

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 24, 2025

Case Number: 2025-ZON-031
Property Address: 2602 West 62nd Street and 6202 Michigan Road (approximate addresses)
Location: Washington Township, Council District #6
Petitioner: Crooked Creek Cultural Campus, Inc. by Joseph D. Calderon
Current Zoning: D-A and C-1
Request: Rezoning of 7.849 acres from the D-A and C-1 districts to the SU-7 district to provide for a not-for-profit organization for community enrichment programming, including education, art, music and performing arts.
Current Land Use: Agricultural/ Commercial
Staff Recommendations: **Approval**
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends approval subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three (3) days prior to the MDC hearing:

1. Per the site plan dated March 21, 2025, the trail width shall be widened to 10 feet.
2. A trail connection to Michigan Road shall be provided.

PETITION OVERVIEW

LAND USE

This 7.849-acre site, zoned D-A and C-1 is currently developed with a single-family residence. It is surrounding zoning includes, to the northeast, zoned SU-1 and is currently undeveloped. To the south, zoned D-2, containing the Frosch's Lincoln Park Subdivision. To the east, zoned C-1, containing The Childrens House. To the northwest and west, zoned D-5, containing the Cooper Pointe Subdivision.

This request would rezone the site to **SU-7 (Special Use District)** district to provide for charitable, philanthropic and not-for-profit institution, per the site plan dated **March 21, 2025**.

The applicable development standards of the SU-7 are the same as the MU-1, as such the provided site plan meets the parking requirements. The parking ranges are as follows:

- Office: Business, Professional, or Government Uses (includes research and development offices, post offices, etc.) → 43–75 spaces required.
- Outdoor Recreation and Entertainment, General → 1 space minimum, no maximum.

Given the size of the office building and amphitheater, a minimum of 44 parking spaces is required. The provided site plan meets this requirement.

Additionally, the site plan includes an 8-foot-wide trail. According to Indy Greenways Urban Greenways Design Standards, trail width should be at least 10 feet. Therefore, staff recommends a commitment to widen the trail to 10 feet to ensure compliance.

ZONING DISTRICT OVERVIEW

D-A (Dwelling Agriculture District): holds the agricultural lands of Marion County and provides for a variety of agricultural uses. Most agricultural uses (farms) are permitted in this district. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. The district does not require public water and sewer facilities.

C-1 (Office-Buffer District): includes most types of office uses.

SU-7 (Special Use District Seven): permits charitable, philanthropic and not-for-profit institutions.

GENERAL INFORMATION

Existing Zoning	D-A and C-1	
Existing Land Use	Agricultural/ Commercial	
Comprehensive Plan	Suburban Neighborhood (2602 W 62 nd Street) Rural or Estate Neighborhood (6202 Michigan Road) Office Commercial (6202 Michigan Road)	
Surrounding Context	Zoning	Land Use
North:	SU-1	Single-Family Residential Use
South:	D-2	Single-Family Residential Use
East:	C-1	The Children's House
West:	D-5	Single-Family Residential Use
Thoroughfare Plan		
West 62nd Street	Primary Arterial	60-foot existing right-of-way vs 119-foot Proposed right-of-way
Michigan Road	Primary Collector	101-foot existing right-of-way vs 91-foot Proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Residential Corridor Reserve	

Wellfield Protection Area	No
Site Plan	3/21/2025
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Pattern Book

Pattern Book / Land Use Plan

- The **Suburban Neighborhood** typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.
- **Small-Scale Schools, Places of Worship, and Other Places of Assembly**
- Should be located along an arterial street.
 - *Resilient 2.3: Traffic can play a major role in determining whether a certain use is appropriate for a neighborhood or areas.*
 - *Resilient 3.1: Development should be concentrated on properties that already have adequate infrastructure, such as streets, parks, schools, and sewers.*
- 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.
 - *Healthier 1.1: Making areas walkable, enjoyable, and safe is critical to active living.*
 - *Inclusive 2.2: Walkable neighborhoods are more inclusive of residents who are unable to drive or do not desire to drive by allowing them to access shops, services, and other amenities without using a vehicle.*
- Schools should not be within 1000 feet of a highway, freeway, or expressway.
 - *Healthier 4.1: Places where children and other vulnerable populations spend long periods of time should be separated from major sources of air pollution.*

