructed or used on any land in a Development Plan district for any purpose, until a Site and Development Plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with this zoning ordinance.”

“The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission.”

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

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

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The Site and Development Plan must include layout and elevation plans for all proposed buildings and structures, and must indicate:

- a. Proposed uses, buildings and structures.
- b. All existing uses, buildings, and structures, in addition to any proposed to be demolished.
- c. Proposed buildings and structures and the use of each.
- d. Elevations of all sides of each building.
- e. Zoning and existing land uses of adjacent properties.
- f. Off-street vehicle and bicycle parking layouts with summary table of the number of required off-street parking, loading, and stacking spaces.

Because the proposed dwelling would not be compatible with the surrounding neighborhood and the established architectural character, the Infill Housing Guidelines should be reviewed and considered as this site is redeveloped. Staff would note that historically the dwelling occupied the entire parcel, which would not be acceptable but the request, as submitted, would not be supportable.

The dwellings in this area are typically two-story with detached garages and larger footprints than the proposed dwelling. Admittedly, the site presents development challenges but in staff's opinion, the proposed site plan and elevations are not acceptable and do not align with the Ordinance or the Infill Housing Guidelines.

GENERAL INFORMATION

Existing Zoning	PK-2	
Existing Land Use	Vacant	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	PK-2	Detached garage
South:	PK-1	Park
East:	PK-2	Single-family dwelling
West:	PK-2	Single-family dwelling
Thoroughfare Plan		
East 21 st Street	Local Street	Existing 60-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	

Wellfield Protection Area	No
Site Plan	June 16, 2025
Site Plan (Amended)	August 9, 2025
Elevations	June 27, 2025
Elevations (Amended)	August 9, 2025
Landscape Plan	N/A
Findings of Fact	May 15, 2025
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

- *Conditions for All Land Use Types – Traditional Neighborhood Typology*
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.

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- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- *Conditions for All Housing*
 - A mix of housing types is encouraged.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Primary structures should be no more than one and a half times the height of other adjacent primary structures.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

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- Developments with densities higher than 15 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.
- *Detached Housing* (detached housing refers to detached single-family homes. While this type of housing may include a secondary dwelling unit (such as a mother-in-law suite or carriage house), the secondary dwelling unit is usually smaller than the primary home and the entire property is under a single ownership).
 - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.
 - Secondary units are encouraged.
 - Lots should be no larger than one and a half times the adjacent lots.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

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

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

Site Configuration

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

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Aesthetic Considerations

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

Additional Topics

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

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

Indy Moves

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

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

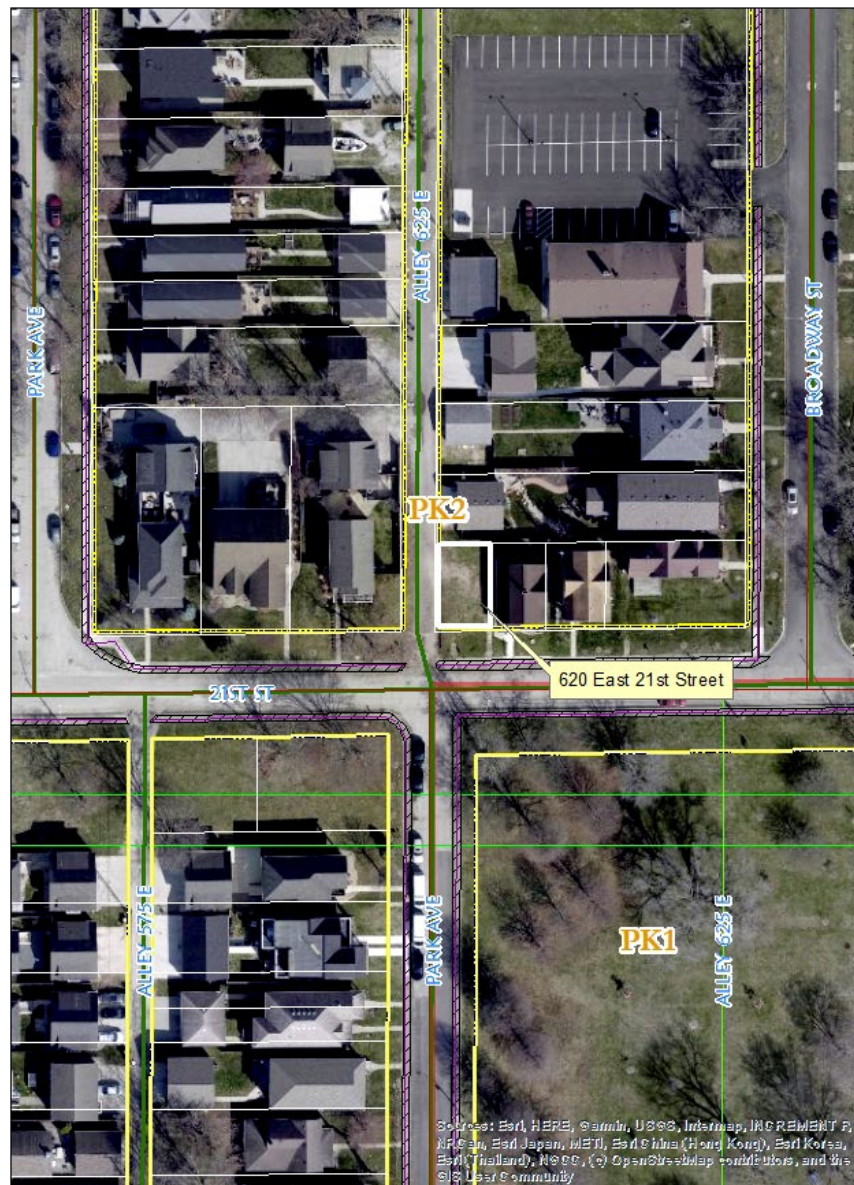
The following listed items describe the purpose, policies and tools:

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

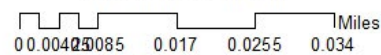
ZONING HISTORY

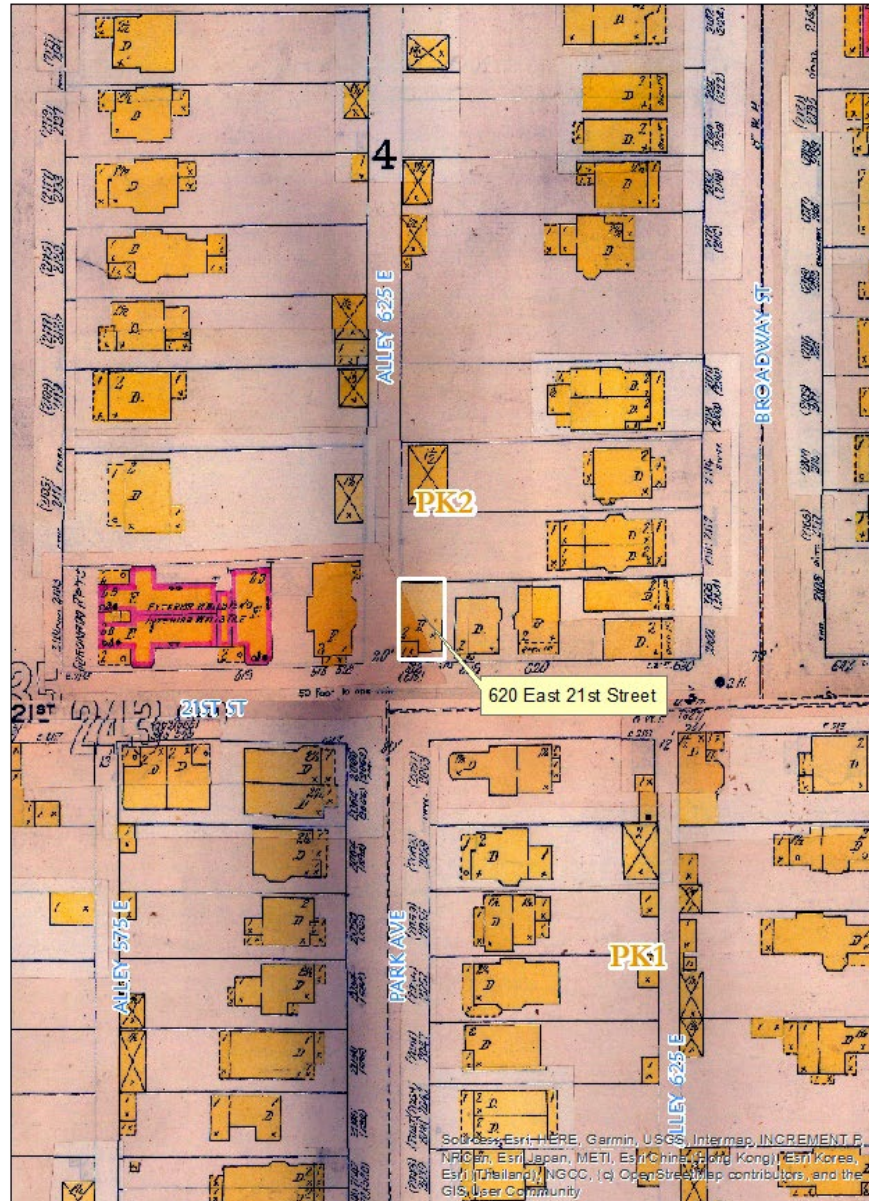
70-Z-40; Park Avenue / Broadway Street and 17th / 21st Streets, requested rezoning of 12.88 acres, being in the D-8 and PK-1 districts to the PK-1 classification to provide for park use, **approved**.

