Metropolitan Development Commission
Hearing Examiner (November 19, 2026)
Meeting Agenda

Meeting Details

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

Date: Thursday, November 19, 2026 **Time:** 1:00 PM

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

Business:

Special Requests

2026-ZON-107 **| 5480 Victory Drive**
Franklin Township, Council District #24
Patch Development LLC, by Brian J. Tuohy

Rezoning of 2.01 acres from the C-S district to the C-S district to provide for automobile, motorcycle, and light vehicle service or repair as a permitted use.

****Petition has been withdrawn by the Petitioner.**

2026-CZN-840 **/ 2026-CVR-840 | 4402 Mann Road**
Decatur Township, Council District #21
Patiala, Inc., by Patrick Rooney

Rezoning of 0.451-acre from the C-3 district to the C-4 district to provide for a gasoline station.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing building and parking area that is constructed within required north side transitional yard setback and without landscaping (minimum 20-foot setback with landscaping required).

****Petitions have been withdrawn by the Petitioner.**

PETITIONS REQUESTING TO BE CONTINUED:

1. **2026-MOD-007 | 5261 Elmwood Avenue**
Franklin Township, Council District #20
C-5
Expo Bowl, Inc., by Misha Rabinowitch

Modification of Commitments, related to 92-Z-1 (Instrument Number 920016866), to terminate Commitment Number Four, upon the recording of plat petition 2026-PLT-026, and to terminate Commitment Numbers Six and Seven.

****Automatic Continuance request to December 17, 2026, filed by Petitioner.**

2. **2026-ZON-095 | 5670 and 5680 Eden Village Drive**
Pike Township, Council District #6
S & C Financial Group, LLC and Great Deal Properties, LLC by Kim Crouch

Rezoning of 2.37 acres from the D-6 and C-S districts to the D-7 district to provide for residential development.

****Staff request for continuance for cause to December 17, 2026**

3. 2026-ZON-101 | 971 Udell Street
Center Township, Council District #12
Jeffery Tompkins

Rezoning of 0.2-acre from the D-5 to the MU-2 district to provide for mixed-use development.

****Staff request for continuance for cause to December 10, 2026**

4. 2026-ZON-103 | 7615 and 7630 Spring Lane
Pike Township, Council District #1
Blue Print Enterprises, LLC, by Antonio Lisenbee

Rezoning of 0.321-acre from the D-5 and MU-2 districts to the MU-2 district to provide for multi-family development consisting of three, four-unit structures.

****Automatic Continuance request to December 17, 2028, filed by a Registered Neighborhood Organization.**

5. 2026-ZON-104 | 1123 Temperance Avenue
Center Township, Council District #19
LaShona Carroll

Rezoning of 0.265-acres from the I-2 district to D-4 district to legally establish a single-family dwelling and accessory structure.

****Petitioner request for continuance for cause to December 17, 2026**

6. 2026-CZN-843 / 2026-CVR-843 | 6320 Mendenhall Road
Decatur Township, Council District #21
Westgate Commons Indianapolis, LP, by Misha Rabinowitch

Rezoning of 22.75 acres from D-A (FF) to D-8 (FF) to provide for multi-family dwellings.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment residential building type (not permitted).

****Petitioner request for continuance for cause to January 28, 2027.**

7. 2026-CZN-854 / 2026-CVR-854 | 918 East 66th Street
Washington Township, Council District #7
Monon Investments, by Misha Rabinowitch

Rezoning of 0.58-acre from the D-4 (FF) (TOD) to the MU-2 (FF) (TOD) to legally establish the existing office use and surface parking lot.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot west side transitional yard setback (minimum of 15-foot side transitional yard setback required), and a 10-foot front yard setback (minimum 15-foot front yard setback required) for a proposed surface parking lot expansion.

****Staff request for continuance for cause to December 17, 2026, with Notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. 2026-ZON-067 | 1231 West Troy Avenue
Perry Township, Council District #22
Jaak Properties, LLC, by David Gilman

Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses, including an automobile and vehicle storage and auction business.

9. **2026-ZON-100 | 3101 Wildwood Farms Boulevard**
Franklin Township, Council District #20
Indianapolis Parks Foundation, by Daniel Krzywicki

Rezoning of 28.27-acres from D-P to PK-1 to provide for park improvements.

10. **2026-CVR-856 / 2026-CPL-856 | 2225 and 2227 East 10th Street**
Center Township, Council District #13
D-5 and MU-1
1800blok, LLC, by Derek T. Naber

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three lots with street frontages between 40.03 feet and 42 feet (minimum 50 feet of street frontage required for each lot).

Approval of a Subdivision Plat to be known as Downey's Replat, dividing 0.42-acre into three lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. **2026-MOD-006 | 12148 Bay Ridge Court**
Lawrence Township, Council District #4
DP
Nicole and Zachary Tomlinson

Modification of the Development Statement related to 85-Z-3 to allow a 6-foot side yard setback (8-foot minimum required) for a 15-foot aggregate side yard setback (22-foot aggregate minimum required) for the construction of a proposed accessory structure. The development statement requires residential setbacks to be set by the Plat Restrictions as noted on the recorded plat, recorded as Instrument No. 87-0019406.

12. **2026-ZON-018 / 2026-VAR-004 | 5510 Millersville Road**
Washington Township, Council District #3
R. Michael Thomas, by Ted Nolting

Rezoning of 2.75-acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

(Withdrawn) Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor animal run/exercise area located 88 feet from a protected district (100-foot separation required).

13. **2026-ZON-084 | 6014 Michigan Road**
Washington Township, Council District #2
AREC, by Sahithya Cheruku

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

14. **2026-ZON-096 | 2029 & 2031 Columbia Avenue**
Center Township, Council District #13
Keyon Johnson, by Kierra Duncan

Rezoning of two lots, 0.175-acres, from the I-3 district to the D-8 district to provide for residential uses in TOD.

15. **2026-CZN-844 / 2026-CVR-844 | 6620 Northview Way**
Washington Township, Council District #3
K&J Acquisitions, LLC, by Joseph D. Calderon

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

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through stacking space aisle within the front yard along Binford Boulevard (not permitted); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same

materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).

PETITIONS FOR PUBLIC HEARING (New Petitions):

Additional Business:

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

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

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

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

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

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-ZON-107
Property Address:	5480 Victory Drive
Location:	Franklin Township, Council District #24
Petitioner:	Patch Development, LLC, by Brian J. Tuohy
Request:	Rezoning of 2.01 acres from the C-S district to the C-S district to provide for automobile, motorcycle, and light vehicle service or repair, as permitted.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

On November 11, 2026, the petitioner's representative sent an e-mail **withdrawing this petition.** This would require acknowledgement from the Hearing Examiner.

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-CZN-840 /2026-CVR-840
Property Address:	4402 Mann Road
Location:	Decatur Township, Council District #21
Petitioner:	Patiala, Inc., by Parick Rooney
Request:	Rezoning of 0.451-acre from the C-3 district to the C-4 district to provide for a gasoline station. Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing building and parking area that is constructed within required north side transitional yard setback and without landscaping (minimum 20-foot setback with landscaping required).
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the October 29, 2026 hearing, to the November 19, 2026 hearing.

On November 4, 2026, the petitioner's representative submitted an e-mail **withdrawing this rezoning request.** This would require acknowledgement from the Hearing Examiner.

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-MOD-007
Property Address:	5261 Elmwood Avenue
Location:	Franklin Township, Council District # 20
Petitioner:	Expo Bowl, Inc., by Misha Rabinowitch
Request:	Modification of Commitments, related to 92-Z-1 (Instrument Number 920016866), to terminate Commitment Number Four, upon the recording of plat petition 2026-PLT-026, and to terminate Commitment Numbers Six and Seven**.**
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the October 29, 2026 hearing to the November 19, hearing.

A timely automatic continuance has been filed by the petitioner's representative that would **continue this petition from the November 19, 2026 hearing, to the December 17, 2026 hearing**. This would require acknowledgement from the Hearing Examiner.

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — **November 19, 2026**

Case Number:	2026-ZON-095
Property Address:	5670 Eden Village Drive (*Approximate Address*)
Location:	Pike Township, Council District #6
Petitioner:	S & C Financial Group, LLC and Great Deal Properties, LLC by Kim Crouch
Request:	Rezoning of 2.37 acres from the D-6 and C-S districts to the D-7 district to provide for residential development.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the October 29, 2026 hearing, to the November 19, 2026 hearing.

Staff is requesting a **continuance from the November 19, 2026 hearing, to the December 17, 2026, hearing** to provide time for discussions with the petitioner's representative.

Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

November 19, 2026

Case Number:	2026-ZON-101
Property Address:	971 Udell Street
Location:	Center Township, Council District #12
Petitioner:	Jeffery Tompkins
Current Zoning:	D-5
Request:	Rezoning of 0.2 acre from the D-5 to the MU-2 district to provide for mixed-use development
Current Land Use:	Residential
Staff Reviewer:	Jasmine Dillard Nikolich, Senior Planner

PETITION OVERVIEW

Staff is requesting a continuance from the **November 19, 2026, hearing to the December 10, 2026, hearing** to obtain additional documentation.

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-ZON-103
Property Address:	7615 and 7630 Spring Lane
Location:	Pike Township, Council District #1
Petitioner:	Blue Print Enterprises, LLC, by Antonio Lisenbee
Request:	Rezoning of 0.321-acre from the D-5 and MU-2 districts to the MU-2 district to provide for multi-family development consisting of three, four-unit structures.
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 November 19, 2026 hearing, to the December 17, 2026 hearing.** This would require acknowledgement from the Hearing Examiner.

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

HEARING EXAMINER — November 19, 2026

Case Number:	2026-ZON-104
Property Address:	1123 Temperance Avenue (approximate address)
Location:	Center Township, Council District #19, zoned I-2
Petitioner:**	LaShona Carroll
Request:	Rezoning of 0.265-acres from the I-2 district to D-4 district to legally establish a single-family dwelling and accessory structure.
Staff Reviewer:	David Arrom Garza, AICP Senior Planner

CONTINUANCE

****Petitioner request for continuance for cause to December 10, 2026. Petitioner modification with new legal notice required.**

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-CZN-843 / 2026-CVR-843
Property Address:	6320 Mendenhall Road
Location:	Decatur Township, Council District #21
Petitioner:	Westgate Commons Indianapolis, LP, by MIsha Rabinowitch
Request:	Rezoning of 22.75 acres from the D-A (FF) to D-(FF) to provide for multifamily dwellings. Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment residential building type (not permitted).
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the November 12, 2026 hearing, to the November 19, 2026 hearing, with notice.

The petitioner's representative is requesting a **continuance from the November 19, 2026 hearing, to the January 28, 2027 hearing,** to provide time to conduct a Traffic Impact Study (TIS) and continue discussions with the neighborhood organization.

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-CZN-854 / 2026-CVR-854
Property Address:	918 East 66th Street
Location:	Washington Township, Council District #7
Petitioner:	Monon Investment, by Misha Rabinowitch
Request:	Rezoning of 0.58-acre from the D-4 (FF) (TOD) district to the MU (FF) (TOD) district to legally establish the existing office use and surface parking lot. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot west side transitional yard setback (minimum of 15-foot side transitional yard setback required), and a 10-foot front yard setback (minimum 15-foot front yard setback required) for a proposed surface parking lot expansion.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued these petitions from the November 12, 2026 hearing, to the November 19, 2026 hearing, with notice.

Staff is requesting a **continuance from the November 19, 2026 hearing, to the December 17, 2026 hearing, with notice,** to amend the variance request and provide new notice.

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-ZON-067
Property Address:	1231 West Troy Avenue
Location:	Perry Township, Council District #22
Petitioner:	Jaak Properties, LLC, by David Gilman
Current Zoning:	D-4 (FF) / C-5 (FF)
Request:	Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses.
Current Land Use:	Industrial uses
Staff Recommendations:	Approval
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the November 12, 2026 hearing, to the November 19, 2026 hearing, at the request of staff to provide required notice.

STAFF RECOMMENDATION

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

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. A site plan, landscape / Green Factor plan, and lighting plan be submitted for Administrator Approval by March 1, 2027, that complies with all development standards of the I-2 (FF) district including, but not limited to, transitional yard setbacks, screening, paved /striped parking lot, and outdoor storage / operations. Site access shall be limited to West Troy Avenue.
3. Any and all improvements, along with correcting all the violations and removal of the mobile home, shall be completed by October 1, 2027.

PETITION OVERVIEW

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

Petition 2025-UV3-008 requested a variance of use to provide for a towing service. This petition was withdrawn, and a rezoning filed as 2025-ZON-100, which was also withdrawn.

REZONING

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

The Comprehensive Plan recommends Light Industrial typology for the site.

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

Overlays

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

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

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

Floodway / Floodway Fringe

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

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

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

Environmental Public Nuisances

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

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

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 receptables for proper disposal of trash and other waste.

Planning Analysis

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

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

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

Because of the surrounding commercial and industrial uses to the west, north and east, however, staff supports the request and believes that site improvements consistent with the Ordinance would mitigate some concerns on surrounding land uses, particularly the residential uses to the south. Consequently, staff would request the submittal of a site plan, landscape / Green Factor plan, and photometric plan for Administrator Approval by March 1, 2027. This submittal should be consistent with all the development standards for the I-2 district including, but not limited to, transitional yard setbacks, landscaping, screening, lighting and identification of the area for outdoor storage and operations (limited to 1,078 square feet).

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

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

Staff would note that the maximum front yard fence height is 3.5. There are three front yards on this site and truck parking is not permitted in the floodway fringe.

Staff would request that any and all site improvements, including the removal of the mobile home be completed by October 1, 2027.

GENERAL INFORMATION

Existing Zoning	D-4 (FF) / C-5 (FF)	
Existing Land Use	Towing service operation	
Comprehensive Plan	Light industrial	
Surrounding Context	**Zoning**	**Land Use**
North:	I-3 (FF)	Industrial uses
South:	D-4 (FF)	Single-family dwelling
East:	C-7 (FF)	Commercial uses
West:	I-3 (FF)	Outdoor storage
Thoroughfare Plan		
West Troy Avenue	Primary Arterial	Existing 84-foot right-of-way and proposed 56-foot right-of-way.
Arbor Avenue	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Coffey Street	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	Yes – 100-year floodplain of White River and Highland Creek	
Overlay	Overlay – Environmental Sensitive Areas	
Wellfield Protection Area	No	
Site Plan	June 24, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Light Industrial typology. “The Light Industrial typology provides for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Typical uses include warehousing, self-

storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic."

Pattern Book / Land Use Plan

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

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

Light Industrial Uses

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

Modifications

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

Added Uses

No uses are added.

Modified Uses

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

Removed Uses

Heavy Commercial Uses
Light Industrial Uses
Wind or Solar Farms

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

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

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

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

ZONING HISTORY

2025-ZON-100; 1231 West Troy Avenue, requested rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial use, **withdrawn**.