- Should be located within one-half mile of a bus or rapid transit stop, unless there is no or limited bus service within the institution's service area.
 - Inclusive 1.3: Education, jobs, services, and community amenities should be accessible to all.
 - Inclusive 2.2: Walkable neighborhoods are more inclusive of residents who are unable to drive or do not desire to drive by allowing them to access shops, services, and other amenities without using a vehicle.
- 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 **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.
- **Small-Scale Parks**
- A sidewalk or pedestrian path is required within the park.
 - Healthier 1.1: Making areas walkable, enjoyable, and safe is critical to active living.
 - Healthier 3.2: Preserving the natural environment can be good for general wellbeing.
- Pedestrian connections to employment centers should be provided.
 - Healthier 1.1: Making areas walkable, enjoyable, and safe is critical to active living.
 - Healthier 3.2: Preserving the natural environment can be good for general wellbeing.

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

2018-CZN-854; 6202 Michigan Road, (subject site), Rezoning of 3.27 acres from the C-1 district to the C-S classification to provide for C-1 uses and self-storage, **denied**

2018-CVR-854; 6202 Michigan Road (subject site) Variance for development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a self-storage facility with seven off-street parking spaces and zero feet of transparency along west 62nd street (one per 30 units and 40% transparency required within 50 feet of a street).

2020-ZON-081; 6202 Michigan Road (subject site), requested rezoning of 3.35 acres from the C-1 district to the D-7 district, **Withdrawn**.

2015-ZON-020; 6202 Michigan Road (subject site), requested rezoning of 6 acres from the A-2 district to the C-1 district to provide for office parking uses, **approved**.

2000-ZON-178; 6131 Michigan Road, requested rezoning of 3.43 acres, being in the D-3 district, to the SU-1 classification to provide for an off-street parking lot for an existing school and church rectory, **approved**.

74-Z-104; 6202 Michigan Road (includes subject site), requested rezoning of 3.45 acres, from the C-1 district to the SU-1 classification, **withdrawn**.

2019-ZON-090; 6308 Michigan Road (north of site), Rezoning of 1.5 acres from the D-2 district to the SU-1 district to provide for religious uses, **approved**.

92-Z-4; 6314 Michigan Road (north of site); requested rezoning of 5.3 acres from the D-7 district to the SU-1 district to provide for religious uses, **approved**.

85-Z-75; 6191 Michigan Road; requested rezoning of 5.4 acres from the D-3 district to the SU-1 district to provide for religious uses, **approved**.

84-Z-163; 6201 Michigan Road; requested rezoning of 10 acres from the D-7 and D-2 district to the SU-1 district to provide for religious uses, **approved**.

78-Z-134; 6440 Michigan Road; requested the rezoning of 4.36 acres from the D-2 district to the SU-1 district to provide for religious uses, **approved**.

91-Z-12; 6314 North Michigan Road (north of site), requested rezoning of 4.5 acres from the D-2 district to the SU-1 for the purpose of establishing The Revival Temple Church, **withdrawn**.



The map displays a residential neighborhood with several streets and zoning districts. Key streets include COOPER POINTE CIR, LOTUS DR, COOPER POINTE DR, KING AVE, SPRINGFIELD DR, ESTATE AVE, 63RD ST, 62ND ST, and RIVIERA ST. Zoning districts are labeled in red: DA, D5, D2, SU1, C1, SU37, and D3. Specific lots are numbered, and some areas are shaded with diagonal lines. The map also shows building footprints and lot boundaries.