70-Z-260; 16th / 22nd Streets and Central Avenue / College Avenue, requested rezoning of 8-0 acres, being in the C-3, C-3, C-4 and D-8 districts, to the PK-2 classification, **approved**.



620 East 21st Street

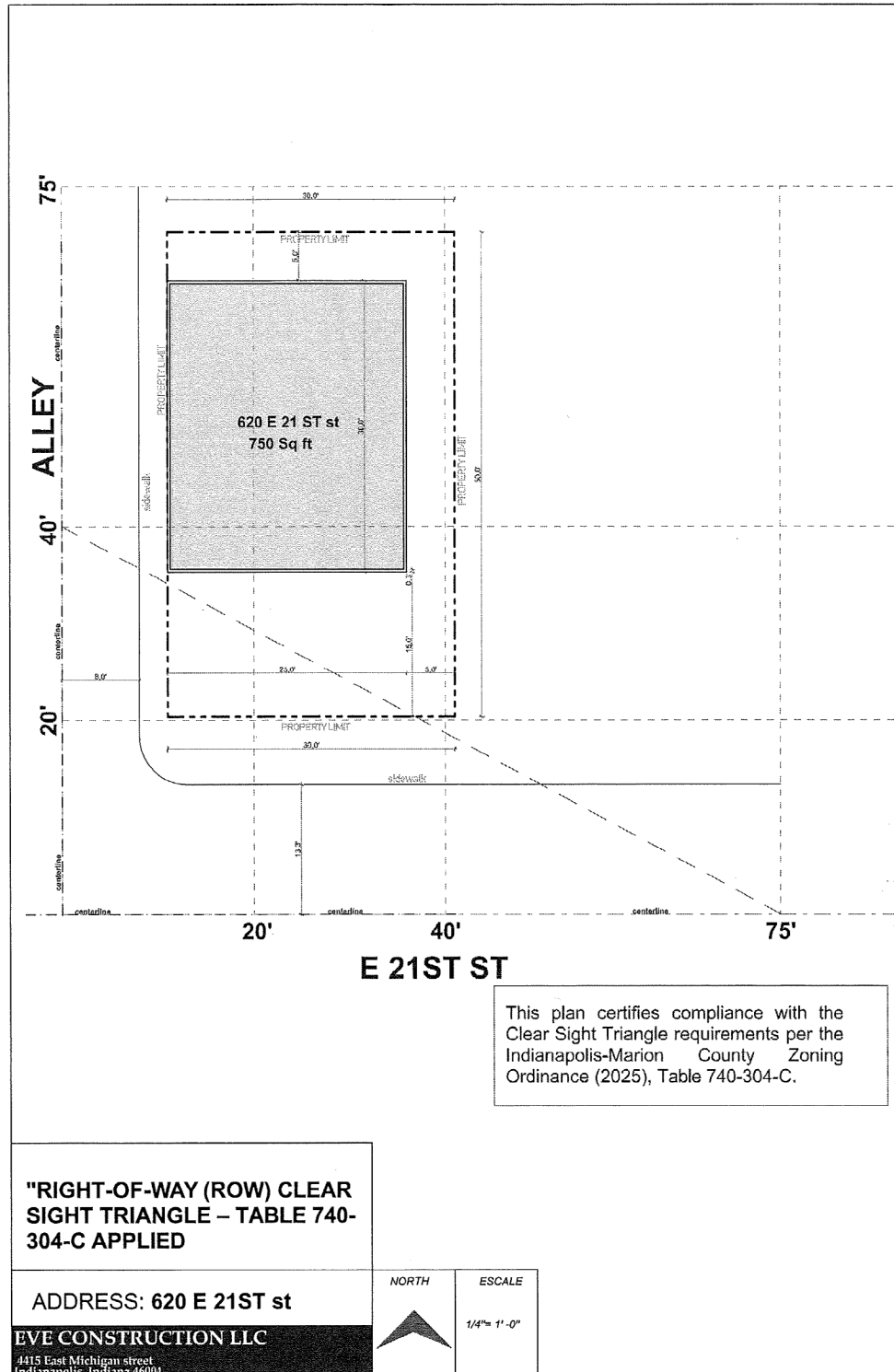




620 East 21st Street

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Site Plan - June 27, 2025

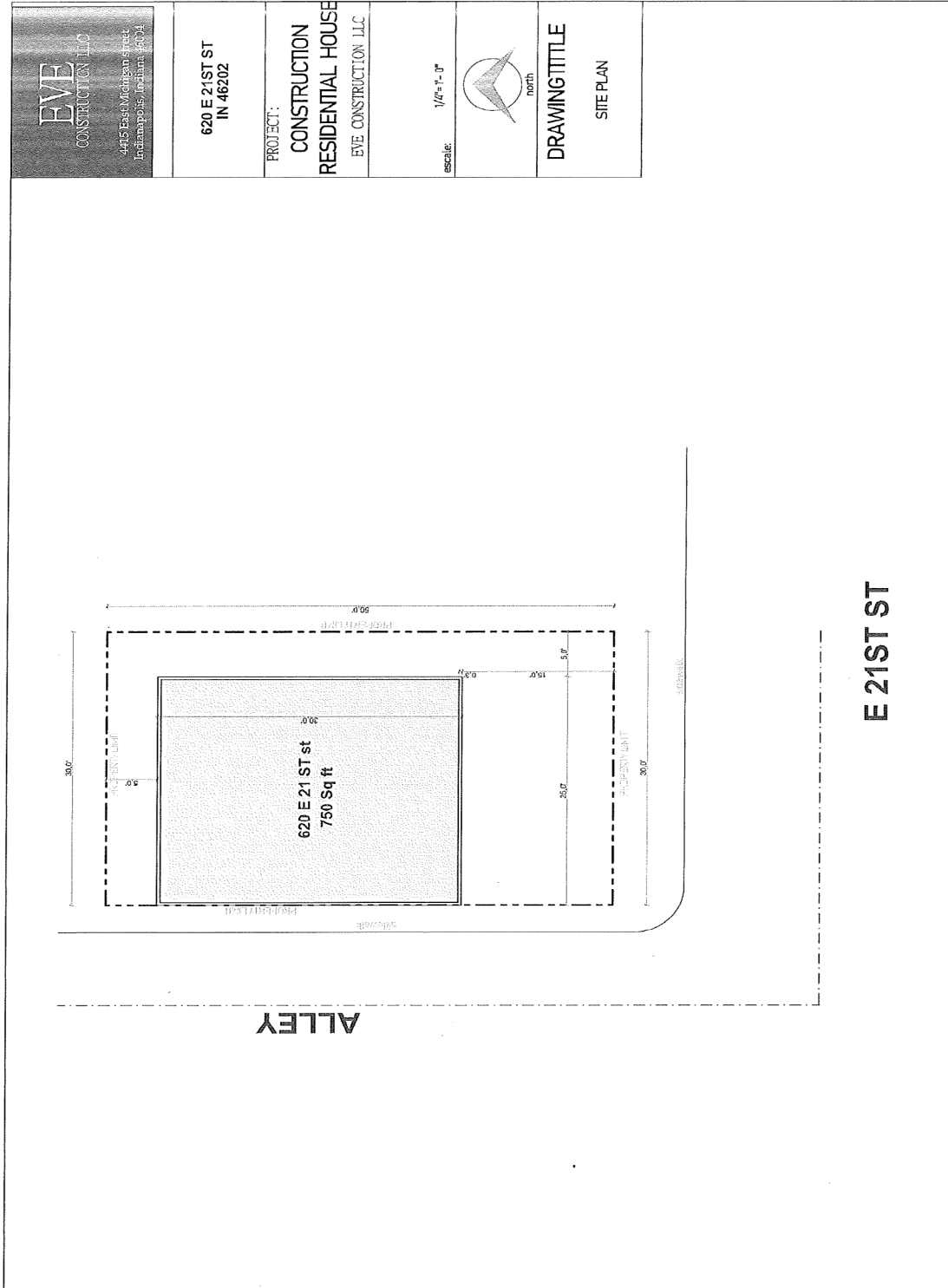


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Elevations -June 24, 2025



Site Plan – August 9, 2025



Elevations – August 9, 2025



**Department of Metropolitan Development
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Current Planning**

Petition Number _____

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

FINDINGS OF FACT

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

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

The project aligns with the Comprehensive Plan by maximizing efficient land use and integrating harmoniously with the nearby park. This location enhances the quality of life for residents by providing direct access to green space and promoting a healthy, sustainable environment.

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

The project optimizes land use by combining efficiency and aesthetics. Being near a park ensures compatibility with adjacent uses, creating an attractive and functional environment for residents and the community. Loading areas, and nearby public transit options. Additionally, bicycle facilities are incorporated, promoting sustainable and accessible transportation choices for all users.

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

The project is designed to ensure easy and efficient access through various modes of transportation, including adequate parking, loading areas, and nearby public transit options. Additionally, bicycle facilities are incorporated, promoting sustainable and accessible transportation choices for all users.

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 project design ensures the integration of a multi-modal transportation network by effectively linking with existing and planned public streets as well as internal roads. Traffic control measures, both active and passive, are included to ensure smooth and safe traffic flow, enhancing accessibility and connectivity within and outside the development.

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

The project is designed to meet sanitation, drainage, and public utility requirements using sustainable, low-impact solutions. Efficient stormwater management systems, proper drainage infrastructure, and reliable public utility services will be implemented without compromising the natural environment, promoting responsible and environmentally respectful development.

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

The project is designed so that the sites allocated for each proposed use are appropriately located, considering existing and proposed topographical conditions and other environmental factors. The design, orientation, and character of each area are suitable for the intended uses, ensuring harmonious integration with the surrounding environment. Additionally, the layout follows the principles of the Comprehensive Plan, promoting a coherent and sustainable development.

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 project ensures efficient and safe pedestrian connectivity through the installation of paths, trails, and sidewalks in accordance with required regulations. Pedestrian accessibility to public transit and internal spaces of the development is prioritized, promoting sustainable and accessible transportation options for all users. Additionally, sidewalks along eligible public streets are provided, ensuring barrier-free accessibility and safe movement for pedestrians.

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



View looking east along East 21st Street



View of site looking northeast across East 21st Street



View of site looking north across East 21st Street



View of site looking east across abutting north / south alley

Department of Metropolitan Development
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View looking west along East 21st Street east of site

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-054
Property Address: 126 and 130 Koehne Street (approximate addresses)
Location: Center Township, Council District #18
Petitioner: Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen
Current Zoning: D-8 (RC) (TOD)
Request: Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.
Current Land Use: Residential
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

ADDENDUM FOR SEPTEMBER 25, 2025

The Hearing Examiner continued these petitions from the August 28, 2025 hearing, to the September 25, 2025 hearing to allow time for the petitioner to provide staff with additional information.

Since the last hearing, the petitioner submitted a revised site plan showing the proposed religious building. Staff notes that the building is currently shown on top of an existing alley. The present configuration would not be permitted, as the alley would require a plat vacation prior to redevelopment.