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

VICINITY

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

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

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

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

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

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

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

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

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS



1231 West Troy Avenue

N

0 0.007505015 0.03 0.045 0.06 Miles



View looking east along West Troy Avenue



View looking west along West Troy Avenue



View looking south along Arbor Avenue



View looking north along Arbor Avenue



View of site looking west across Arbor Avenue



View of site looking west across Arbor Avenue



View looking south along Coffey Street



View looking north along Coffey Street



View of southern portion of site looking east across Coffey Street



View of site looking south across West Troy Avenue



View of site looking south across West Troy Avenue



View of site looking south across West Troy Avenue



View of site looking southwest across West Troy Avenue

Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION — November 19th, 2026

Case Number:	2026-ZON-100
Property Address:	3101 Wildwood Farms Boulevard (approximate address)
Location:	Franklin Township, Council District #20
Petitioner:	Indianapolis Parks Foundation, Daniel Krzywicki
Current Zoning:	D-P
Request:	Rezoning of 28.27-acres from D-P to PK-1 to provide for park improvements.
Current Land Use:	Undeveloped/green space
Staff Recommendations:	Staff recommends **approval** of this petition
Staff Reviewer:	Adam Skrzeszewski, Senior Planner

PETITION HISTORY

Due to a lack of notice ahead of the November 12th Hearing Examiner hearing, this case has been continued to the November 19th hearing date.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- The petitioner is the Indianapolis Parks Foundation, represented by Daniel Krzywicki from the Department of Parks and Recreation. 3101 Wildwood Farms is a parcel approximately 28-acres in size of undeveloped green space. The subject parcel is currently zoned D-P for residential uses, the petitioner is applying to rezone the site to PK-1 to provide for park uses.

- The Comprehensive plan recommends the Suburban Neighborhood typology. Per the Pattern Book, the Suburban Neighborhood Typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. The proposed rezoning from this case to provide for park improvements, aligns with the Suburban Neighborhood Typology by providing necessary amenities for the surrounding established suburban neighborhood.

- Per aerial photography, the surrounding suburban neighborhood to the west and south began construction of homes in approximately 2005, and construction of the subdivision was completed in approximately 2018. This rezoning petition, if approved, will provide amenities through park uses for the surrounding neighborhood, matching the Pattern Book definition of Suburban Neighborhood.

- The proposed rezoning from D-P to PK-1 aligns with the Comprehensive Plan recommendation of Suburban Neighborhood, by providing necessary amenities for the surrounding homes through park improvements; therefore, staff recommends **approval** of 2026-ZON-100.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped/green space	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-A	Single-family homes
South:	D-P	Single-family homes
East:	D-A	Undeveloped/vacant
West:	D-P	Single-family homes
Thoroughfare Plan		
Wildwood Farms Boulevard	Primary Collector	80-foot minimum and proposed ROW
Context Area	Metro	
Floodway / Floodway Fringe	Yes (Floodway Fringe)	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 24th, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Suburban Neighborhood. The PK-1 matches the Comprehensive Plan recommendation through providing a park for the parcel.

Pattern Book / Land Use Plan

- Per the Pattern Book, a park and the PK-1 district can be supported within the Suburban Neighborhood Typology. Therefore, the rezoning to the PK-1 district for this site aligns with the recommendation from the Pattern Book.

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)

- Enter Recommendation by Indy Moves Plans or “Not Applicable to the Site.

ZONING HISTORY

96-Z-157A and 96-Z-157B ; 3101 Wildwood Farms Boulevard (subject site), potential rezoning to I-3S. **denied**

98-Z-63/98-DP-10 ; 8002 Southeastern Avenue (west and south of subject site), Rezone 184.969 acres from D-A and SU-43 to DP to provide for residential development, consisting of single-family residences, multi-family residences, condominiums, and/or senior-citizen residential development, a 17-acre park, and a neighborhood retail commercial area. **Approved**

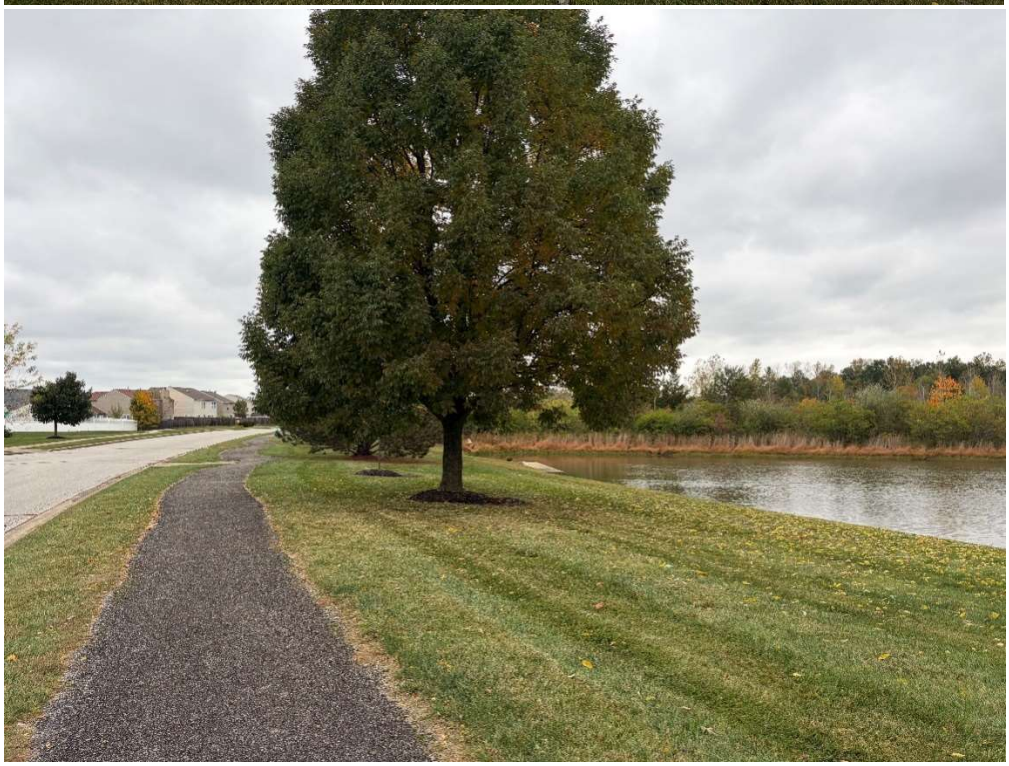
2002-ZON-155 ; 7750 Southeastern Avenue (west and south of subject site), Rezone 88.96 acres from D-A to D-P to provide for a single-family residential development, with no more than 305 lots. **Approved**

EXHIBITS


CENTURY PARK
PROPOSED
SITE DEVELOPMENT PLAN
10.1.2022
INDY PARKS
Century Park

Site Visit October 16th, 2026













Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-CVR-856 / 2026-CPL-856
Property Address:	2225 and 2227 East 10th Street
Location:	Center Township, Council District #13
Petitioner:	1800blok, LLC by Derek T. Naber
Current Zoning:	D-5 and MU-1
Request:	Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for three lots with street frontages between 40.03 feet and 42 feet (minimum 50 feet of street frontage required for each lot). Approval of a Subdivision Plat to be known as Downey's Replat, dividing 0.42-acre into three lots.).
Current Land Use:	Commercial uses / vacant
Staff Recommendations:	Approval of the variance of development standards and the plat
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

This the first hearing on these petitions.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated October 13, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

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

Staff recommends approval of the variance of development standards.

PETITION OVERVIEW

This 0.42-acre site, zoned D-5 and MU-1, is developed with a commercial use and vacant land. It is surrounded by a community center, to the north, across East 10th Street, zoned SU-38 (community center); a single-family dwelling to the south, zoned D-5; commercial uses and a single-family dwelling to the east, across Beville Avenue, zoned MU-1 / D5; and multi-family dwellings to the west, zoned MU-2.

PLAT

This request would provide for approval of a Subdivision Plat, to be known as Downey's Replat, subdividing 0.42 acre into three lots.

Site Plan

Except for a small historic building on Lot 2 at the northwest corner of the site, this site is vacant.

Lot 1 would be 0.206 acre with street frontage along East 10th Street. Lot 2 would be 0.024 acre developed with the small commercial building, and Lot 3 would be 0.119 acre with street frontage along Beville Avenue.

Streets

No new street is proposed.

Sidewalks

Sidewalks exist along East 10th Street and Beville Avenue

Waivers

None requested.

Department of Metropolitan Development
Division of Planning
Current Planning

VARIANCE OF DEVELOPMENT STANDARDS

This request would allow for a reduction between 40.03 and 42 feet of the required 50-foot street frontage along East 10th Street and Beville Avenue.

Staff supports this request because of the historical development of the site and the resulting practical difficulty in redeveloping the site to respond to current needs of the neighborhood, while complying with the current development standards. Furthermore, this deviation from the Ordinance would not negatively impact the surrounding land uses.

GENERAL INFORMATION

Existing Zoning	MU-1 / D-5	
Existing Land Use	Commercial uses / vacant land	
Comprehensive Plan	Village Mixed-Use / Traditional Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	SU-38	Community Center
South:	D-5	Single-family dwelling
East:	C-3 / D-5	Commercial uses / single-family dwelling
West:	MU-1	Multi-family dwellings
Thoroughfare Plan		
East 10th Street	Primary Arterial	Existing 60-foot right-of-way and proposed 56-foot right-of-way
Beville Avenue	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 14, 2026	
Site Plan (Amended)	October 13, 2026	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	October 13, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use and Traditional Neighborhood.

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

Conditions for All Land Use Types – Traditional Neighborhood Typology

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

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

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

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.

- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2025-UV1-005; 2225 East 10th Street, requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a tattoo parlor (not permitted) and two parking spaces provided (five required**, granted.**

VICINITY

2009-UV1-017; 2210, 2236 and 2302 East 10th Street (north of site), requested a variance of use of the Special Districts Zoning Ordinance to provide for a restaurant and caterer with outdoor seating as a primary use within a tenant space of a community center, and to provide for all C-1 and C-3 uses**, granted.**

2009-HOV-014; 2201 East 10th Street (west of site), requested a variance of development standards to provide for nineteen off-street parking spaces**, granted.**

2008-ZON-858 / 2008-VAR-858; 2201 East 10th Street (west of site), requested the rezoning of 0.358 acre, from the C-2 and D-4 Districts to the C-3C classification to provide for corridor commercial uses and variances of development standards of the Commercial Zoning Ordinance to provide for a 12,940-square foot building addition with a reduced front setback along East 10th Street, a reduced front setback from Jefferson Avenue within the clear sight triangle, a fence / wall within the clear sight triangle, a 45-foot tall building, reduced number of parking spaces and reduced setbacks for parking, trash enclosure / transformer**, approved and granted.**

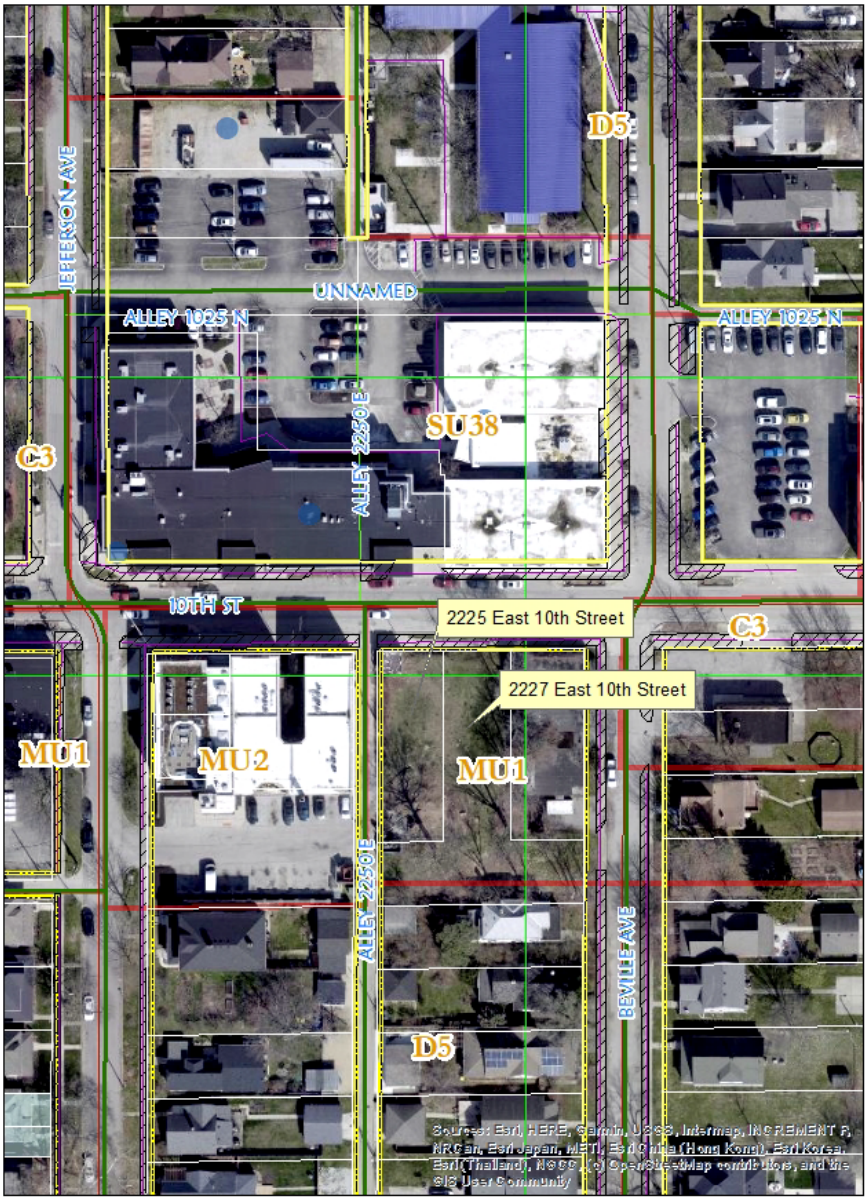
2004-ZON-145; 2210-2302 East 10th Street, 1017 Jefferson Avenue, and 1042 Beville Avenue (north of site), requested a rezoning of 1.99 acres, being in the D-5 and C-2 Districts, to the SU-38 classification, to provide for the expansion of a community center**, approved.**

2003-UV2-037; 958 North Beville Avenue (east of site), requested a variance of use and development standards of the Commercial Zoning Ordinance to legally establish the retail sales of motorcycle parts and motorcycle repair**, granted.**

