

**BOARD OF ZONING APPEALS DIVISION III**

**September 16, 2025**

**Case Number:** 2025-UV3-027  
**Property Address:** 2955 North Meridian Street (approximate address)  
**Location:** Center Township, Council District #12  
**Petitioner:** NCD 2955 Indy IN LLC, by Misha Rabinowitch  
**Current Zoning:** C-1 (C-S Pending) (TOD)  
**Request:** Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the improvement of surface parking areas on a lot fronting on Meridian Street within the Regional Center (prohibited).  
**Current Land Use:** Office commercial  
**Staff Recommendations:** Staff **recommends approval** of this petition  
**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

- Staff **recommends approval** of this petition

**PETITION OVERVIEW**

- This petition would allow for the improvement of surface parking areas on a lot fronting on Meridian Street within the Regional Center (prohibited). This is required as a part of the proposed construction of the parking lot at the southwestern corner of the site as indicated in the site plan.
- The subject site is zoned C-1 and is pending a rezoning to C-S and is approximately 8.9 acres. The site was a part of recent companion petition 2025 - CZN / CPL / CVR – 826) which included the rezone to C-S, as well as a plat petition and variances to allow for future development on the current surface lot that is located on the eastern half of the site (see site plan below). The eastern half of the site has been partially or entirely a parking lot since the late 1960s and is legally non-conforming.
- The standard that prohibits surface parking lots along the North Meridian Street corridor is outlined in the Regional Center Secondary Zoning District section of the Ordinance and is in place to promote pedestrian-oriented uses, quality design aesthetics, and foster density along one of the City's most significant streets. With the development proposing six (6) new buildings on the existing surface lot, as well as one (1) building on the undeveloped southwest corner of the site, which will include a

mixture of uses, the development will not only be adding density along the Red Line / Purple Line corridor, but will be reducing the overall amount of surface parking on site, despite the request to improve a portion of the undeveloped southwest corner of the site with a parking lot. Staff believes that the development as a whole is in line with the goals of the Red Line and Purple Line TOD Strategic Plans which calls for adding density near transit stations, and limiting the amount of surface parking along the BRT routes. With this the development calling for new uses and density, and the reduction in overall surface parking on site, Staff is unopposed to the request.

- Staff would note that the approval recommendation of this petition is not an indication that Staff would be supportive of variance requests for developments that result in an increase in surface parking along the North Meridian Street corridor, or any other streets listed in the Regional Center Secondary Zoning District section of the Ordinance.

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-1 (C-S Pending) (TOD)	
<b>Existing Land Use</b>	Office Commercial	
<b>Comprehensive Plan</b>	Office Commercial Uses	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	North: C-3 / C-4	North: Commercial
	South: C-1 / PK-1	South: Commercial
	East: D-5	East: Residential
	West: C-S	West: Commercial Special
<b>Thoroughfare Plan</b>		
North Meridian Street	Primary Arterial	70 feet of right-of-way existing and 78 feet proposed
North Talbott Street	Primary Arterial	60 feet of right-of-way existing and 56 feet proposed
30 <sup>th</sup> Street	Primary Arterial	50 feet of right-of-way existing and 78 feet proposed
29 <sup>th</sup> Street	Primary Arterial	65 feet of right-of-way existing and 78 feet proposed
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes, Transit-Oriented Development	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	8/6/25	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	

<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	8/6/25
<b>Findings of Fact (Amended)</b>	N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book
- Red Line / Purple Line TOD Strategic Plan

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan pattern Book recommends the typology for this site.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site is located across the street from the 30<sup>th</sup> Street and Museum Red Line and Purple Line station. This station has been identified as a District Center. The District Center typology is characterized as a dense mixed-use hub for multiple neighborhoods with tall buildings with minimum of 3 stories at the core with zero front or side setbacks.

### Neighborhood / Area Specific Plan

- Not Applicable to the Site.

### Infill Housing Guidelines

- Not Applicable to the Site.

### Indy Moves

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

- Not Applicable to the Site.