ADDENDUM FOR AUGUST 28, 2025

The Hearing Examiner continued these petitions from the July 24, 2025 hearing, to the August 28, 2025 hearing to allow time for the petitioner to provide staff with additional information.

ADDENDUM FOR JULY 24, 2025

The Hearing Examiner continued from the June 26, 2025 hearing to the July 24, 2025 hearing at staff's request to provide additional time to review additional information from the petitioner.

June 26, 2025

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the rezoning petition and all other variances, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. The petitioner shall install sidewalks along Everett Street.

PETITION OVERVIEW

LAND USE

This 0.18-acre subject consists of two (2) developed parcels (Parcel IDs: 1065557 0.09-acres and 1053468 0.09-acres). The site is surrounded by commercial uses zoned SU-1 to the north, west, and east. To the south, the site is zoned C-3 and undeveloped. Stringtown Park lies west of the property, and the B&O Trail is located approximately 300 feet south.

Assessor's Office records and historic aerials indicate the building on the site was constructed around 1959. In 2000, petition 2000-ZON-061 rezoned 1540 W. Ohio Street from D-8 to SU-1 for religious use. In 2014, petition 2014-ZON-008 rezoned the current church complex to SU-1, leaving only two (2) dwellings on the block under D-8 zoning.

VIOLATIONS

The site previously contained two (2) single-family residential homes that were demolished in 2024 without permits (VIO24-0007547). Because the site is within the Regional Center, prior approval was required, but not obtained. The petitioner has since filed for Regional Center Approval.

Staff's review indicates a pattern of demolitions on this block since 2000: ten homes have been removed, three (3) prior to the adoption of the Regional Center Overlay, five (5) with approval by the Regional Center Hearing Examiner, and two (2) without approval.

REZONING

The request would provide for the rezoning of 0.18 acres from the D-8 (RC)(TOD) to the SU-1 (RC)(TOD) for religious use.

The D-8 district is designed to provide for a wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

Rezoning to SU-1 would permit religious use, which can be compatible with nearby residential development when designed to appropriately address parking, traffic circulation, outdoor activities, signage, setbacks, and landscaping.

SECONDARY/ OVERLAY DISTRICTS

TOD (Transit-Oriented Development): Applied to all properties within 1,000 feet of the centerline of a mapped bus rapid transit (BRT) line. Its intent is to encourage compact, walkable, and urban development patterns coordinated with public investment in transit. Within the **Village Mixed-Use Typology**, the TOD Overlay modification for places of worship and other neighborhood-serving institutions requires that they be designed to reinforce walkability (e.g., compact building footprints, integration with the pedestrian system, and no more than one-third of the street frontage devoted to parking).

RC (Regional Center): Applies to all new construction, sidewalk cafés, and signage in the Regional Center. Design review and approval are required by the Administrator of the Division of Planning.

PROCEDURE

Any site improvements would be subject to Administrator's Approval, prior to obtaining an Improvement Location Permit, in accordance with the Special Districts Zoning Ordinance and Regional Center Ordinance. Signs would be required to meet the standards of the Sign Regulations for Special Use districts.

STAFF CONCERNS

Although this request applies only to two (2) parcels, the petitioner has indicated an intent to redevelop the entire block bounded by North Reisner Street, Koehne Street, West Ohio Street, and Everett Street. Staff has expressed concerns regarding how future development will address parking demand and traffic circulation.

The existing church on the site received a variance in 2021 to reduce the off-street parking requirement from 57 to 38 spaces. Under the current proposal, a Variance of Development Standards would be required, as the worship center use generates a requirement of 127 parking spaces, while only 89 spaces are proposed—a deficiency of 38 spaces. This shortfall may result in overflow parking into the surrounding residential neighborhood, potentially creating adverse impacts.

STAFF ANALYSIS

The subject parcels are surrounded by SU-1 zoning. If approved, this petition would consolidate the zoning of the block under a single district.

The Comprehensive Plan recommends, the Village Mixed-Use typology, which allows for small-scale religious uses as appropriate neighborhood-serving institutions. when religious uses properly designed, they can serve as neighborhood anchors and community gathering places. The proposed rezoning represents a logical reuse of the site, is compatible with the surrounding mix of commercial and residential uses and aligns with the Comprehensive Plan's vision for a walkable, mixed-use neighborhood environment.

Staff recommends approval with a commitment to install a sidewalk along Everett Street.