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS



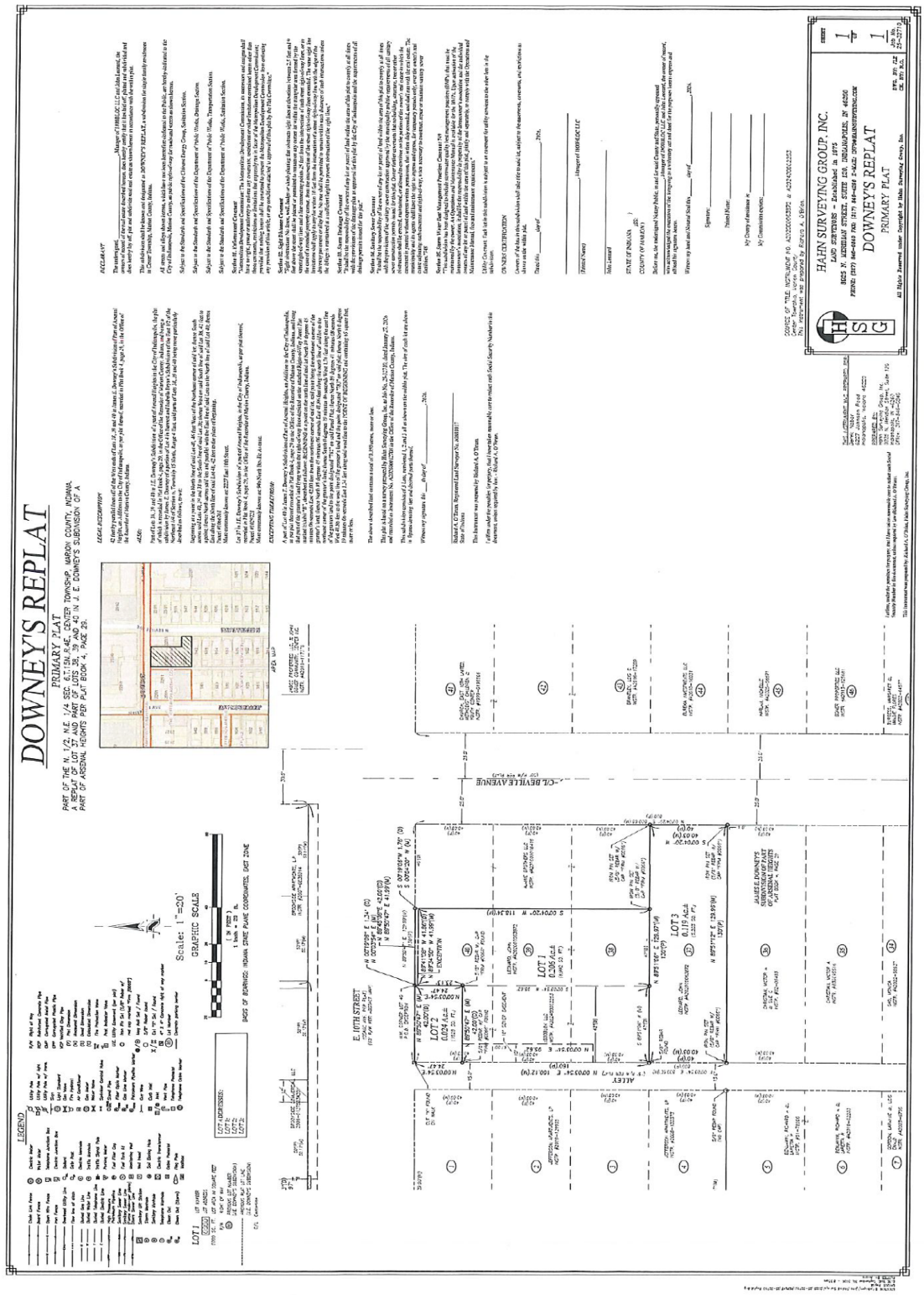
2225 and 2227 East 10th Street

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Miles
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DIVISION OF PLANNING | CURRENT PLANNING

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Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

The requested variance from 50 feet to 42 feet maintains the property's historically stablished lot width and is consistent with the surrounding neighborhood's development pattern. No physical changes to the existing lot frontage are proposed and the variance will not negatively impact public health, safety, or general welfare.

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

The proposed 42-foot lot frontage reflects the historical lot dimensions found throughout the neighborhood and preserves the existing development character. As no changes to the established frontage are proposed, the variance will not adversely affect neighboring properties or their values.

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

Strict enforcement of the 50-foot minimum frontage requirement would create a practical difficulty because the property was historically established with a 42-foot frontage. The variance simply recognizes this existing condition without altering the lot's dimensions or the neighborhood's established development pattern.

DECISION

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

Adopted this _____ day of _____, 20 ____

_____ _____

_____ _____

_____



View looking west along East 10th Street



View looking east along East 10th Street



View of site looking west across Beville Avenue



View of existing building looking southeast



View of site looking east across north / south alley along the western boundary of site



View of site looking east across north / south alley along the western boundary of site



View of site looking east across north / south alley along the western boundary of site

Department of Metropolitan Development
Division of Planning
Current Planning

METRPOLITAN DEVELOPMENT COMMISION HEARING EXAMINER — November 19, 2026

Case Number:	2026-MOD-006
Property Address:	12148 Bay Ridge Court (approximate address)
Location:	Lawrence Township, Council District #4
Petitioner:	Nicole and Zachary Tomlinson
Current Zoning:	DP
Request:	Modification of the Development Statement related to 85-Z-3 to allow a 6-foot side yard setback (8-foot minimum required) for a 15-foot aggregate side yard setback (22-foot aggregate minimum required) for the construction of a proposed accessory structure. The development statement requires residential setbacks to be set by the Plat Restrictions as noted on the recorded plat, recorded as Instrument No. 87-0019406.
Current Land Use:	Residential
Staff Recommendations:	Staff recommends **approval** for this petition
Staff Reviewer:	David Arrom Garza AICP, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition. Due to lack of notice ahead of the November 12th Hearing Examiner hearing, this case must be continued to the November 19th hearing date.

STAFF RECOMMENDATION

Staff recommends **approval** for this petition.

PETITION OVERVIEW

In accordance with I.C. 36-7-4-918.8 and I.C. 36-7-4-105, the owner of real estate located in Marion County, Indiana associated to 12148 Bay Ridge Court, Indianapolis, IN 46236 (approximate address) seeks modification of the Conditions and Commitments related to 85-Z-3 to allow for the construction of a new, 580 square foot, standard residential 2-car garage structure with above furnished suite accessory to the primary single-family residence.

The modification will accommodate the construction of a residential accessory 2-car garage structure with specific dimensional relief requested. The development statement requires residential setbacks to be set by the Plat Restrictions as noted on the recorded plat, recorded as Instrument No. 87-0019406. Applicable zoning standards recorded to Instrument No. 87-0019406 require a minimum aggregate side yard setback of twenty-two (22) feet with a minimum side yard setback of eight (8) feet.

MODIFICATION

The request for modification would allow for the establishment of a 6-foot side setback on the east property line for the new accessory structure, resulting in the proposed 15-foot aggregate side yard setback (22 feet required). The modification would request a reduction of the aggregate side yard setback requirement by approximately 7 feet. The existing 9-foot side yard setback on the west property line would remain in place.

SITE PLAN

The site plan, file-dated July 06, 2026, depicts an approximately 580-square foot proposed accessory living garage structure with driveway access onto Bay Ridge Court, a cul-de-sac residential street.

STAFF ANALYSIS

The Comprehensive Plan calls for Suburban Neighborhood living typologies.

The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.

Outside of DP district, accessory dwelling units (ADUs) are permitted by right for all dwelling districts within Marion County.

Staff find that the size and scale of the proposed accessory living garage outbuilding would be compatible with the surrounding suburban neighborhood context.

For these reasons, staff recommend approval for the petitioner request for modification to Conditions and Commitments related to 85-Z-3.

GENERAL INFORMATION

Existing Zoning	DP	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	DP	North: Single-family dwelling
South:	DP	South: Single-family dwelling
East:	DP	East: Single-family dwelling
West:	DP	West: Single-family dwelling
Thoroughfare Plan		
Bay Ridge Court	Cul De Sac	24’ R/W existing

Promontory Rd	Local Street	28’	R/W existing
Context Area	Metro		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	July 06, 2026		
Site Plan (Amended)	N/A		
Elevations	N/A		
Elevations (Amended)	N/A		
Landscape Plan	N/A		
Findings of Fact	July 06, 2026		
Findings of Fact (Amended)	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not applicable to the Site

Neighborhood / Area Specific Plan

- Not applicable to the Site

Infill Housing Guidelines

- Not applicable to the Site.

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

- Not applicable to the Site.

ZONING HISTORY

ZONING HISTORY – VICINITY

2014CAP812; at 9067 Admirals Bay Dr. Modification of the development statement for 79-Z-191 (79-DP-5) to permit the setback for Lot 134 of Admirals Bay, Section Three, as recorded as Instrument #90-55825 in the Office of the Marion County Recorder to be 12.8 feet from the private drive (Block “A” of said plat), encroaching 2.2 feet into a 15-foot wide sewer and utility easement. (setback requirements are as shown on the recorded plat, which requires a 20-foot setback).

Department of Metropolitan Development
Division of Planning
Current Planning

EXHIBITS

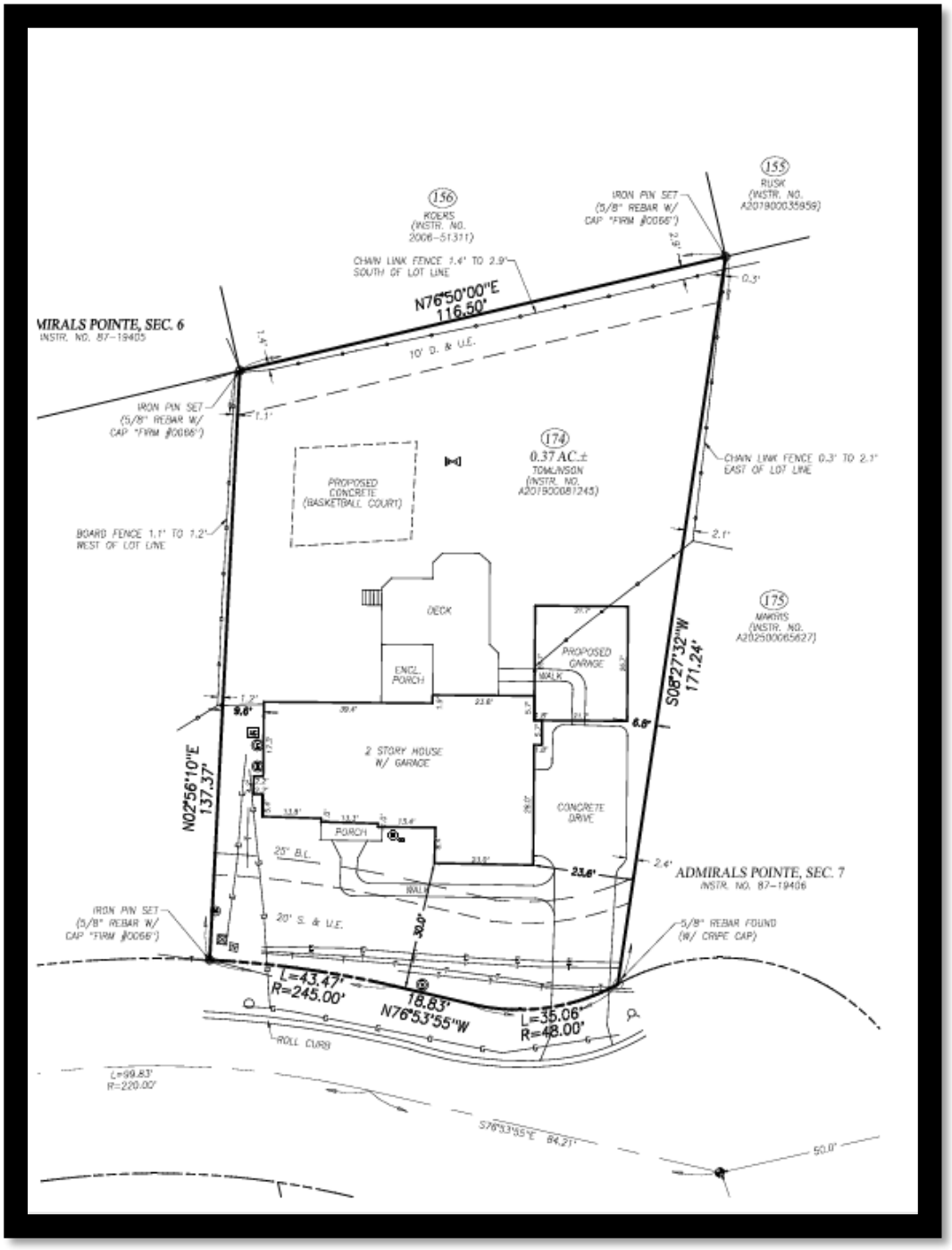
Location Map



DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

Site Plan



Findings of Fact

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the new structure will remain entirely within established property lines and will be used for residential purposes accessory to the primary residence. The slight reduction in the aggregate setback will not impede sightlines for drivers, block utility easements, or create any environmental or safety hazards for the surrounding neighborhood.

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

the proposed structure will maintain an 6.8-foot setback from the property line. Because the neighboring home sits at an angle and 12 feet away from the shared boundary, a substantial 18.8-foot total separation is maintained between the buildings. This ample buffer ensures that the adjacent property will retain full access to light, air, and privacy, preventing any negative impact on its use or market value.

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

the unique narrowness and configuration of the existing lot makes it physically impossible to construct a standard residential garage structure while maintaining a 22-foot aggregate setback. Forcing a strict 22-foot aggregate would restrict the building footprint to an unusable width, creating an unnecessary hardship that denies the owner the same reasonable use of their property enjoyed by neighboring lots.

DECISION

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

Adopted this _____ day of _____ , 20 ____

2026MOD006 Site Photographs



North view of residence and side yard to eastern property edge



View of driveway and proposed location area for accessory dwelling garage structure

Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	**2026-ZON-018**
Address:	**5510 Millersville Road (approximate address)**
Location:	**Washington Township, Council District #3**
Petitioner:	**R. Michael Thomas, by Ted Nolting**
Request:	**Rezoning of 2.75-acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.**
Current Land Use:	**Veterinary Hospital**
Staff Recommendations:	**Approval**
Staff Reviewer:	**Robert Uhlenhake, Senior Planner**

PETITION HISTORY

This petition was previously continued for cause by Staff, to the April 23, 2026, hearing, in order for it to be heard together with associated petition 2026-VAR-004.

City Councilor Boots requested that this petition be continued from April 23,2026 to May 28, 2026, and from May 28, 2026, to June 25, 2026, and from June 25, 2026, to the August 13, 2026, hearing, to continue discussions between the petitioner and area residents.

The petitioner, City County Councilor Boots, and the neighborhood jointly requested that this petition be continued for cause from the August 13, 2026, hearing, to the September 10, 2026, hearing, and from the September 10, 20206 hearing, to the October 29, 2026 hearing.

The petitioner had requested that Variance petition 2026-VAR-004, which requested a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor animal run/exercise area located 88 feet from a protected district (100-foot separation required), be withdrawn. That withdrawal was acknowledged by the Hearing Examiner on August 13, 2026.

The petitioner submitted an amended site plan, file dated September 3, 2026, that removed the rear vehicle access to DeQuincy Street, removed the outdoor dog run, and reduced the size of the proposed veterinary hospital. That revised site plan is included in this staff report. Additionally, the petitioner submitted another amended site plan, file-dated October 19, 2026, which identifies landscaping along DeQuincey Street and along the southern property line. That revised site plan is included in this staff report.

This petition was continued by request of the petitioner and City County Councilor Boots, from the October 29, 2026, hearing, to the November 19, 2026, hearing. As of this writing, no new information has been submitted to the file.

STAFF RECOMMENDATION

Staff recommends **approval** of the Rezoning request.

PETITION OVERVIEW

LAND USE

The 2.75-acre site is comprised of a parcel developed with a Veterinary Hospital, and a residential structure being used as offices. The site is adjacent to commercial uses zoned C-3, and single-family dwellings zoned D-3.

REZONING

The request would rezone the property to the C-3 district to allow for the construction of a new Veterinary Hospital that is not permitted in the existing D-3 district.

The C-3 District is intended to provide for the development of an extensive range of retail sales and personal, professional, and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail, and personal and professional service establishments. At this neighborhood scale of retail, a fine- grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers insignificant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters.

STAFF ANALYSIS

The request would rezone the property to the C-3 district to allow for the construction of a new Veterinary Hospital, to replace the existing hospital.

Staff is supportive of the rezoning because it would remove a legacy D-3 zoning that is not compatible with existing commercial uses and would allow for the construction of a new veterinary hospital that is compatible with the surrounding area and would align with the Village Mixed Use recommendation of the Comprehensive Plan.