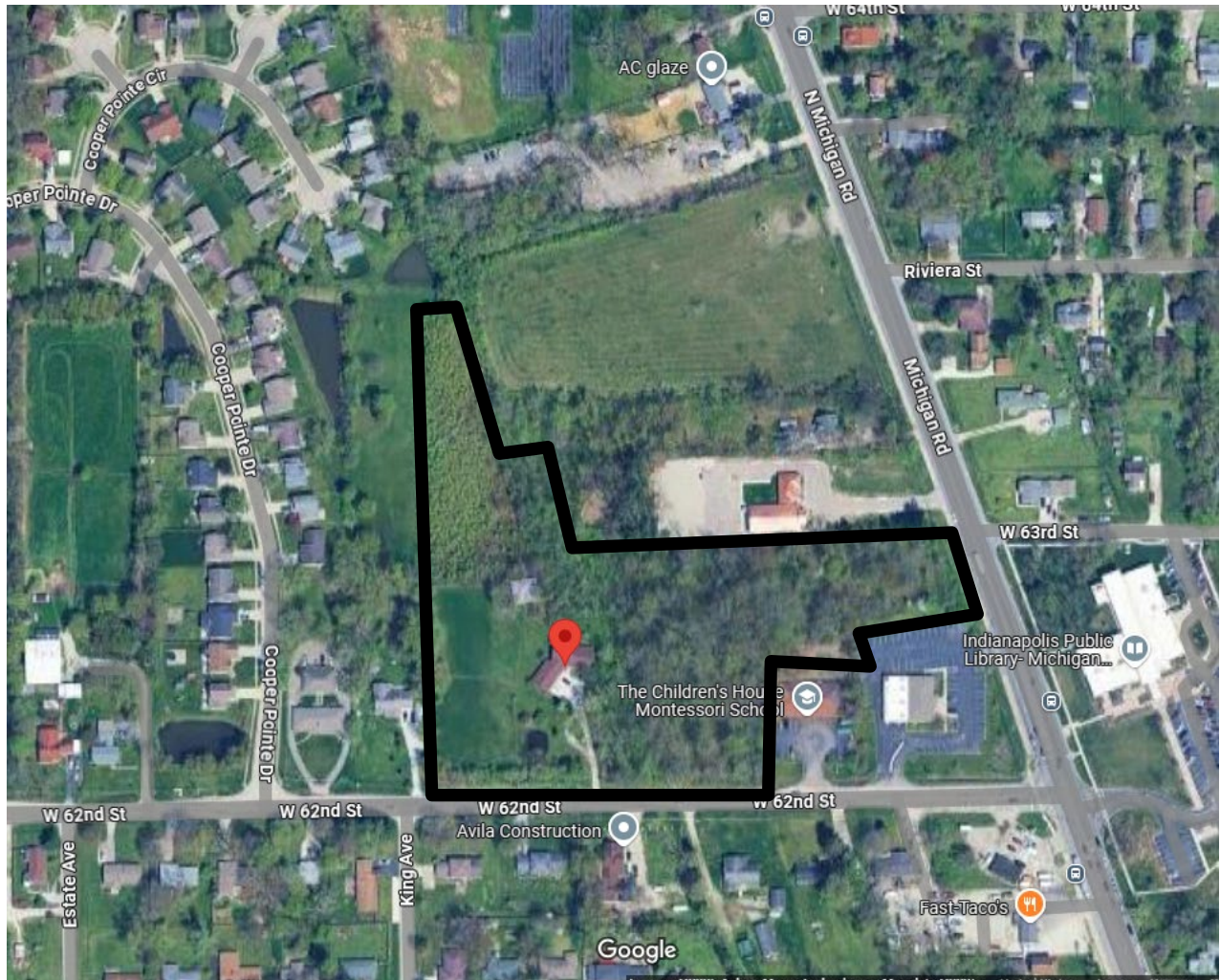


Photo: 1 Aerial Map