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

GENERAL INFORMATION

Existing Zoning	D-8 (RC)(TOD)	
Existing Land Use	Residential	
Comprehensive Plan	Village Mixed Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-1	Religious Use
South:	C-3	Single-Family Residential
East:	SU-1	Religious Use
West:	SU-1	Religious Use
Thoroughfare Plan		
Koehne Street	Local Street	60-foot right-of-way Existing and Proposed.
Everett Street	Local Street	60-foot right-of-way Existing and Proposed.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Airspace	
Wellfield Protection Area	No	
Site Plan	August 04, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Pattern Book (2019)
- Blue Line Transit-Oriented Development Strategic Plan (2022)
- Near West Neighborhood Land Use Plan (2014)
- Indy Greenways Master Plan (2014)

Pattern Book / Land Use Plan

**Department of Metropolitan Development
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The Comprehensive Plan consists of two (2) components that include the Pattern Book 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:

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

The following elements of the Pattern Book apply to this site:

Conditions for All Land Use Types

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

Small-Scale Schools, Places of Worship, Neighborhood- Serving Institutions/Infrastructure, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally less than five (5) acres in size).

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

TRANSIT-ORIENTED DEVELOPMENT (TOD)

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

Modified Uses

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

- Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

Red Line / Blue Line / Purple Line TOD Strategic Plan

This site is located within an overlay, specifically Transit Oriented Development. “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 rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.” The site is located within a ½ mile walk shed of a proposed transit station at Washington Street & Harding Street Station.

The **Blue Line Transit Oriented Development Strategic Plan** (2014) proposes a transit stop at the intersection of Washington Street & Harding Street Station with a Community Center typology. The Community Center typology is “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.” Characteristics are listed below:

- A dense mixed-use neighborhood center.
- Minimum of two (2) stories at core area.
- 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 three (3) units.
- Structured parking at the core and attractive surface parking at the periphery.

Neighborhood / Area Specific Plan

Near West Neighborhood Land Use Plan (2014)

Critical Area #9

Location: Southeastern Stringtown

Why Critical: Historically this area has been a mix of industries, commercial sites, institutions and single-family housing. The area has a high number of vacant lots and unoccupied houses. It is ripe for a shift in

use. Influences on the area are busy Washington Street to the south, the neighboring Indianapolis Zoo, the adjacent White River, proximity and views to Downtown and IUPUI, and the potential for a rapid transit line in the Washington Street corridor. New buildings should be respectful of the solidly single-family residential streets to the north and west of this Critical Area.

Recommendations:

- Development in the area between Washington Street and Market Street should be employment oriented. Moving north, new development should transition into mixed-use and multi-family residences.
- New buildings should be respectful of the solidly single-family residential streets to the north and west of this Critical Area. Although new structures will likely be tall enough to take advantage of views to the river and downtown, they should not loom over the existing homes on Saulcy, Reisner and Richland streets.
- Multi-family residential development in the area should take the form of purpose-built multi-family structures rather than the subdividing of single-family homes into numerous units.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

INDY GREENWAYS MASTER PLAN (2014)

- B & O Trail Multi-Use Trail

The B&O corridor presents the city with the opportunity to provide a key east-west connection to downtown, similar to the Monon Trail on the north side. This route has the potential to connect communities, serve important linkages, provide regional connectivity to the surrounding counties to the west of Indianapolis, and provide another major commuter route to the downtown business district.

“Once at **Stringtown Park**, the route again follows the existing rail line southeast to Koehne Street where the route then turns south to cross under the active rail line to Washington Street. The route then turns east and follows the existing Washington Street alignment east to the White River. For this portion of the greenway, the existing sidewalk on the north side of the street should be reconstructed as a shared-use path”

ZONING HISTORY

Zoning History -Site

N/A

Zoning History- Vicinity

2021-CZN-854; 1501 West Ohio Street and 120 and 122 North Harding Street (further east of site), Rezoning of 1.05 acres from the D-8 (RC) and C-3 (RC) districts to the CBD-S (RC) district to provide for multi-family dwellings and townhomes, and all C-1 and MU-2 uses (within the existing building), **approved**

2021-CVR-854; 1501 West Ohio Street and 120 and 122 North Harding Street (further east of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero off-street parking spaces for the existing building at 1501 West Ohio Street and 38 off-street parking spaces provided for the proposed development at 120 and 122 North Harding Street (minimum 17 off-street parking spaces required for 1501 West Ohio Street and minimum of 40 off-street spaces required for 120 and 122 North Harding Street), **granted**

2021-CVC-854; 1501 West Ohio Street and 120 and 122 North Harding Street (further east of site), Vacation of five-foot wide strip off the south side of Ohio Street, beginning at the west right-of-way line of Harding Street, west 165 feet, to the northwest corner of Lot 14 in Drake's Subdivision of Out Lot 14 West of White River, as recorded in Plat Book 1, Page 144 in the Office of the Recorder of Marion County, Indiana; Vacation of Everett Street, being 30 feet in width, beginning at the west right-of-way line of Harding Street, west 100 feet to the first north-south alley west of Harding Street; Vacation of five-foot wide strip off the north side of Market Street, beginning at the west right-of-way line of Harding Street, west 100 feet to the first north-south alley west of Harding Street, all with a waiver of the assessment of benefits, **approved.**

2014-ZON-008; 1540 W Ohio Street (northeast of site), request a Rezoning of two acres, from the D-8 (RC) (W-5) and SU-1 (RC) (W-5) districts to the SU-1 (RC) (W-5) classification to provide for religious uses, **approved.**

2000-ZON-061; 1540 West Ohio Street (north of site), request a Rezoning of 1.9 acres, from D-8 (RC) to SU-1 (RC), to the SU-1 (RC) Classification to provide for religious purposes, **approved.**

99-Z-187; 1520 and 1523 West Ohio Street (north of site), request a Rezoning of 0.5 acres, from D-8 (RC) district to SU-1 classification to provide for religious purposes, **approved.**