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GENERAL INFORMATION

Existing Zoning	C-4 / D-3	
Existing Land Use	Veterinary Hospital and Office Building	
Comprehensive Plan	Village Mixed Use	
Overlay	N/A	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	C-3 / C-1	Commercial retail, office, and daycare
South:	D-3	Single-family dwellings
East:	C-3	Commercial retail
West:	D-3	Single-family dwelling
Thoroughfare Plan		
Millersville Road	Local Street	30-foot existing right-of-way and 50-foot proposed right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	N/A	
Wellfield Protection Area	N/A	
Site Plan - Amended	September 3, 2026	
Elevations	N/A	
Landscape Plan	N/A	
Commitments	N/A	
Findings of Fact	N/A	
C-S / D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) and the land use map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.
The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

Conditions for All Land Use Types – Village Mixed Use Typology

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

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

Not Applicable to the Site.

ZONING HISTORY

2025-MO2-001; 5510 Millersville Road (subject site), requested a Modification of Commitments related to 2021-DV2-019, and 2023-MO2- 001, which provided for the location of a temporary modular building with a three-foot south side transitional setback, which expired two years from the date of their approval, being May 11, 2021, and May 11, 2025, respectively. The request is to extend this expiration date to May 11, 2026, **granted.**

2023-MO2-001; 5510 Millersville Road (subject site), requested a Modification of Commitments related to 2021-DV2-019, which provided for the location of a temporary modular building with a three-foot south side transitional setback, which would expire two years from the date of approval, being May 11, 2021. The request is to extend this expiration date to May 11, 2024, **granted.**

2021-DV2-019; 5510 Millersville Road (subject site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a temporary modular building with a three-foot south side transitional setback, **granted.**

90-V1-126; 5510 Millersville Road (subject site), requested a variance of development standards of the Commercial Zoning Ordinance to permit an addition to an existing veterinary office with an apartment with a 16-foot side yard, **approved.**

69-Z-199; 5510 Millersville Road (subject site), requested the rezoning of 0.85 acre, being in the D-3 district, to C-4 classification to provide for a small animal clinic, **approved.**

RU

EXHIBITS

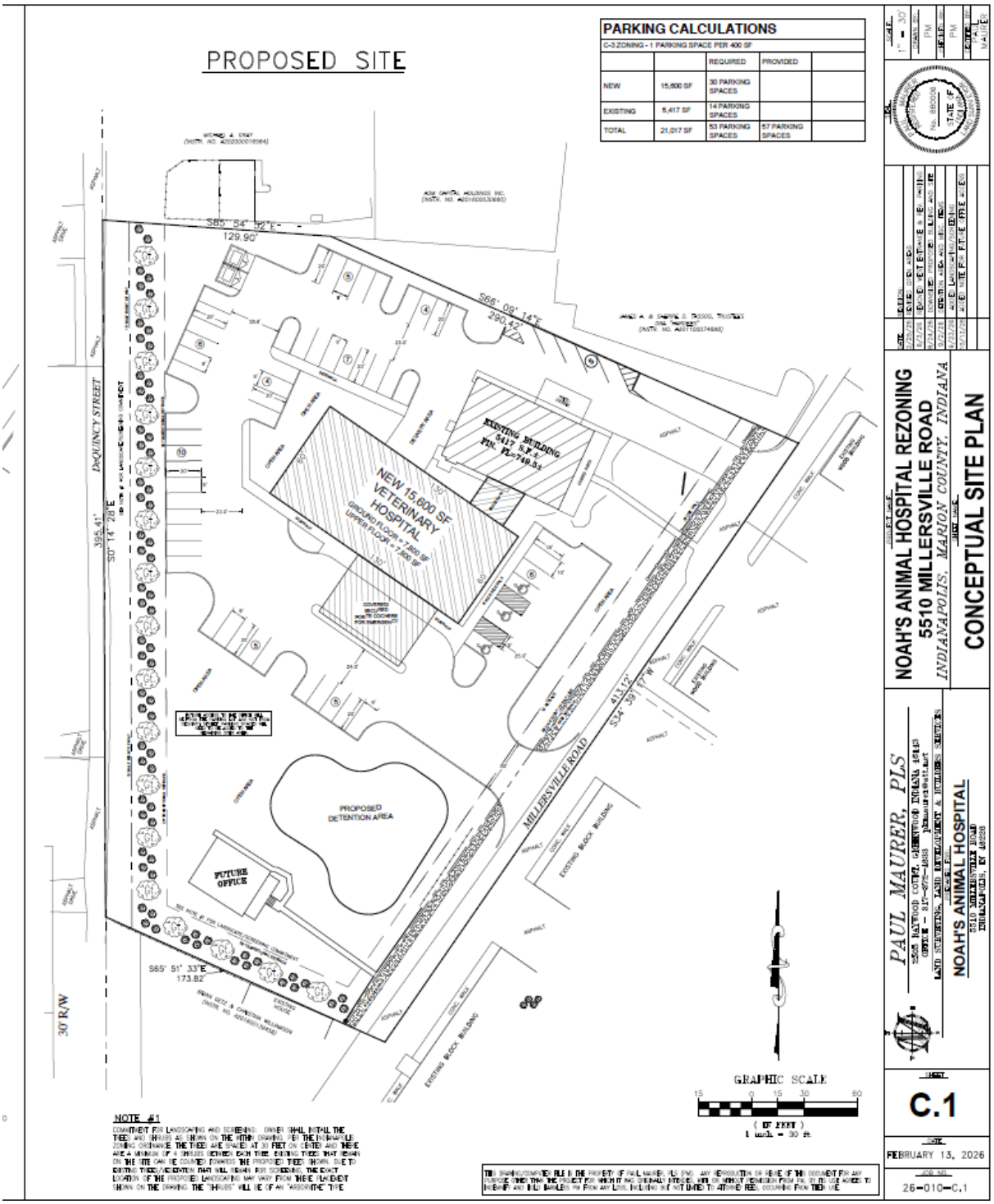
LOCATION MAP



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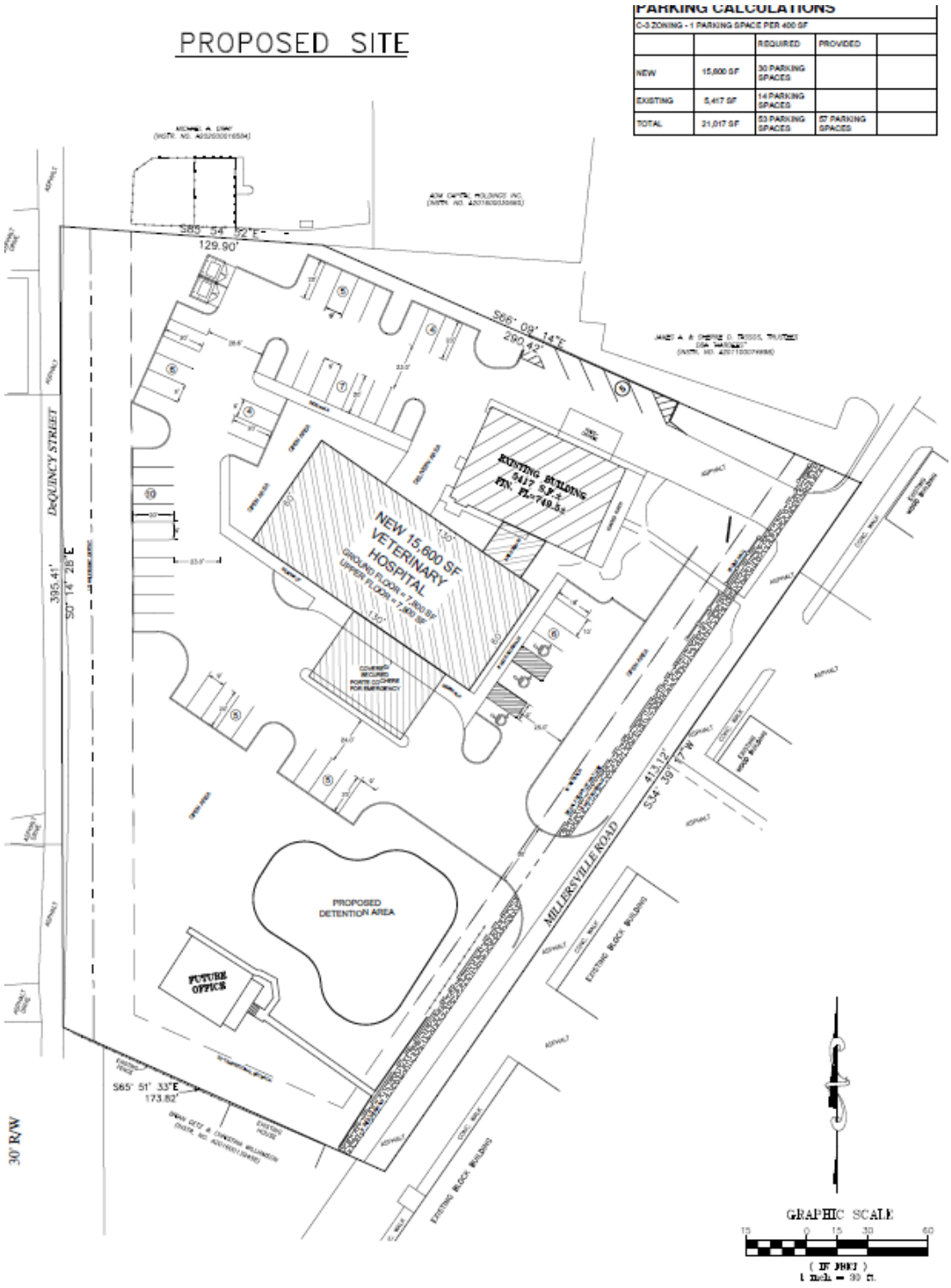
SITE PLAN – Amended October 19, 2026



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SITE PLAN – Amended September 3, 2026



PHOTOS



Subject site, looking west.



Subject site temporary modular building behind the primary building, looking east.



Adjacent dwelling being used as an office related to the subject site, looking southwest.



Adjacent commercial use to the east, looking south.



Adjacent residential property on Dequincy to the west.



Adjacent residential property on Dequincy to the west.

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METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

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

PETITION HISTORY

The Hearing Examiner continued this petition from the October 15, 2026 hearing, to the November 19, 2026 hearing, at the petitioner's representative request, to provide additional time for continued discussions with the neighborhood organization.

STAFF RECOMMENDATION

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

1. A 60-foot half right-of-way shall be dedicated along the frontage of Michigan Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
3. Final site plans shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP) that limits development on the northwest corner of the site to protect the woodlands and Yontz Legal Drain.
4. Any future building on this site will require a drainage review performed by a licensed professional engineer or surveyor and paid for by the landowner. The review will include an evaluation of the Yontz Regulated Drain to ensure that it is appropriately sized and functioning properly. Any changes to the Yontz Regulated Drain will require a petition to the Board of Works for approval.

PETITION OVERVIEW

This 5.62-acre-acre site, zoned I-2, D-2 and C-3, is developed with commercial uses. It is surrounded by single-family dwellings to the north, zoned D-2 and C-1; commercial uses and single-family dwellings to the south, across West 60th Street, zoned C-S and D-3, respectively; commercial uses to the east, across Michigan Road, zoned C-3; and commercial uses to the west, zoned D-2.

REZONING

The request would rezone the site to the I-1 district. "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 and rural or estate neighborhood typologies.

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

Recommended land uses in the rural or estate neighborhood typology include detached housing; working farms; group homes; and wind or solar farms.

As proposed, the rezoning request would not align with the Comprehensive Plan recommendations.

Site Plan (Preliminary) - August 25, 2026

The preliminary site plan, dated August 25, 2026, depicts the existing development that has occurred over the past 58 years, as well as a proposed three-story building located at the northeast corner of the site that would provide for approximately 755 storage units.

The site plan also identifies the 150-foot-wide Statutory Easement (Yontz Legal Drain) that runs diagonally through the site from the northwest corner to West 60th Street. Any proposed development would be subject to all provisions and regulations of the legal drain and reviewed during the permitting process that would include submittal of drainage plans.

Overlay

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

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

High quality woodlands, specifically identified as Forest Alliance Woodlands, are located along the northern boundary of this site.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 60-foot half right-of-way along Michigan Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

Environmental Public Nuisances

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

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

Environmental public nuisance means:

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

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

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 receptables for proper disposal of trash and other waste.

Planning Analysis

As proposed, this request would not align with either of the recommendations of Comprehensive Plan of rural or estate neighborhood and community commercial.

However, because of the historical use and development of this site, dating back to 1968, as warehousing and industrial uses, staff believes the request would update the zoning to an appropriate district consistent with the use. Any future development would be subject to the I-1 uses and development standards.

Staff would note that petition 77-UV2-56 was granted to allow the current use, which has expanded through the intervening years.

The northwest corner of the site is open space that should remain undeveloped to protect the remaining woodlands on the site and Yontz Legal Drain. Consequently, staff would request that final development site plans be submitted for Administrator Approval prior to the issuance of an Improvement Location (ILP) permit.

Staff is also requesting a commitment related to approval of drainage plans associated with future improvements, despite this being required during the permitting process. Recent site work resulted in drainage issues on adjacent properties.

GENERAL INFORMATION

Existing Zoning	I-2 / D-2 / C-3	
Existing Land Use	Mini warehouse / Self-storage facility	
Comprehensive Plan	Rural or Estate Neighborhood / Community Commercial	
Surrounding Context	**Zoning**	**Land Use**
North:	D-2 / C-1	Single-family dwelling
South:	C-S / D-3	Commercial uses / single-family dwellings
East:	C-3	Commercial uses
West:	D-2	Commercial uses

Thoroughfare Plan		
Michigan Road	Primary Arterial	Existing 85-foot right-of-way and proposed 120-foot right-of-way.
West 60th Street	Local Street	Existing 40-foot right-of-way and proposed 50-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes – Environmentally Sensitive Areas (ES) – Forest Alliance Woodlands	
Wellfield Protection Area	No	
Site Plan	August 25, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Rural or Estate Neighborhood and Community Commercial typologies.

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 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

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

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

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

ZONING HISTORY

2025-PLT-017; 6002 and 6014 Michigan Road, and 2116 and 2216 West 60th Street, requested approval of a Subdivision Plat to be known as 6002 West Michigan Road Minor Subdivision, dividing 6.02 acres into two lots, **approved.**

88-UV1-133; 2216 West 60th Street, requested a variance of use of the Dwelling Districts Zoning Ordinance and the Commercial Districts Zoning Ordinance to provide for the construction of a warehouse building, **granted.**

88-UV1-43; 2216 West 60th Street, requested a variance of use of the Dwelling Districts and Commercial Districts Zoning Ordinances to provide for construction of a building to be used for an I-2 U use, **granted.**

85-UV1-99; 2216 West 60th Street, requested a variance of use and development standards to provide for the construction of a warehouse building and a truck turn-around, **granted.**

85-HOV-95; 2216 West 60th Street, requested a variance of use and development standards, to provide for the construction of a warehouse building and a truck turn-around, **transferred** as Petition 85-UV1-99.

84-UV2-48; 6014 North Michigan Road, requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the erection of a 50' by 65' building within the required sides yard setback to be used for vehicle maintenance and repair in conjunction with the existing truck and trailer leasing business, **withdrawn.**

81-UV2-26; 6014 North Michigan Road, requested a variance of use to provide for the expansion of a U-Haul Moving Center**, granted.**

80-V3-134; 2216 West 60th Street, requested a variance of development standards to provide for a cable television tower 50 feet from the front property line, **granted.**

78-UV2-30; 6014 North Michigan Road, requested a variance of use to provide for the expansion for a U-Haul Moving Center, **granted.**

77-UV2-56; 6014 North Michigan Road, requested a variance of use to provide for a U-Haul Moving Center, **granted.**

72-UV1-127; 2216 West 60th Street, requested a variance of development standards to provide for an office and warehouse within the required setback, **granted**.