## ZONING HISTORY

### ZONING HISTORY – SITE

**2025-CVR/CPL/CZN-826**, Rezoning of 8.966 acres from the C-1 (RC) (TOD) district to the C-S (RC) (TOD) district to provide for a mixed-use development consisting of townhomes, multi-family dwellings, commercial offices, and retail uses, and all uses in the C-1 and MU-3 districts, **pending**.

Approval of a Subdivision Plat to be known as 2955 North Meridian Subdivision, subdividing 8.966 acres into 21 lots, **approved**.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a retail use with a drive-through component within 600 feet of a transit station, on a lot with street frontage on Meridian Street (not permitted), with 20 feet of street frontage (minimum 50 feet street frontage required), zero-foot front yard and front transitional yard setbacks (minimum 10-foot front yard and 10-foot front transitional yard setbacks required), zero-foot side and rear yard setbacks (minimum 10-foot side and rear yard setbacks required), building height of 50 feet (maximum 38-foot building height in Compact Context Area, and maximum 25-foot building height permitted within a transitional yard required), 5% transparency for a structure along 30th Street (minimum 40% transparency required), and no transparency along Talbott Street (minimum 40% transparency required), and encroachment into the clear sight triangle (not permitted), **approved**.

**2024-PLT-010; 2955 North Meridian Street**; requested approval of a Subdivision Plat, to be known as 29th & Meridian Subdivision, dividing 9.035 acres into two lots and two blocks, **approved**.

**93-V1-136; 2955 North Meridian Street**, requested a variance to provide for expansion of an existing office building with 538 parking spaces, a ten-foot transitional yard along North Talbott Street and a zero-foot setback along East 29th Street and East 30th Street, **granted**.

**93-VAC-47; 2900 and 3000 North Pennsylvania Street**, requested vacation of a portion of North Pennsylvania Street, being 50 feet in width from the southern right-of-way line of East 30th Street to the northern right-of-way line of East 29th Street, **approved**.

**84-Z-62; 2955 North Meridian Street**, requested rezoning of approximately eight acres, being in the D-9 and D-5 districts, to the C-1 classification to conform zoning to the existing office parking uses, **approved**.

**79-VAC-9; 2900 and 3000 North Pennsylvania Street**, requested vacation of the first alley east of Pennsylvania Street from the north right-of-way line of East 29th Street to the south right-of-way line of East 30th Street, **approved**.

## **ZONING HISTORY – VICINITY**

**2010ZON027; 2860 North Talbott Street (south of site)**, REZONING of 355.42 acres, from the D-A, D-A (FF), D-A (FF) (FW), D-2 (FF), D-3 (FW), D-4 (FF), D-5, D-5 (RC), D-5 (RC) (W-1), C-1 (RC), SU-2, SU-9 (W-5), PK-1, PK-1 (FF), PK-1 (FF) (FW), PK-1 (FW), PK-1 (W-5), I-3-U I-3-U (FF) and I-4-U, and I-4-U (FW) (FF), I-4-U (FW) Districts, to the PK-1, PK-1 (FF), PK-1 (FF) (FW), PK-1 (FW), PK-1 (RC), PK-1 (W-1), PK-1 (W-5) classification to provide for park uses, **approved**.

EXHIBITS



Aerial Photo







Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number \_\_\_\_\_

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

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the proposed parking along Meridian Street (with egress as shown) is necessary in order to bring viable retail to the Meridian Street corridor and is part of, and important to, a comprehensive redevelopment of the overall site. Also, the parking area will be setback from Meridian Street per the filed and approved site plan.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 parking is setback from Meridian Street with landscaping between the parking and Meridian Street to provide appropriate screening. Also, the parking is necessary for the overall development of the site, which will have a positive impact on adjacent properties.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

in order to bring much desired and needed retail to this area of the Meridian Street corridor, associated parking (along with egress thereon) along Meridian Street is required.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DECISION

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Subject site looking north



Subject site looking northwest





Looking east down 29<sup>th</sup> Street



Looking north towards subject site



Looking south



Looking northeast