EXHIBITS

2025-ZON-054 Current Zoning Map

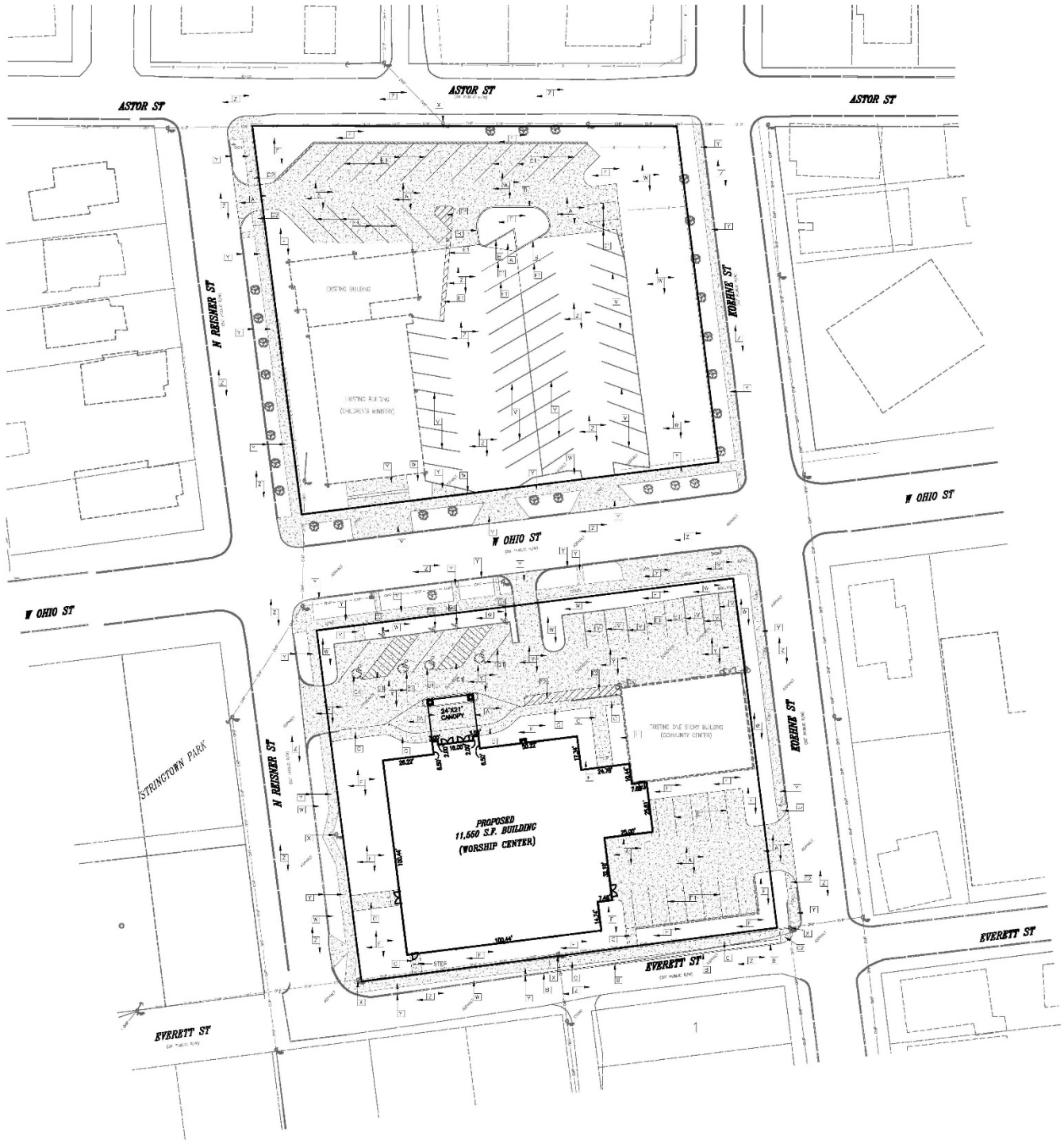


2025-ZON-054 Thoroughfare Plan



Type	Built	Planned
Bikeway		
Trail /Greenway		

Proposed Site Plan for the future religious use



View looking west from Koehne street at the subject site



View looking at the subject site, looking north.



View from Everett Street looking at existing alley way, subject property to the right



View from the subject site looking north at the community Center



View at the intersection of Koehne St and Everett St looking south along Koehne St.



View looking north from Koehne Street



View from Koehne Street looking southwest at Church Event Center



View from subject property looking at Stringtown Park



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-077
Property Address: 6501 Mann Road (Approximate Address)
Location: Decatur Township, Council District #21
Petitioner: Kittle Property Group, by Joseph D. Calderon
Current Zoning: SU-1 (FF)(FW) and D-A (FF)(FW)
Request: 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.
Current Land Use: Single Family Residential
Staff Recommendations: Denial
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **denial** of the request.

PETITION OVERVIEW

LAND USE

This petition would rezone 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) to the D-7 (FF) (FW) classification to provide for a 252-unit multi-family development. Most of this site is zoned D-A, which is consistent with the Rural or Estate Neighborhood recommendation of the Comprehensive Plan.

The site is surrounded by residential uses of varying intensity. Properties to the north and south are zoned D-A and developed with single-family dwellings. Across Mann Road to the east are both single-family subdivisions (D-4) and multi-family developments (D-7).

In 2014, petition 2014-UV2-008, sought a Variance of Use to provide for a wireless communications facility but was withdrawn.

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Division of Planning
Current Planning**

This proposal is inconsistent with the recommendation of the Comprehensive Plan for rural or estate neighborhood, which emphasizes estate-style homes on large lots and the preservation of natural features such as woodlands, wetlands, and rolling terrain. The typical density is less than one unit per acre, in contrast, the proposed development density is 9.5 units per acre.

The eastern boundary of the site includes a portion of those environmentally sensitive areas, consisting of floodplain, floodway and natural woodlands. A few natural woodlands exist in the central portion of this site (Forest Alliance Woodlands). A Stream Protection Corridor exists on the site; the proposed site plan does not indicate development within this area.

Staff has concerns about this development, primarily because of the lack of services in the surrounding area to support denser development, particularly the lack of nearby neighborhood retail and other services, sidewalk network and bus service. In staff's opinion, isolated multifamily developments have greater impacts on adjoining areas than multi-family developments situated in a mixed-use area with the proper amenities. Although a large park exists just south of the Southport Road / Mann Road intersection, the narrow roads and lack of sidewalks restrict traveling to the park in any manner other than driving.

REZONING

The property is currently zoned SU-1 and D-A. The SU-1 district is reserved for religious uses, while the D-A district is intended for agricultural uses and estate-sized dwellings. The petitioner seeks rezoning to the D-7 District.

The D-7 district is intended for multi-family uses and may be applied throughout the metropolitan area; however, its placement should be closely associated with intensity generators such as commercial centers or employment hubs. This site is not so situated. Additionally, staff believes that the design of the site, as proposed, is more closely aligned with a higher intensity dwelling district like D-9 or D-10—which would be even more incompatible with the surrounding area.

SITE PLAN

The site plan proposes a primary entrance to the south from Mann Road and an emergency services connection to the north. Any approval of this rezoning should be subject to a commitment requiring a Knox box loc on the norther entrance.

The site plan proposes 447 surface parking spaces and 57 garage spaces for a total of 504 parking spaces or 2 parking spaces per unit. The proposed D-7 District requires 1 parking spaces per unit, twice the amount required.

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The site consists of five (5), three-story apartment buildings and two (2) one-story single family attached buildings. The development is proposing amenities: clubhouse/leasing office, pool, playground, bark park as well as thirteen (13) Type A accessible units (5%) and seventy-nine (79) Type B adaptable units (31%)

While the proposed development would meet the standards of the D-7 district, the Floodplain makes up approximately 47.4% of the total size of the proposed rezone. If you calculate the development outside the floodplain, the development closer aligns with the D-9 district. The density jumps from 9.5 units per acre to 18. The D-7 has a typical density of 12-15 units per acre, while a medium apartment in D-9 is 13-50 units per building.

DEVELOPMENT	D-7	D-9	Site (13.94 ac.)	Site (26.51 ac.)
Maximum FAR	0.70	0.50	0.74	0.28
Minimum LSR	0.95	0.75	0.75	2.22

Traffic Study

A traffic study commissioned by the petitioner includes recommendations regarding the existing road network, specifically the intersection of proposed access drive and Mann Roads. The study looked at three (3) intersections: the Mann Road & Southport Road intersection, the Mann and Mills Road intersection and the Mann Road and proposed access drive.

The Mann Road & Southport Road intersection and the Mann and Mills Road intersection operates at acceptable levels of service during the AM and PM peak hours. No improvements to this intersection are recommended by the study.

The study recommends the construction of the proposed full access drive with one inbound and at least one outbound lane. The construction of a dedicated southbound left-turn lane along Mann Road at the access drive. The intersection should be stop-controlled with the access drive stopping for Mann Road.

If this rezoning would be approved, at a minimum, the recommendations of the traffic study should be included as commitments and implemented for this development.

STAFF ANALYSIS

The Comprehensive Plan identifies this area as Rural or Estate Neighborhood. This typology emphasizes estate-style homes on large lots and the preservation of natural features such as woodlands, wetlands, and rolling terrain. The typical density is less than one unit per acre, unless clustering is used to preserve open space.

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Although the project meets the development standards of the D-7 District, the requested density and intensity of development are inconsistent with the Comprehensive Plan and the environmental overlays affecting the site.

Staff recommends **denial** of this petition.

GENERAL INFORMATION

Existing Zoning	SU-1/ D-A (FF)(FW)	
Existing Land Use	Single Family Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	Zoning	Land Use
North:	SU-1	Religious Use
South:	D-A	Residential (Single-family dwelling)
East:	SU-13	Sanitary Land fill
West:	C-3	Vacant
Thoroughfare Plan		
Mann Road	Primary Arterial	50-foot existing and 140-foot proposed right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Airspace Secondary District.	
Wellfield Protection Area	No	
Site Plan	April 14, 2025	
Site Plan (Amended)	September 16, 2025	
Elevations	June 3, 2025	
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

- Marion County Land Use Pattern Book (2019)
- Indy Greenways Master Plan (2014)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

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.

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

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

INDY GREENWAYS MASTER PLAN (2014)

Southwest Trail

The Southwest Trail is one of the new greenways identified in the Full Circle Plan. Its 7.7 mile-route completes the southern portion of the circle and connects Southwest way Park to the proposed White Lick Creek Greenway, the western portion of the circle. The Southwest Trail brings a tremendous opportunity to the system in that its route uses portions of the shared-use pathway system of the Ameriplex Business Park, adding almost 4 miles of built trail to the system upon its designation. The Southwest Trail also provides an important connection to Decatur Central High School, the public library and several far southwest neighborhoods dissected by large industrial areas, major thoroughfares, and active rail lines in the southwest portion of the county, many associated with Indianapolis International Airport. This greenway completes the southern stretch of the Circle.