68-Z-63; 2216 West 60th Street, requested rezoning of 2.21 acres, being in a D-2 District, to the I-2-S classification to provide for office and warehouse development, **approved.**

58-V-85; 6014 North Michigan Road, requested a variance of use to provide for the construction of a four-unit commercial building for retail sales**, granted.**

VICINITY

2012-ZON-023; 6002 Michigan Road, (south of site), requested rezoning of 1.69 acres, from the D-2 and C-3 Districts to the C-S classification, to provide for C-3 and automobile restoration and sales uses, **approved**.

2006-ZON-004; 5988 North Michigan Road (south of site), requested rezoning of 2.94 acres from C-3 to C-S to provide for C-3, I-2, SU-1, SU-2, SU-7, SU-9, SU-34, SU-37 and SU-38 uses, **approved**.

99-Z-214; 5940 Michigan Road (south of site), requested rezoning of three acres from the D-3 and D-3 districts to the C-S classification to provide for a wholesale construction supply business, **withdrawn**.

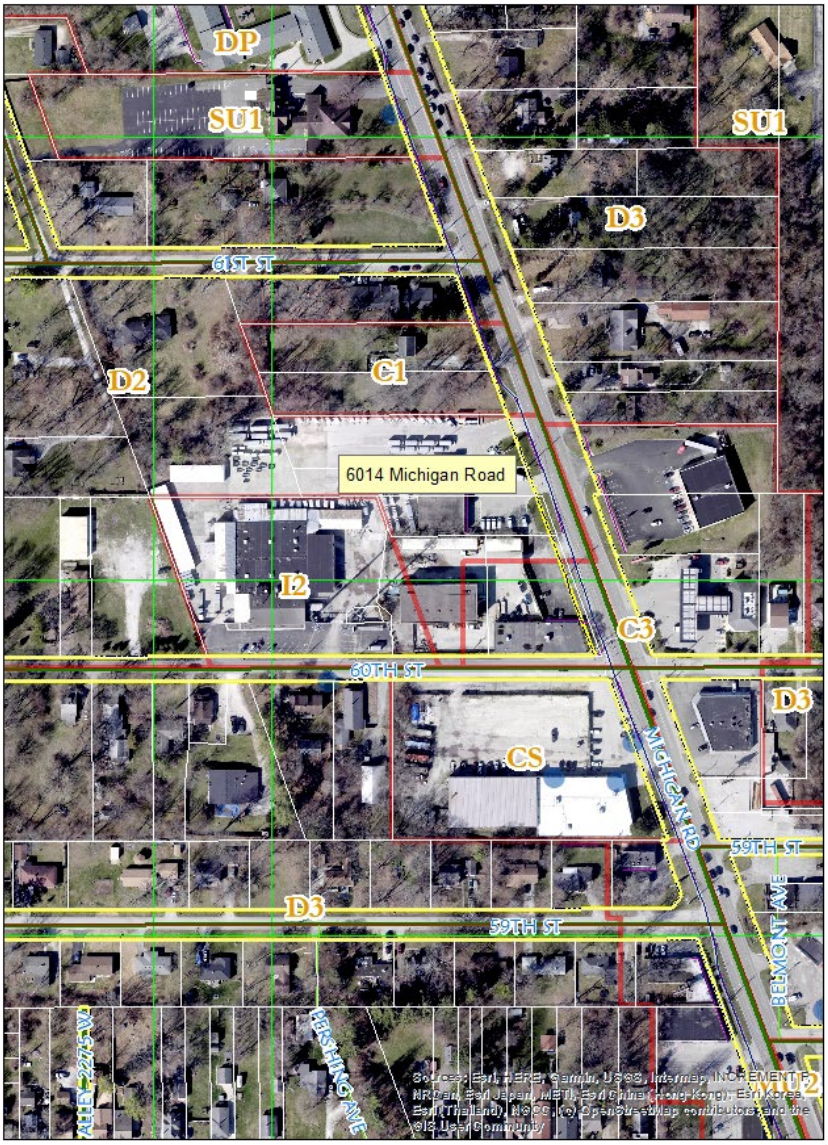
87-UV1-141; 6002 Michigan Road (south of site), requested variance of use of the CZO and DDZO to provide for use of the former drug store building as offices and warehouse space for the adjacent sheet metal manufacturer and to provide for off-street parking and outdoor storage for the same use, **granted**.

68-Z-63; 2216 West 60th Street, requested rezoning of 2.21 acres, being in a D-2 District, to the I-2-S classification, to provide for office and warehouse development, **approved.**

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EXHIBITS



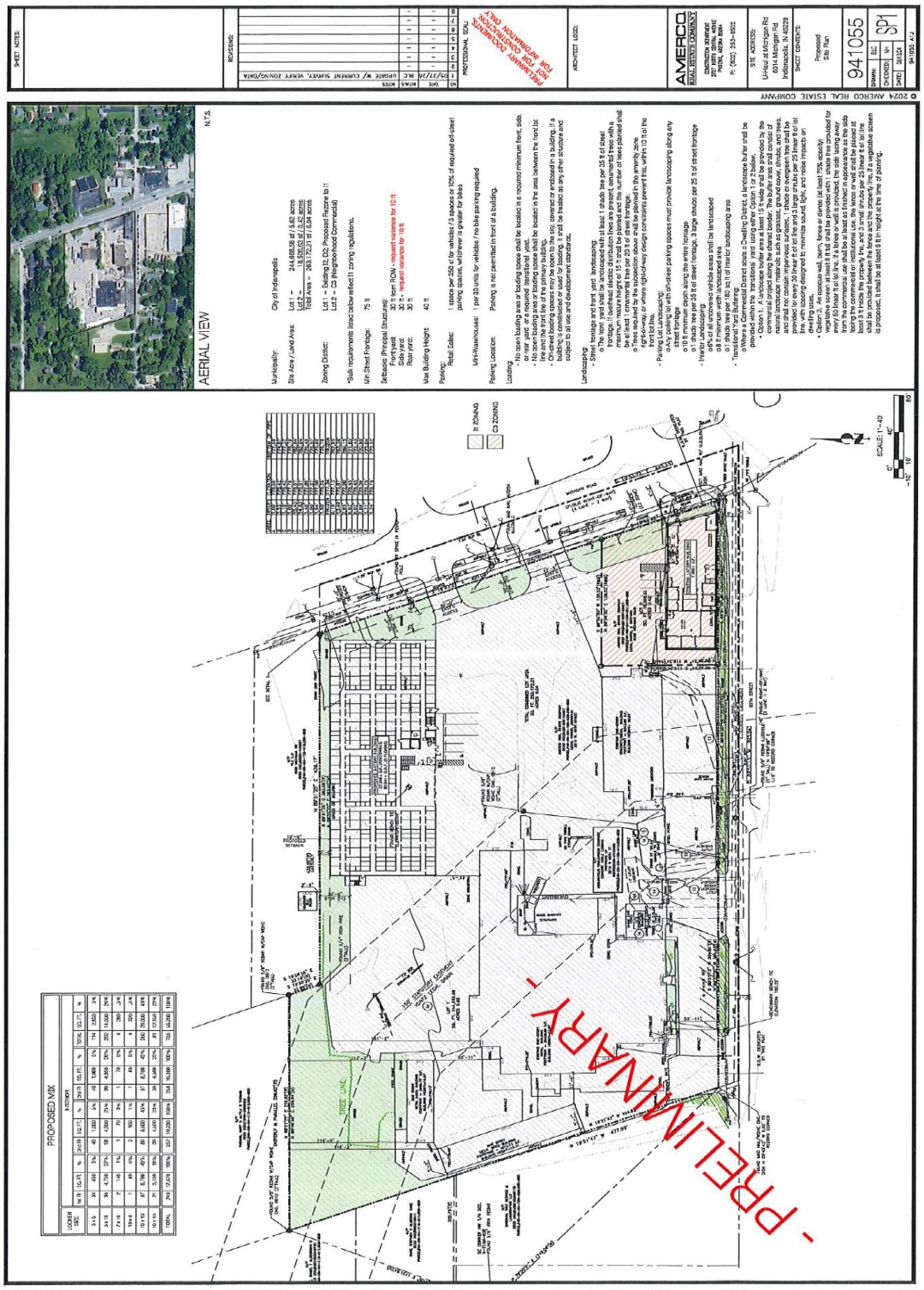
6014 Michigan Road

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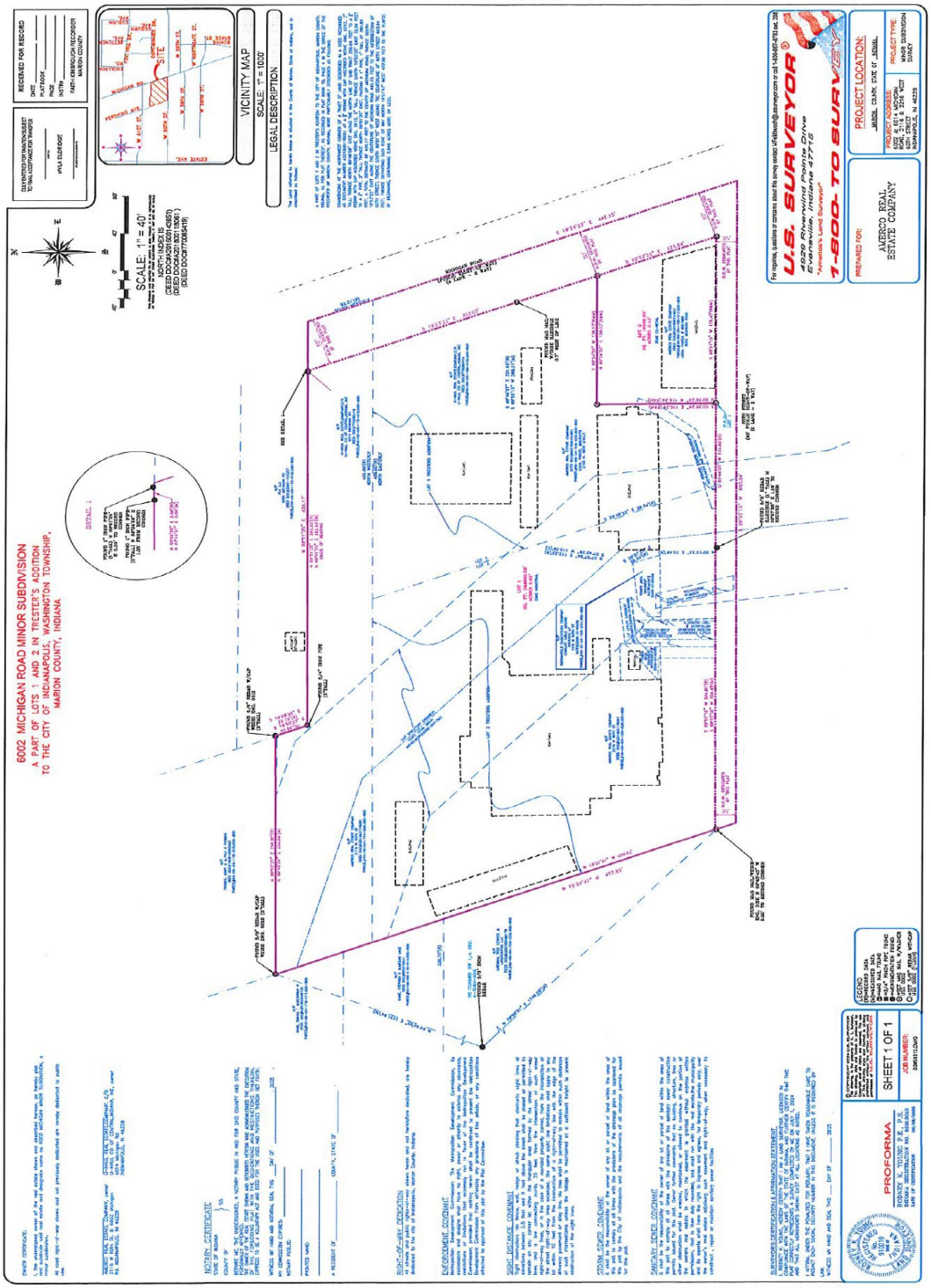
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2025-PLT-017





View looking east along West 60th Street



View looking west along West 60th Street



View of site looking northwest from West 60th Street



View of site looking north from West 60th Street



View of site frontage along West 60th Street looking easte



View of site looking northeast across West 60th Street



View looking north along Michigan Road



View looking south along Michigan Road



View of the portion of the site to remain C-3 looking southwest across Michigan Road



View of site looking west across Michigan Road



View of site looking northwest across Michigan Road

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MDC HEARING EXAMINER — November 19th, 2026

Case Number:	2026-ZON-096
Property Address:	2029 & 2031 Columbia Avenue (approximate address)
Location:	Center Township, Council District #13
Petitioner:	Keyon Johnson, by Kierra Duncan
Current Zoning:	I-3
Request:	Rezoning of two lots, 0.175-acres, from the I-3 district to the D-8 district to provide for residential uses in TOD.
Current Land Use:	Vacant/undeveloped
Staff Recommendations:	Staff recommends **approval** of this petition
Staff Reviewer:	Adam Skrzeszewski, Senior Planner

PETITION HISTORY

Due to a lack of notice ahead of the November 12th Hearing Examiner hearing, this case has been continued to the November 19th hearing date.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition

PETITION OVERVIEW

- 2029 & 2031 Columbia Avenue are currently vacant and undeveloped lots, approximately 0.175-acres in size. The site is currently zoned I-3 to provide for heavy industrial, the petitioner is requesting to rezone 2029 & 2031 Columbia Avenue to D-8 to provide for residential uses.

- To the north and west of 2029 & 2031 Columbia Avenue, there are residential uses already constructed. The homes that front either side of Columbia Avenue to the north and west, have already been rezoned from I-3 to D-8 to provide for residential uses. The rezonings were accomplished under 2021-CZN-816, 2019-ZON-028, 2020-ZON-038, 2022-ZON-005, and 2021-ZON-059. The proposed rezoning from I-3 to D-8 for the subject property is following the same rezoning and development pattern along Columbia Avenue by providing the same rezoning, if this rezoning petition is approved.

- This site, and majority of the sites surrounding, have largely been vacant and undeveloped since at least 2019 and before per aerial photography. Since 2020 per aerial photography, the subject site and nearby parcels are following the same development trend of rezoning from I-3 to D-8 to

provide residential uses. This rezoning petition is intended to follow that same pattern to result in further development of residential uses along Columbia Avenue.

- The Comprehensive Plan recommends these parcels to be the Traditional Neighborhood Typology. Per the Pattern Book, this typology is meant to deliver a wide range of residential developments ranging from multi-family to single-family. Therefore, the proposed rezoning from I-3 to D-8 is consistent with the Comprehensive Plan recommendation. Furthermore, it is rezoning away from I-3, heavy industrial uses, which are not compatible with the surrounding area nor the Comprehensive Plan recommendation.

- The proposed rezoning matches the Comprehensive Plan recommendation, and it matches the context of the surrounding neighborhood and its recent development patterns; therefore, staff recommends **approval** of 2026-ZON-096.