White River Greenway



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The White River is the largest river that begins and ends in Indiana and one of the largest watersheds in the State of Indiana. The White River's headwaters are in Randolph County in the eastern part of the state, and the river flows through the central portion of Indiana to the southwest. The White River bisects Marion County and flows south into Johnson County, eventually joining the Wabash River in Gibson County at the Indiana/Illinois border.

ZONING HISTORY

2014-UV2-008; 6501 Mann Road (subject site) Variance of Use of the Wireless Communication Zoning Ordinance to provide for a wireless communications facility, with a 145-foot-tall monopole tower, topped by a five-foot tall lightening rod, with accessory equipment cabinets (not permitted), **withdrawn**.

VICINITY

2018-ZON-082; 5500 Mills Road (west of subject 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 (west of subject 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, 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 (west of subject 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 (west of subject 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, 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, 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, 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, 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, requested Rezoning of 42 acres from the A-2 to the C-4, **approved**

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

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71-Z-175; 5560 Mann Road, 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, 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, requested rezoning of 49.6 acres from A-2 to D-11, **approved**.

71-Z-172; 6100 Mann Road, 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, 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, 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, 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, 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, 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

Amend Site Plan Dated 09/16/2025

OAK HAVEN - FAMILY HOUSING
6501 MANN ROAD, INDIANAPOLIS, INDIANA
SITE:
± 26.5/6 ACRES (INCLUDES FLOOD PLAIN)
± 13.94 NET ACRES (OUTSIDE FLOOD PLAIN)
ZONING:
ENCLING, S/U1 & DA
PROPOSED - DT
ALLOWABLE DENSITY
12.15 UNITS / ACRE
PROPOSED DENSITY
12.15 UNITS / ACRE
FLOOR AREA RATIO: 322,629 / 1,155,037 = 0.279
OPEN SPACE RATIO: 1,114,785 / 322,620 = 3.46
LIABILITY / SPACE RATIO: 341,108 / 322,620 = 2.824
MAJOR LIVABILITY SPACE RATIO: 347,268 / 322,620 = 1.7
TOTAL OAK HAVEN - 487 PARKING SPACES / 232 DWELLING UNITS = 2

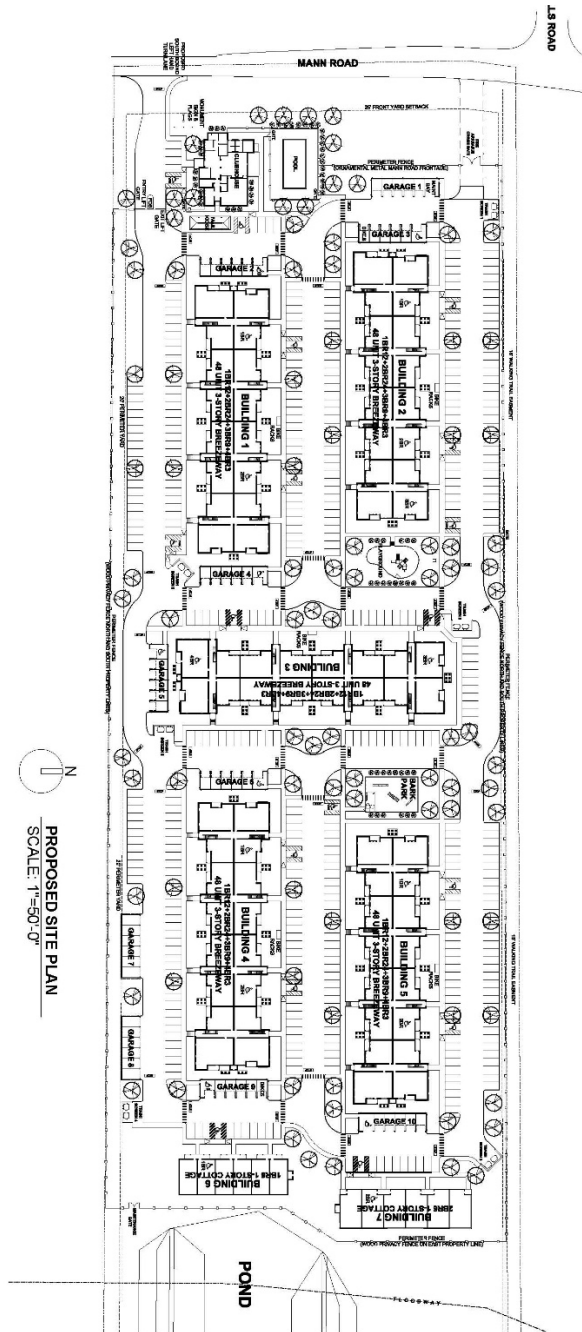
PROJECT SCORE:
6501-0989-4873 - 48 UNIT BREZEWAY (3-STORY)
(1) 18R-6 - 8 UNIT COTTAGE (1-STORY)
(1) 28R-6 - 6 UNIT COTTAGE (1-STORY)
UNIT MIX: FAMILY
65 18R UNITS (26%) (5 ACCESSIBLE)
48 28R UNITS (26%) (5 ACCESSIBLE)
48 38R UNITS (26%) (5 ACCESSIBLE)
15 48R UNITS (6%) (1 ACCESSIBLE)
232 TOTAL FAMILY DWELLING UNITS (13 ACCESSIBLE)
ACCESSIBILITY: (15% TYPE A AND B UNITS REQUIRED)
13 TYPE - A ACCESSIBLE DWELLING UNITS (6% REQ.)
79 TYPE - B ADAPTABLE DWELLING UNITS (REMAINING 1ST FLOOR UNITS)

AMENITIES:
POOL, HOUSE / LEASING OFFICE
MAIL ROOM
PLAYGROUND
BARK PARK
MONUMENT SIGN AND FLAGS
PERIMETER FENCE
7' TALL CHAIN LINK FENCE
BIKE RACKS & COVERED BIKE PARKING
6 DUMPSTER SCREENS (NO GATES)
STORMWATER POND
PARKING REQUIREMENT:
REQUIRED PARKING SPACE / UNIT = 293 SPACES
REQUIRED BIKE SPACES - 10% OF PARKING = 51
60% OF BIKE SPACES REQUIRED TO BE COVERED = 31
PARKING PROVIDED:
447 TOTAL SURFACE SPACES PROVIDED
47 SPACES / UNIT
57 COVERED SPACES
504 TOTAL PARKING COUNT
2 SPACES / UNIT
ACCESSIBLE PARKING
23 TOTAL ACCESSIBLE PARKING SPACES
17 TOTAL ACCESSIBLE SURFACE SPACES
4 VAN ACCESSIBLE SURFACE SPACES
6 TOTAL ACCESSIBLE GARAGE SPACES
3 STANDARD ACCESSIBLE GARAGE SPACES
1 VAN ACCESSIBLE GARAGE

ASP-1

24-011

PRELIMINARY
ARCHITECTURAL
SITE PLAN



OAK HAVEN
6501 MANN RD
INDIANAPOLIS, IN

KITTLE
KITTLE PROPERTY
GROUP, INC.

310 East 88th Street, Suite 400
Indianapolis, IN 46240
www.kittleproperty.com



Department of Metropolitan Development
Division of Planning
Current Planning

2025ZON077_Site_Plan Dated 04-12-2025

OAK HAVEN - FAMILY HOUSING
6501 MANN ROAD, INDIANAPOLIS, INDIANA
SITE:
± 26.616 ACRES (INCLUDES FLOOD PLAIN)
± 13.94 NET ACRES (OUTSIDE FLOOD PLAIN)
ZONING:
EXISTING - SU7 & OA
PROPOSED - D7
ALLOWABLE DENSITY:
12.15 UNITS/ACRE
PROPOSED DENSITY:
288 DWELLING UNITS
11 DWELLING UNITS / ACRES
FLOOR AREA RATIO = 32
MINIMUM LIVABILITY SPACE RATIO = 1.55