GENERAL INFORMATION

Existing Zoning	I-3	
Existing Land Use	Vacant/undeveloped	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-8	Single-family home
South:	I-3	Vacant/undeveloped
East:	I-3	Vacant/undeveloped
West:	D-8	Single-family home
Thoroughfare Plan		
Columbia Avenue	Local Street	48-foot proposed and existing ROW
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 16th, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Traditional Neighborhood for the subject site. The proposed rezoning to D-8 aligns with the Comprehensive Plan recommendation of Traditional Neighborhood.

Pattern Book / Land Use Plan

- The Traditional Neighborhood Typology per the Pattern Book encompasses a wide range of housing from multi-family to single-family homes and middle housing in-between. The proposed rezoning from I-3 to D-8 for residential uses aligns with the Patter Book's description of Traditional Neighborhood for this 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)

- Not Applicable to the Site.

ZONING HISTORY

2021CZN816 ; 2033 Columbia Avenue (north of subject site), Rezoning of 0.468-acres from the I-3 district to the D-8 district to provide for four single-family homes, and a Variance of Development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four single-family dwellings with a five-foot front yard setback (18-feet required). **Approved**

2019ZON028 ; 2032 Columbia Avenue (west of subject site), Rezoning of 0.39-acres from the I-3 district to the D-8 classification. **Approved**

2020ZON038 ; 2028 Columbia Avenue (west of subject site), Rezoning of 0.13-acres from the I-3 district to the D-8 classification. **Approved**

2019ZON005 ; 2024 Columbia Avenue (west of subject site), Rezoning of 0.129-acres from the I-3 district to the D-8 district to allow for the construction of a single-family home. **Approved**

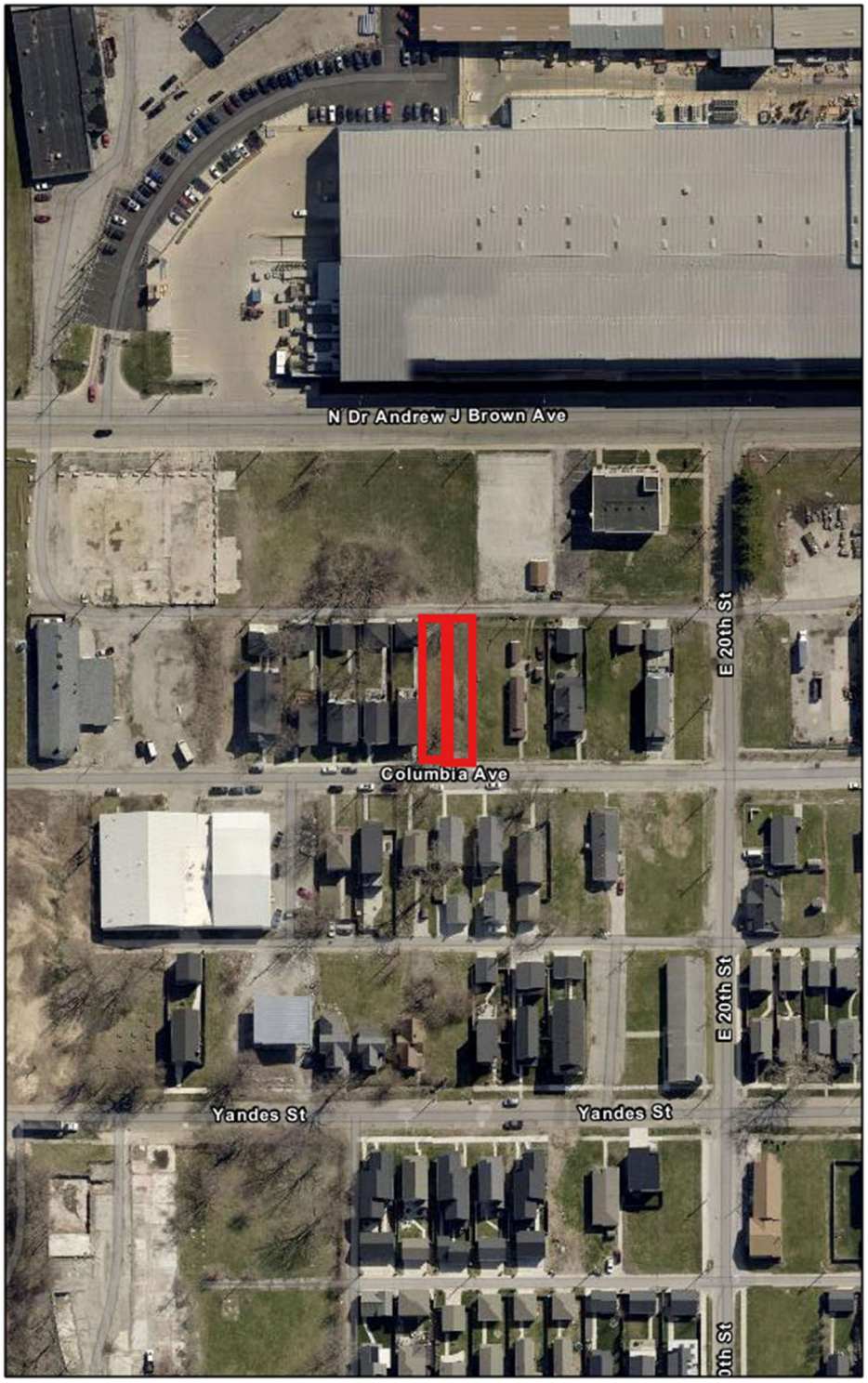
2021ZON059 ; 2020 Columbia Avenue (west of subject site), Rezoning of 0.13-acres from the I-3 district to the D-8 district. **Approved**

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EXHIBITS

2029 & 2031 Columbia Ave current aerial



1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

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10/22/2026

Site Visit October 16th, 2026







Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-CZN-844 / 2026-CVR-844
Property Address:	6620 Northview Way
Location:	Washington Township, Council District #3
Petitioner:	K&J Acquisitions, LLC, by Joseph D. Calderon
Current Zoning:	SU-1
Request:	Rezoning of 1.74 acres from the SU-1 district to the C-3 district to provide for commercial retail uses. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a drive-through stacking space aisle within the front yard along Binford Boulevard (not permitted); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).
Current Land Use:	Religious uses
Staff Recommendations:	Approval of the rezoning request and the variances for drive-through stacking space aisle within the front yard and the transparency request; trash enclosure variances should be withdrawn.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

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

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

The Hearing Examiner continued these petitions from the October 15, 2026 hearing, to the November 19, 2026 hearing, at the request of the petitioner's representative to conduct a Traffic Operation Analysis (TOA).

Department of Metropolitan Development
Division of Planning
Current Planning

November 19, 2026

Traffic Operations Analysis (TOA)– November 2026

The purpose of the analysis is to determine the impact of the traffic generated by the proposed development on the adjacent roadway system and identify any deficiencies that may occur when the site is developed.

Recommendations would then be made based on whether the existing roadways can accommodate the anticipated increased traffic associated with this proposed use or whether improvements would be necessary to provide safe ingress and egress.

The analysis included two intersections: East 65th Street and Binford Boulevard and East 65th Street and Northview Way.

> East 65th Street / Binford Boulevard – "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 weekday AM, PM and Sunday peak hours with existing intersection conditions. Therefore, no improvements are recommended at this intersection."
>
> East 65th Street / Northview Way – "Capacity analyses for all traffic volume scenarios have shown that all approaches to this intersection currently operate and will continue to operate at acceptable levels of service during the weekday AM, PM and Sunday peak hours with existing intersection conditions. Therefore, no improvements are recommended at this intersection."

A traffic engineer from the Department of Public Works offered to provide crash data on the intersection at East 65th Street and Binford Boulevard. The information was gathered using RoadHAT (Road Hazardous Analysis Tool), which is a tool developed by the Center for Road Safety and implemented for INDOT safety management practice to assist identifying both safety needs and relevant road improvements. See Exhibit A.

The Index of Crash Frequency (ICF) of zero indicates that a roadway is performing as expected. An ICF of two or higher may be considered a high crash location. The data indicates that the ICF at this intersection is 1.76.

The Index of Crash Cost (ICC) measures the difference between expected and reported crash costs. An index of 1.8 would indicate that the severity of crashes are higher and design solutions should be sought to reduce the severity of future crashes. The ICC at this intersection is 1.44.

From 2022-2025 (four years), there were zero fatalities, one suspected serious injury, six suspected not injuries, two minor injuries, and 33 property damage only crashes.

Based on analyses on the data gathered, this intersection is not a high crash location, nor is the severity significantly higher than expected.

STAFF RECOMMENDATION

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

1. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
2. A final landscape plan shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP) that would include year around (evergreen) plants that would provide a visual buffer to the stacking spaces in the front yard along Binford Boulevard.

PETITION OVERVIEW

This1.74-acre site, zoned SU-1 is undeveloped and surrounded by religious uses to the north, across Northview way, zoned SU-1; commercial uses and intersection of East 65th Street and Binford Boulevard to the south, zoned C-4; Binford Boulevard right-of-way to the east, zoned SU-1; and industrial uses to the west, zoned I-2.

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

REZONING

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

The Comprehensive Plan recommends office commercial typology for the site.

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

Environmental Public Nuisances

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

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

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

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

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

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

Planning Analysis

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

VARIANCE OF DEVELOPMENT STANDARDS

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

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

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

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

GENERAL INFORMATION

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

Site Plan	July 10, 2026
Site Plan (Amended)	N/A
Elevations	August 5, 2026
Elevations (Amended)	N/A
Landscape Plan	July 10, 2026
Findings of Fact	July 10, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

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

Pattern Book / Land Use Plan

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

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

Conditions for All Land Use Types – Office Commercial Typology

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

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

- Appropriate as a primary use only in major employment centers.
- Outdoor display of merchandise should be limited.

- If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
- Should be located along an arterial or collector street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

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

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

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

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

ZONING HISTORY

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

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

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

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

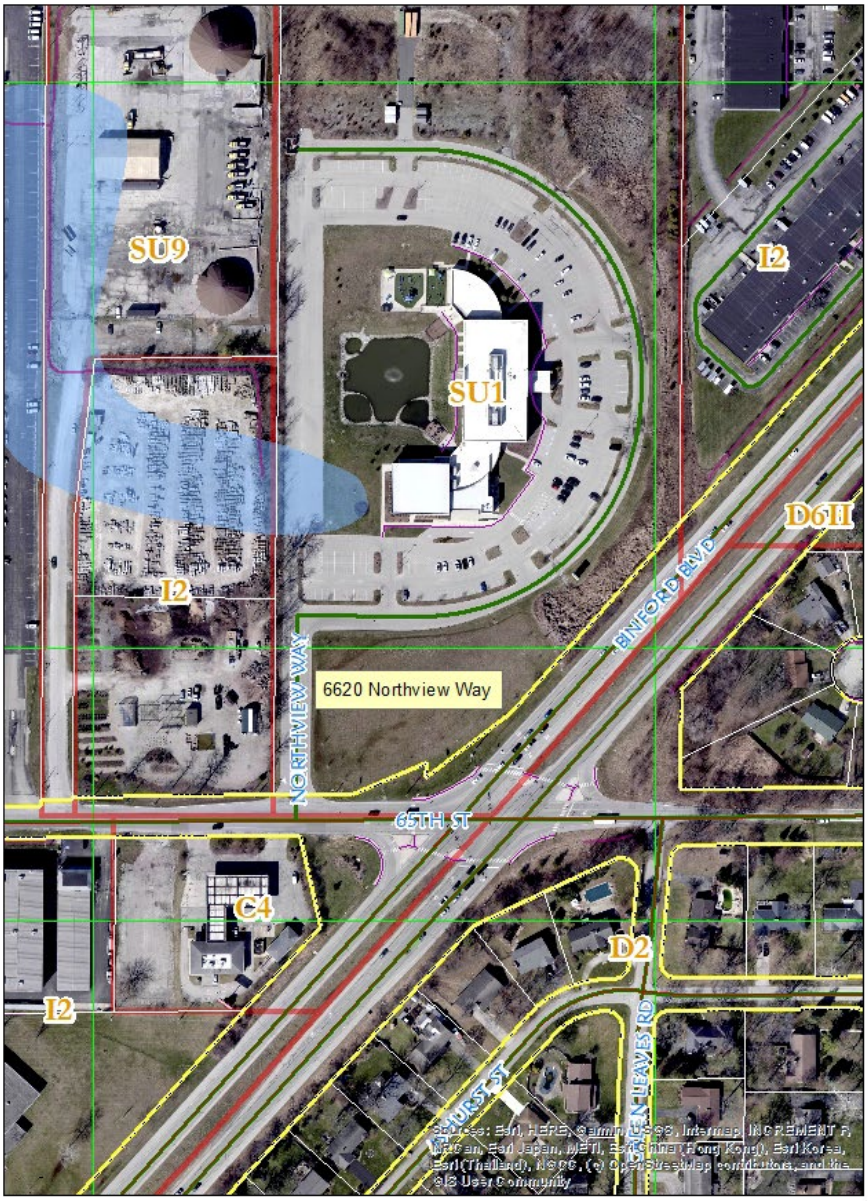
2000-ZON-109; 5500 East 65th Street, requested a rezoning of 19.125 acres, from I-2-S to C-S, to provide for 150,000 square feet of general and medical office development**, approved.**

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

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EXHIBITS

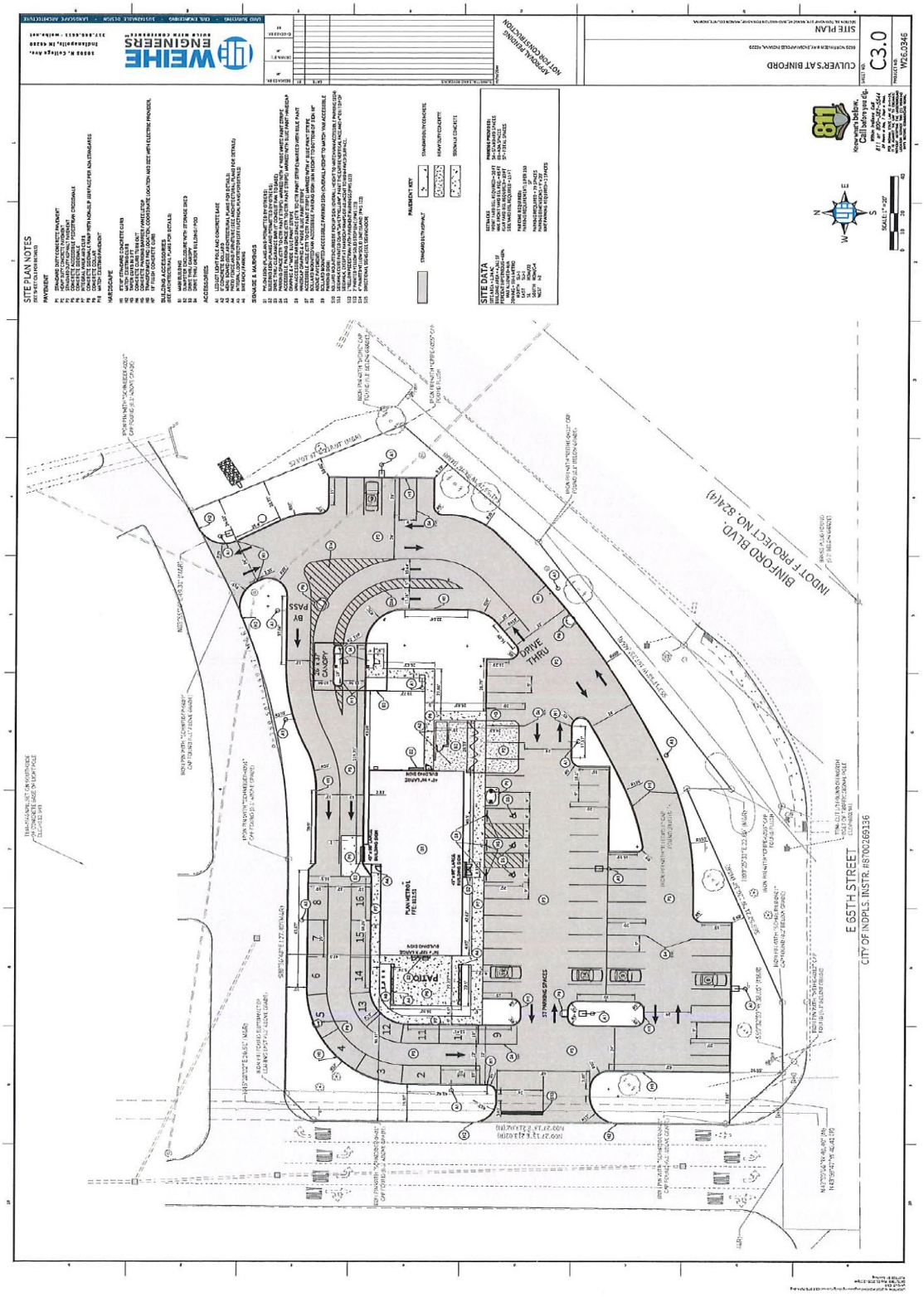


6620 Northview Way

0 0.010.02 0.04 0.06 0.08 Miles

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EXHIBIT A

RoadHAT 4D	**Index of Crash Frequency and Cost - Form F1**	Page 1/2
Settings: Indiana local settings	Version: Version 4.1	
Location	65th St & Binford Blvd	
GIS		
Post		
Analyst	JB	
Date	10/27/2026	

INPUT	
Road Facility Type	City Arterial Intersection
Busiest Road AADT (veh/day)	30000
Crossing Road AADT (veh/day)	4000
First Year with Crash Data (yyyy)	2022
Last Year with Crash Data (yyyy)	2025
Number of Crashes (crash/period)	
Fatal and Incapacitating Injury Crashes	4
Non-Incapacitating and Possible Injury Crashes	8
Property Damage Only Crashes	46
Route or Road Type	City Arterial Intersection
Average Crash Costs ($)	
Fatal and Incapacitating Injury Crashes	1840100
Non-Incapacitating and Possible Injury Crashes	393200
Property Damage Only Crashes	40200
Crash Cost Year (yyyy)	2017
OUTPUT	
Expected Crash Frequency (crash/year)	
Fatal and Incapacitating Injury Crashes	0.334
Non-Incapacitating and Possible Injury Crashes	0.86
Property Damage Only Crashes	4.42
All Crashes	5.62
Index of Crash Frequency	**1.76**
Index of Crash Cost	**1.44**

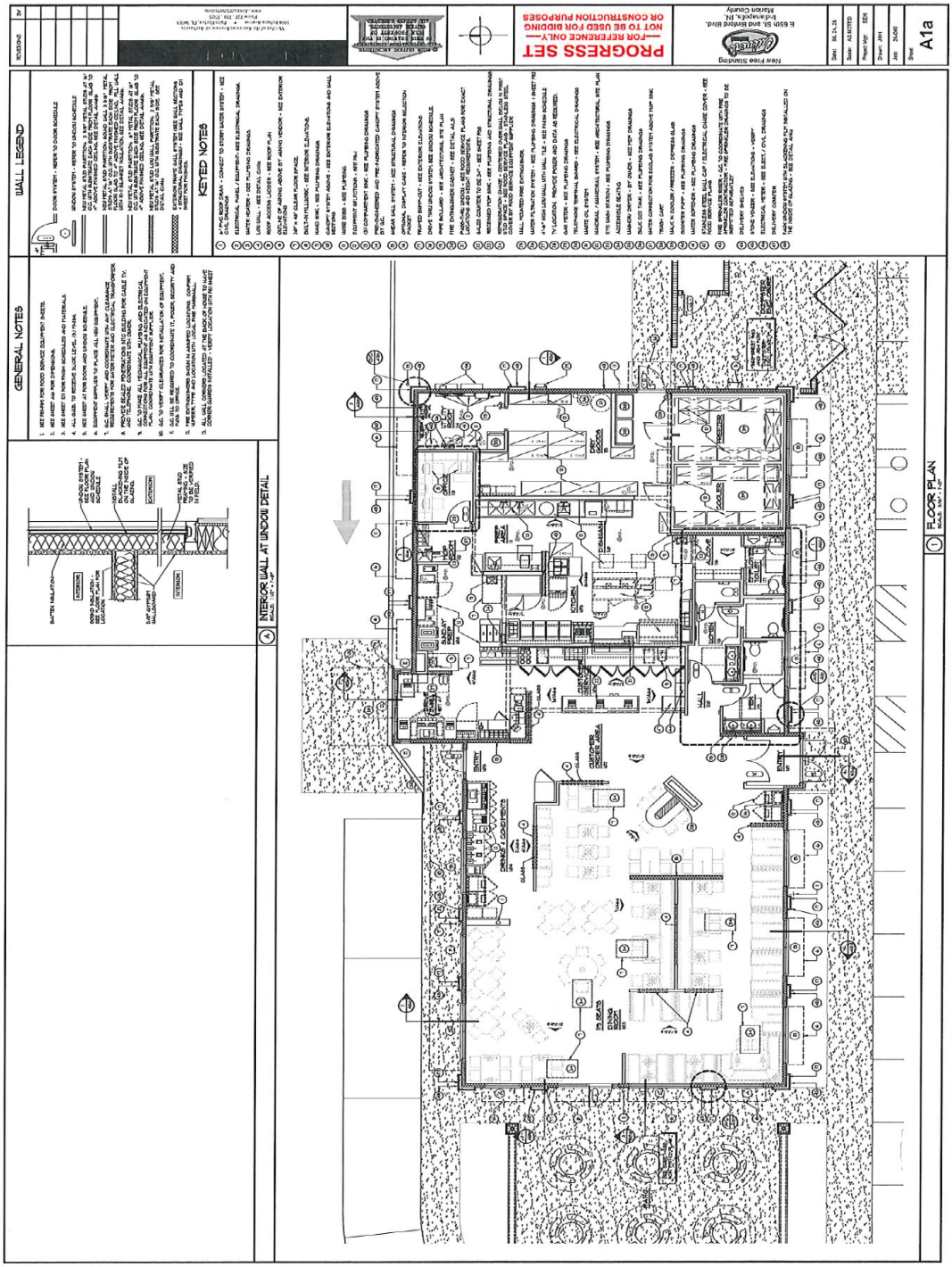
RoadHAT 4D	**Index of Crash Frequency and Cost - Form F1**	Page 2/2
Settings: Indiana local settings	Version: Version 4.1	
Location	65th St & Binford Blvd	
GIS		
Post		
Analyst	JB	
Date	10/27/2026	

Comments:

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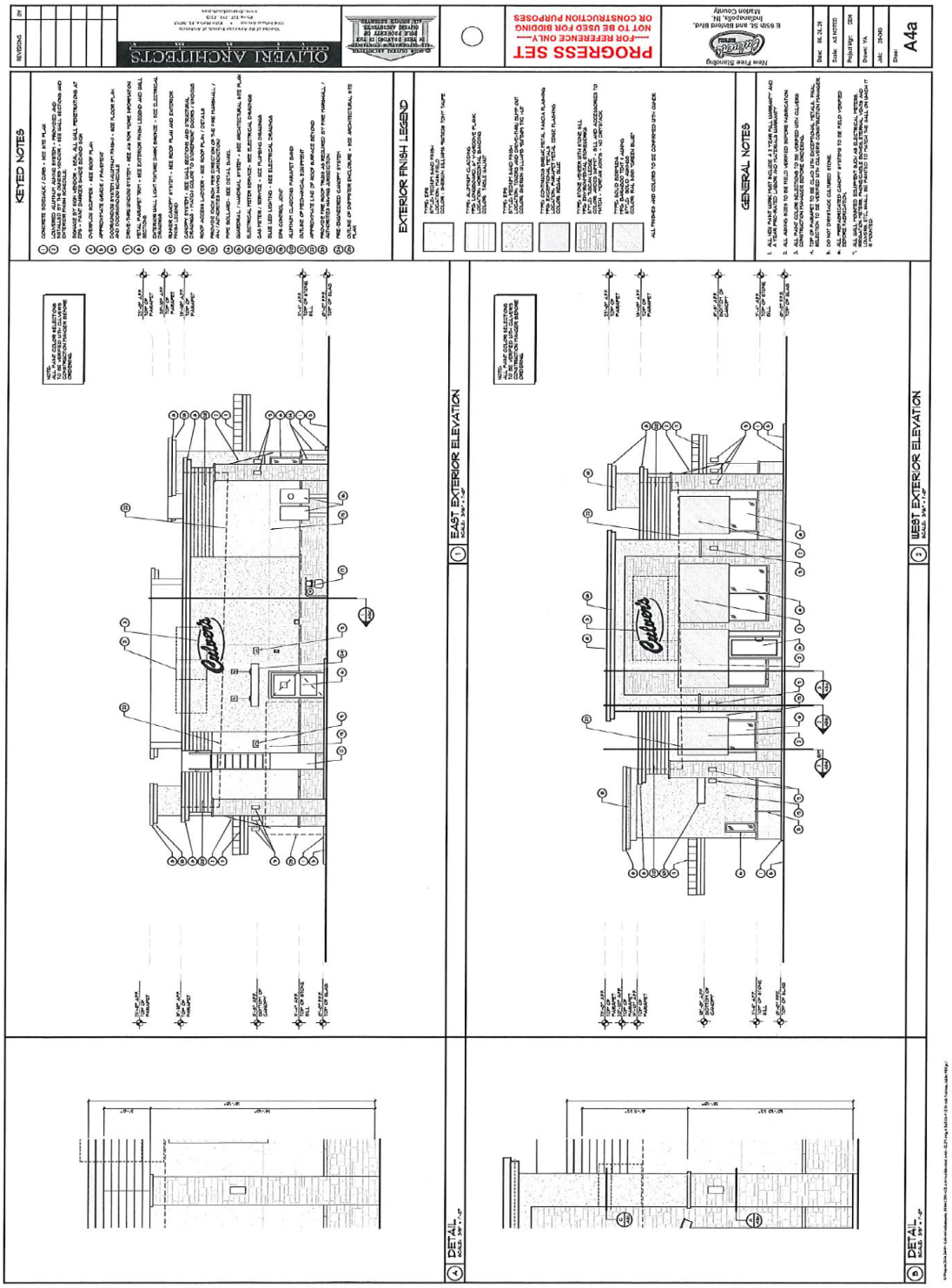
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Floor Plan – October 8, 2026