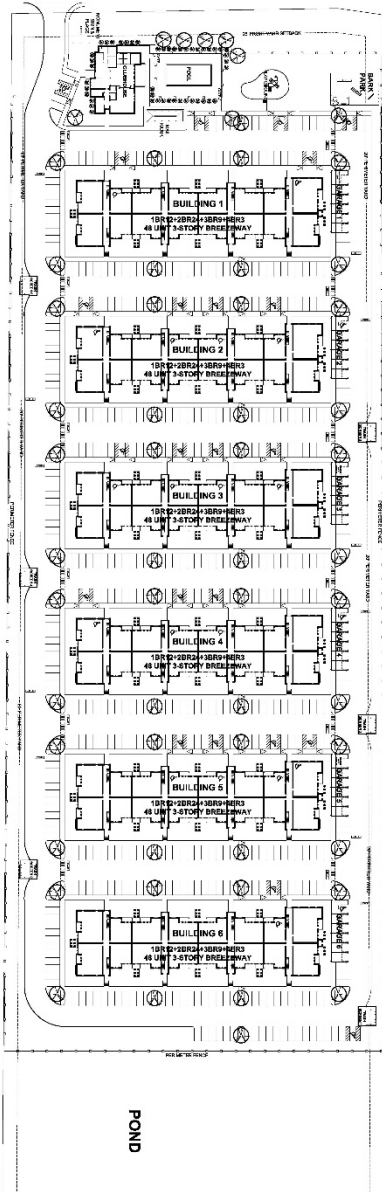
PROJECT SCOPE:
(6) 1BR/12.2BR/24-3BR/3-4BR/3 - 48 UNIT BREZEWAY (3-STORY)
UNIT MIX - FAMILY
72 1BR UNITS (25%) (5 ACCESSIBLE)
144 2BR UNITS (50%) (8 ACCESSIBLE)
54 3BR UNITS (19%) (3 ACCESSIBLE)
288 TOTAL DWELLING UNITS (19 ACCESSIBLE)
ACCESSIBILITY:
18 TYPE - A ACCESSIBLE DWELLING UNITS (6% REQ.)
15% REQ. TYPE - A AND TYPE - B UNITS

AMENITIES:
CLUBHOUSE / LEASING OFFICE
POOL/HOTSP
PLAYGROUND
BARK PARK
MONUMENT SIGN AND FLAG
6 STORAGE BUILDINGS
8 BIKE RACKS & COVERED BIKE PARKING
8 DUMPSTER SCREENS (NO GATES)
STORMWATER POND

PARKING:
REQUIRED PARKING - 1 SPACE / UNIT = 391 SPACES
REQUIRED BIKE SPACES - 10% OF PARKING = 39
69% OF BIKE SPACES REQUIRED TO BE COVERED = 35
537 SURFACE SPACES PROVIDED
186 SPACES / UNIT
537 TOTAL PARKING COUNT
1.98 SPACES / UNIT
ACCESSIBLE PARKING:
2 ACCESSIBLE SURFACE SPACES
3 VAN ACCESSIBLE CARAGES

PROJECT NO.
24-011
PROJECT NAME
PREFUNCTIONAL
ARCHITECTURAL
SITE PLAN
SHEET NUMBER
ASP-1

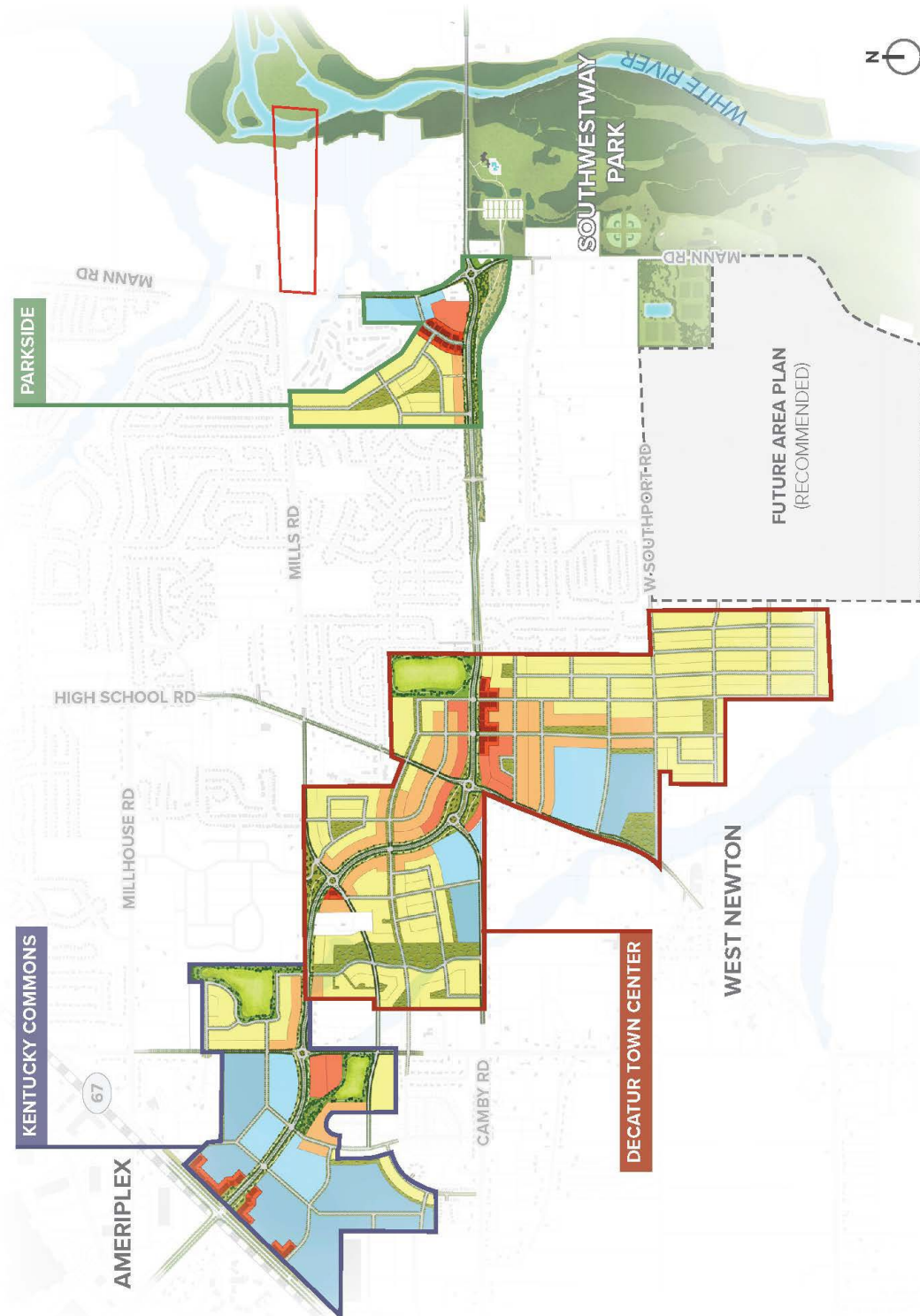
PROPOSED SITE PLAN
SCALE: 1"=50'-0"



OAK HAVEN
6501 MANN RD
INDIANAPOLIS, IN

PROJECT TITLE
KITTLE PROPERTY
GROUP, INC.
3700 EAST 10TH AVENUE, SUITE 300
INDIANAPOLIS, IN 46240
(317) 545-3111
KITTLE@KITTLEPROPERTY.COM

Decatur Green Way Area Plan , In red is the development location.



Traffic Study Recommendation



KITTLE PROPERTY GROUP -OAK HAVEN
DECATUR TOWNSHIP, INDIANAPOLIS

TABLE 5 – LEVEL OF SERVICE SUMMARY: MANN ROAD & SOUTHPORT ROAD

APPROACH	AM PEAK			PM PEAK		
	Scenarios			Scenarios		
	1	2	3	1	2	3
Northbound Approach	B	B	B	A	A	A
Southbound Approach	A	A	A	C	C	C
Westbound Approach	A	A	A	B	B	B
Intersection	A	A	A	B	B	B

The HCM 7th Edition does not support non-NEMA phasing. Therefore, the levels of service for all the scenarios are taken from Synchro methodology.

TABLE 6 – LEVEL OF SERVICE SUMMARY: MANN ROAD & PROPOSED ACCESS DRIVE

APPROACH	AM PEAK	PM PEAK
	Scenarios	Scenarios
	3	3
Southbound Left-Turn	A	A
Westbound Approach	C	C

Analysis considers the construction of a dedicated southbound left-turn lane along Mann Road and the construction of the access drive with one inbound and one outbound lane.

CONCLUSIONS & RECOMMENDATIONS

The conclusions that follow are based on existing traffic volume data, trip generation, assignment and distribution of generated traffic, capacity level of service analyses and a field review conducted at the site. Based on the analyses and the resulting conclusions of this study, recommendations are formulated.