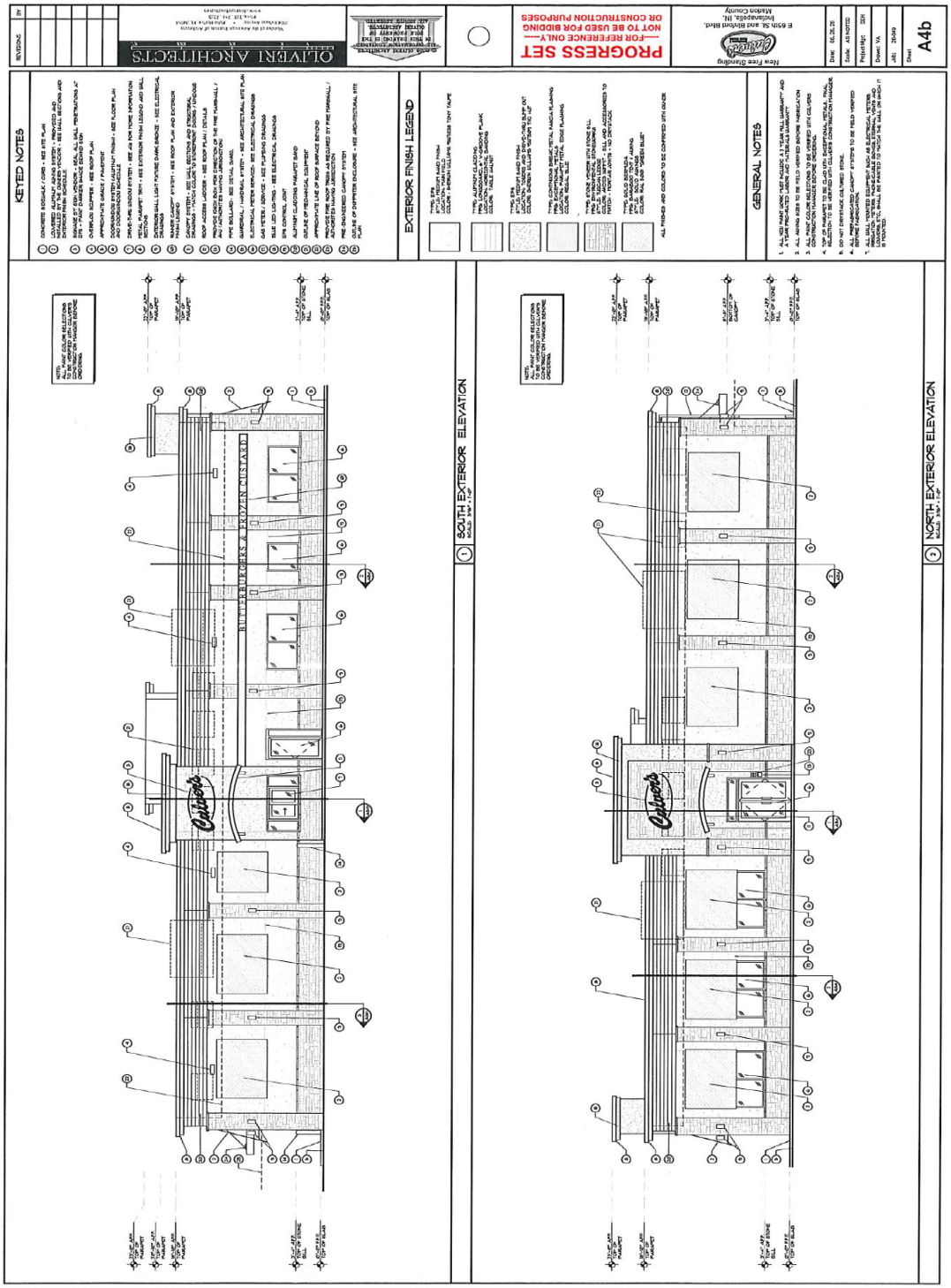
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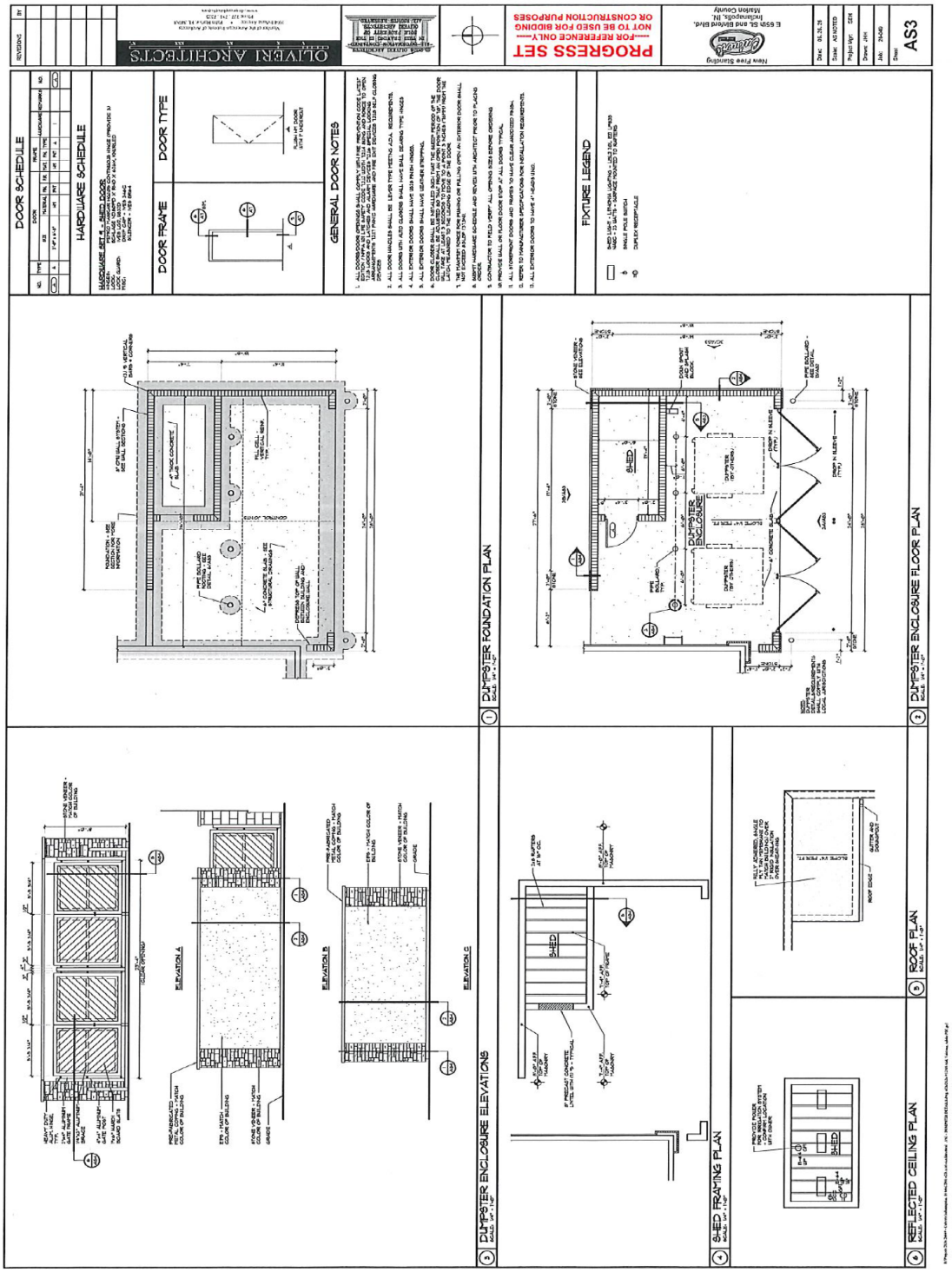
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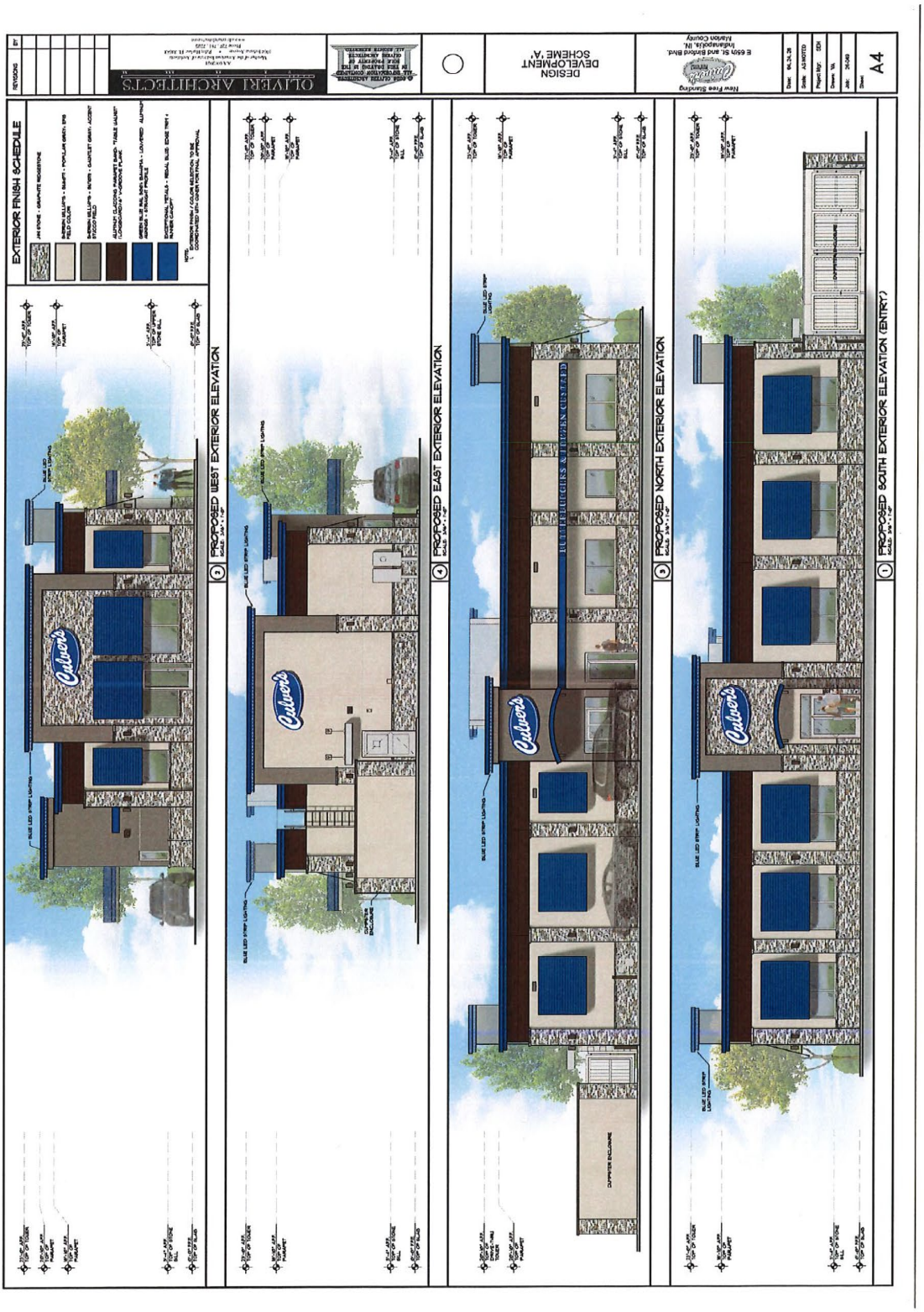
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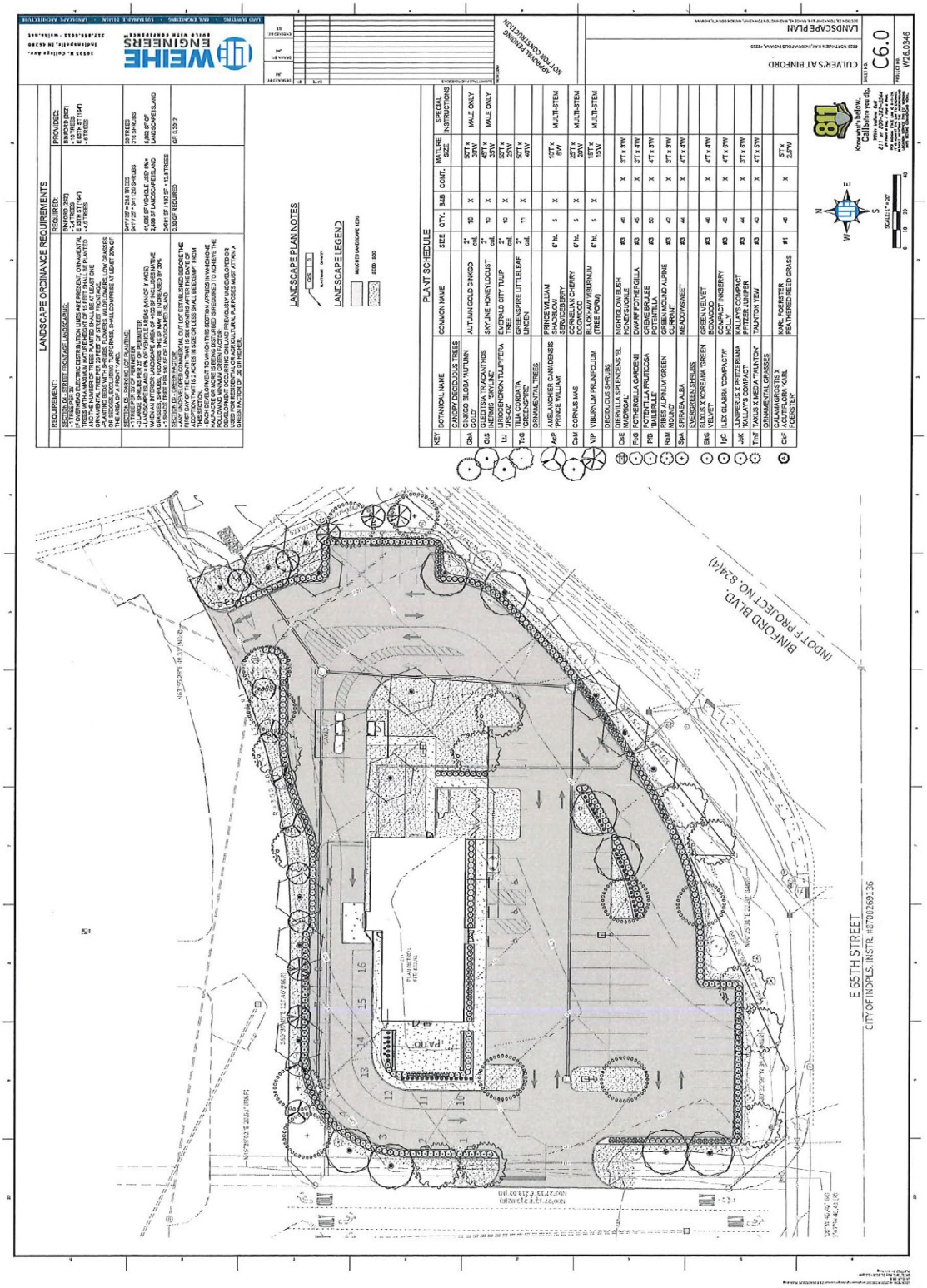
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Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
there is adequate setback and screening between the drive-through aisle and Binford Boulevard, so that there will not be any headlight spill affecting traffic on Binford Boulevard.

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

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

DECISION

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

Adopted this _____ day of _____, 20 ___

_____ _____
_____ _____
_____

53820722.1
01/12/06 T2

FOF-Variance DevStd

DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number 2026-CVR-844

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

there is adequate window transparency, which will provide sufficient visibility both in and out of the restaurant for both customers and public safety officials, all of which will promote public safety.

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

the portions of the building not providing window transparency are mitigated by significant window transparency on the same facade which will provide a first class appearance, matching or exceeding those of the non-residential buildings adjoining or near the Subject Property.

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

the Ordinance does not take into account certain operations which have kitchen and storage areas near entry doors.

DECISION

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

Adopted this _____ day of _____, 20 ____

_____ _____

_____ _____

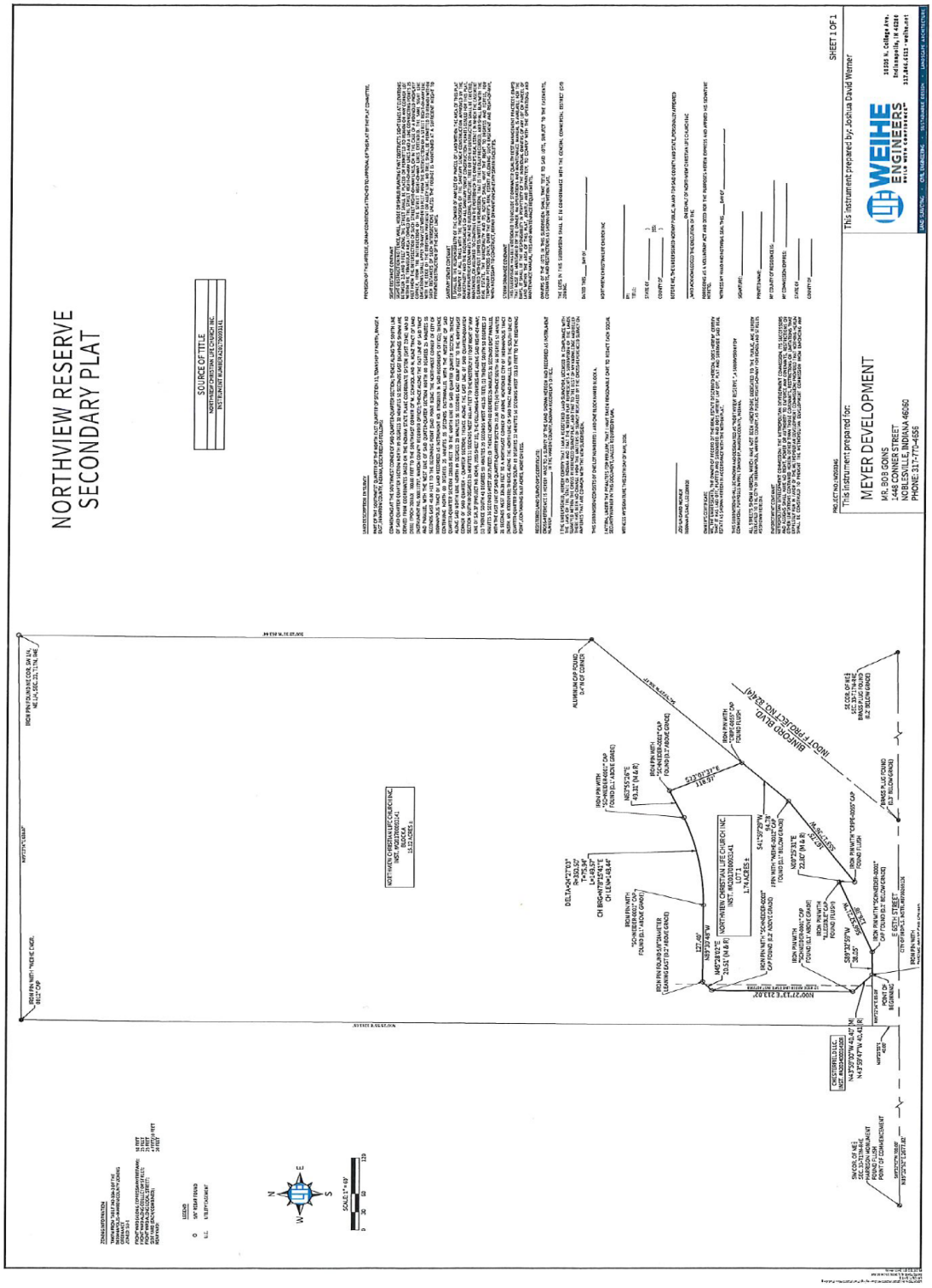
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Current Planning

2026-PLT-030





View looking west along Northview Way



View looking east along Northview Way



View of site looking northeast across Northview Way



View of site looking southeast across Northview Way



View of site looking south across Northview Way



View from site looking northeast across Northview Way



View looking south along Northview Way