MANN ROAD & MILLS ROAD

Capacity analyses for all traffic volume scenarios have shown that this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with existing intersection conditions. Therefore, no improvements are recommended at this intersection.

MANN ROAD & SOUTHPORT ROAD

Capacity analyses for all traffic volume scenarios have shown that this intersection currently operates and will continue to operate at acceptable levels of service during the AM and PM peak hours with existing intersection conditions. Therefore, no improvements are recommended at this intersection.



Department of Metropolitan Development
Division of Planning
Current Planning



*KITTLE PROPERTY GROUP -OAK HAVEN
DECATUR TOWNSHIP, INDIANAPOLIS*

MANN ROAD & PROPOSED ACCESS DRIVE

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following intersection conditions:

- Construction of the proposed full access drive with one inbound and at least one outbound lane.
- Construction of a dedicated southbound left-turn lane along Mann Road at the access drive.
- The intersection should be stop-controlled with the access drive stopping for Mann Road.

Site Photos

Intersection of Mann Rd and Mills Rd



Current entrance to the property looking east towards Mann Rd



Department of Metropolitan Development
Division of Planning
Current Planning

Looking east towards the rear of the property



Looking at the easting accessory building



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-094
Property Address: 2505 South Arlington Avenue
Location: Warren Township, Council District #20
Petitioner: Sky Real Estate, Inc., by David Gilman
Current Zoning: C-3
Request: Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.
Current Land Use: Undeveloped
Staff Recommendations: Denial.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This the first hearing on this petition.

STAFF RECOMMENDATION

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

1. A 59.5 half right-of-way shall be dedicated along the frontage of South Arlington 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. 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**

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

PETITION OVERVIEW

This 8.264-acre site, zoned C-3, is undeveloped and surrounded by commercial uses to the north, zoned C-3; single-family dwellings to the south, zoned D-3; commercial uses to the east, zoned C-S; and undeveloped land to the west, across South Arlington Avenue, zoned C-4.

Petitions 2018-CZN-867 / 2018-CVR-867 requested rezoning to the I-2 classification to provide for truck parking and a variance of development standards to provide for a temporary gravel parking lot. Both these petitions were denied.

REZONING

The request would rezone the site to the I-1 district to provide for light industrial uses. "The I-1 district is designed for those industries that present the least risk to the public. In the I-1 district, uses carry on their entire operation within a completely enclosed building in such a manner that no nuisance factor is created or emitted outside the enclosed building. No storage of raw materials, manufactured products, or any other materials is permitted in the open space around the buildings. Loading and unloading berths are completely enclosed or shielded by solid screening. This district has strict controls on the intensity of land use providing protection of each industry from the encroachment of other industries. It is usually located adjacent to protected districts and may serve as a buffer between heavier industrial districts and business or protected districts."

The Comprehensive Plan recommends community commercial typology for the site.

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

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

Staff would note that a C-3 district abuts the site to the north and a C-4 district is adjacent to the west of the site, across South Arlington Avenue. A residential neighborhood is adjacent to the south. Staff believes that supporting encroachment of an industrial use in an area devoid of industrial districts would not be appropriate.



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Staff further believes this is a classic case of spot zoning because the closest industrial district (I-3) is located over one-half mile to the southwest. Spot zoning is defined as “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners’ benefits.” Spot zoning implies a certain level of preference and in this case demonstrates the antitheses of the adopted Comprehensive Plan.

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 South Arlington Avenue. This dedication would also be consistent with the Marion County Thoroughfare Plan.

Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees located along the eastern (approximately 155 feet wide) and southern (approximately 56 feet wide) perimeter of 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.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

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

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Commercial uses
South:	D-3	Single-family dwellings
East:	C-S	Commercial uses
West:	C-4	Undeveloped land
Thoroughfare Plan		
South Arlington Avenue	Primary Arterial	Existing 75-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	N/A	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

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.

Staff would also note that the Pattern Book recommends that light industrial land uses be “removed as a recommended land use where they would be adjacent to a living or mixed-use typology.”

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:

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- 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

2018-CZN-867 / 2018-CVR-876; 6105 Southeastern Avenue, requested rezoning of 8.264 acres from the C-3 district to the I-2 classification and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for temporary gravel parking, **denied**.

VICINITY

2016-ZON-052; 6011 Southeastern Avenue (north of site), requested rezoning of two acres from the C-3 district to the C-4 classification to provide for a gasoline station, **denied**.

2007-ZON-082; 6011 Southeastern Avenue (north of site), requested the rezoning of 0.5-acre from the D-A District to the C-3 classification, **approved**.

2016-UV1-009; 6033 Southeastern Avenue (east of site), requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for automobile sales and display, with a parking area with a reduced setback, **granted**.

2014-ZON-022; 6300 Southeastern Avenue (east of site), requested the rezoning of 133.5 acres, being in the D-A and C-S districts, to the C-S classification to provide for an industrial use, including corporate offices, light and heavy vehicle and equipment sales and rental, light and heavy vehicle and equipment service, repair and storage facilities, new and used vehicle and equipment parts sales, service and storage, outdoor display and storage of light and heavy vehicles, equipment, machines and parts, with accessory uses and operations including, welding shops, wash bays, fuel islands, sandblast shops, painting booths, test facilities, cold storage areas, outdoor equipment and machinery test area, outdoor equipment and machinery staging area, trash compactor and old tractor storage / museum building, **approved**.

2011-ZON-056; 5900 Southeastern Avenue (north of site), requested rezoning of 18.151 acres, from the C-1 and C-4 Districts to the D-6II classification to provide for 140 cottage-style senior apartments, **withdrawn**.

2004-ZON-048; 6010 and 6020 Southeastern Avenue (north of site), requested the rezoning of 2.999 acres, being in the D-A and C-3 Districts, to the C-3 classification to provide for a dental office, **approved**.

2002-UV1-013; 6125 Southeastern Avenue (north of site), requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for weekend live entertainment in an existing 9,960 square foot restaurant, and to legally establish a landscaping strip located within the right-of-way of Southeastern Avenue, **granted**.

95-Z-185; 6021-6029 Southeastern Avenue (north of site), requested the rezoning of 0.937 acre, being in the D-A Districts to the C-3 classification provide neighborhood commercial development, **approved**.

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95-Z-6, 95-CV-2; 6105 Southeastern Avenue (east of site), requested the rezoning of 2.285 acres, being in the C-3 District, to the C-S classification to provide for mini-warehouses, in addition to an existing fence, deck, and patio store, and a Variance of Development Standards to allow access to the mini-warehouse facility from a 30-foot wide access easement, **approved and granted**.

86-UV3-115, 6101 Southeastern Avenue (north of site); requests a variance of use and development standards of the Commercial Zoning Ordinance to provide for the outdoor sales and display of lawn furniture and parking located along the existing right-of-way of Southeastern Avenue, **granted**.

85-V1-58; 2465 South Arlington Avenue (west of site), requested a variance of development standards of the Dwelling District Zoning Ordinance to provide for total accessory building space to exceed the primary residential space, **granted**.

85-UV2-78; 6030 Southeastern Avenue (north of site), requested a variance of use to provide for the outside display and sales of automobiles, **withdrawn**.

85-Z-145, 85-CV-18; 6011 Southeastern Avenue (north of site), requested the rezoning of 1 acre, being in the A-2 district to the C-7 classification to provide a commercial custom glass fabrication and installation facility, **denied**; with a variance of development standards of the Commercial Zoning Ordinance to reduce the required 40-foot transitional yard requirement to 10 feet on the western property line and 5.5 feet on the eastern property, **denied**.

77-UV2-119, 6033 Southeastern Avenue (north of site); requests a variance of use of the Commercial Zoning Ordinance to provide for retail and wholesale of fencing supplies, with outdoor storage and a pole sign, **granted**.

71-Z-113; 6201 Southeastern Avenue (north of site), requested rezoning of 5.0 acres, being in the A-2 District, to the SU-34 classification to provide for a lodge, **approved**.

EXHIBITS



2505 South Arlington Avenue

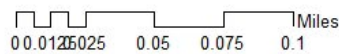


EXHIBIT A

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



View looking north along South Arlington Avenue



View looking south along South Arlington Avenue



View of site looking east across South Arlington Avenue



View of site looking east across South Arlington Avenue



View of site looking east across South Arlington Avenue



View looking across South Arlington Avenue at the adjacent dwelling to the south

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View looking east into adjacent neighborhood across the intersection of South
Arlington Avenue and East Southern Avenue