

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**April 24, 2025**

**Case Number:** 2025-ZON-012  
**Property Address:** 6900 Milhouse Road (Approximate Address)  
**Location:** Decatur Township, Council District #21  
**Petitioner:** D. R. Horton – Indiana, LLC, by Brian. J. Tuohy  
**Current Zoning:** D-A  
**Request:** Rezoning of 11.15 acres from the D-A district to the D-4 district to provide for a single-family residential development.  
**Current Land Use:** Commercial Contractor Business  
**Staff Recommendations:** **Approval**  
**Staff Reviewer:** Desire Irakoze, Principal Planner II

**PETITION HISTORY**

**ADDEDUM FOR APRIL 24, 2024, HEARING EXAMINER**

This petition was continued for cause from the April 10, 2025, hearing to the April 24, 2025 hearing at the request of the petitioner's representative.

**ADDEDUM FOR APRIL 10, 2024, HEARING EXAMINER**

A timely automatic continuance request was filed by a registered neighborhood organization, continuing this petition from the March 13, 2025 hearing to the April 10, 2025 hearing. This would require acknowledgement from the Hearing Examiner.

**MARCH 13, 2025**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of this petition, subject to the concept plan Exhibit B

**PETITION OVERVIEW**

**LAND USE**

The project address of 6900 Milhouse Road has two (2) parcels located on the north and south side of Milhouse Road. The project that is the subject of this petition lies on the south parcel. The site is currently

zoned D-A and is requested to be rezoned to D-4. This site is currently in agricultural use. The subject site is surrounded to the north, east and west by single-family residential.

## REZONING

The petition seeks to rezone the property from the D-A district to the D-4 district to provide for a 33-lot, single-family subdivision.

**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.

**D-4 (Dwelling District Four):** low- or medium- density single-family and two-family residential development at a typical density of 4.2 units per acre. Land in this district needs good thoroughfare access, relatively flat topography, and nearby community and neighborhood services and facilities with pedestrian linkages. Provisions for recreational facilities serving the neighborhood within walking distance are vitally important.

Development Standards	D-A	D-3	D-4
Typical Density (units per acre)	0.33	2.6	4.2
<b>LOT STANDARDS</b>			
Min. Lot Area	3 acres	10,000 sf.	7,200 sf.
Min. Lot Area, Two-Family	N/A	15,000 sf	10,000 sf.
Min. Lot Width	250 ft.	70 ft.	60 ft.
Min. Lot Width, Two-Family	N/A	105 ft.	90 ft.
Min. Street Frontage	125 ft.	35 ft.	30 ft.
Min. Street Frontage, Two-Family	N/A	35 ft.	30 ft.
Min. Open Space	85%	70%	65%
<b>SETBACKS</b>			
Fronts Along Collector Streets	35 ft.	30 ft.	30 ft.
Fronts Along Local Streets	35 ft.	25 ft.	25 ft.
Fronts Along Cul-De-Sacs	30 ft.	20 ft.	20 ft.
Min. Width of Side Yard	30 ft.	6 ft.	5 ft.
Min. Width of Side Yard (Aggregate)	75 ft.	16 ft.	13 ft.
Min. Depth of Rear Yard	75 ft.	20 ft.	20 ft.
<b>BUILDING STANDARDS</b>			
Max. Height of Primary Building	35 ft.	35 ft.	35 ft.
Max. Height of Accessory Building	24 ft.	24 ft.	24 ft.
Min. Main Floor Area (1-Story)	1,200 sf	1,200 sf	900 sf.
Min. Main Floor Area (Above 1-Story)	800 sf.	660 sf	660 f.

## STAFF ANALYSIS

The Comprehensive Plan recommends this area for suburban neighborhood development. This typology generally has a residential density of 1- 5 dwelling units per acre. The site plan (Exhibit C) density meets this requirement at 2.959. The proposal aligns with the Comprehensive Plan, and the surrounding land uses.

While the rezoning is limited to the land use of the property south of Millhouse Road, staff would note that the provided site plan (Exhibit C) does not comply with the Subdivision Control Ordinance and would require multiple waivers. To reduce the number of waivers at the platting phase, staff has provided an alternative site plan (Exhibit D) that better aligns with the Subdivision Control Ordinance requirements.

For these reasons, staff recommends **approval** of the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-A	
<b>Existing Land Use</b>	Suburban Neighborhood	
<b>Comprehensive Plan</b>	Agricultural	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-3	Residential (Single-family dwellings)
South:	D-3	Residential (Single-family dwellings)
East:	D-3	Residential (Single-family dwellings)
West:	D-A	Residential (Single-family dwellings)
<b>Thoroughfare Plan</b>		
Millhouse Road	Primary Collector	80-91-foot proposed right-of-way and
Card Blvd	Collector	80-91-foot proposed right-of-way.
Firkins Drive	Local Street	50 existing right-of-way.
Rawlings Lane	Local Street	50 existing right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Environmentally Sensitive Area (ES)	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	2/24/2025	
<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>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends Office Commercial development of the 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 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.
- **Detached Housing**  
The house should extend beyond the front of the garage.
  - Healthier 3.1: The built environment should encourage social interaction.
  - Competitive 1.1: Development should create vibrant, walkable places.
 Lots should be no more than 1.5 times the size of adjacent/surrounding lots.
  - Resilient 3.4: Compatibility between land uses is key to maintaining stable property values and resilient neighborhoods.
- In the **Environmentally Sensitive Areas (ES)** overlay, should be oriented to minimize impact on the natural environment, including trees, wetlands, and exceptional topography. Housing is significantly discouraged in floodplains. Additionally, development should preserve or add at least 30% of the entire parcel as tree canopy or naturalized area.

### 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 Indy Moves Transportation Integration Plan (2018) proposes a complete street off-street multi-use path from Johnson Road/Fall Creek to Hague Road/82<sup>nd</sup> Street.

## ZONING HISTORY

### Zoning History – Site

**2021-ZON1-23; 6710 Mills Road** (south of site), Rezoning of 7.339 acres from the D-A district to the D-3 (cluster) district and to Terminate and Replace all commitments related to 2004-ZON-828 (404 maximum number of lots, 60-foot minimum lot width, 6,600 minimum lot size, maximum of 15 lots less than 7,200 square feet, prohibition on two-family dwellings, minimum floor area for lots less than 7200 square, greater than 7200 square feet and greater than 10,000 square feet, vinyl siding gauge, driveway width and length, attached garage size, house lights, roof pitch, shutter requirements, landscaping review requirements, tree preservation plan, common area landscaping, street trees, right-of-way grass strips, common area access, home price advertising, address size and location, street lighting, retention pond warning signs, garage door / façade ratio, dwelling separation, on-site tree planting, fence requirements, HOA rule, sewer fees, common area pathways, fountain ponds, playground equipment, playground edging, street width, minimum lot number, brick veneer requirement and road improvement contributions). **Approved.**

**2004-ZON-828 / 2004-PLT-828**, 6735 Milhouse Road and 6705 & 6930 Mills Road, requested the rezoning of 133.7 acres from the D-A district to the D-3 district and requested the approval of a subdivision plat dividing 28 acres into 99 lots. **Approved.**

**98-Z-184, 98-DP-23**; 6551 Milhouse Road, requested the rezoning of 129 acres from the D-A district to the D-P district to provide 397 single-family dwellings. **Withdrawn.**

**2000-ZON-016; 6720 Milhouse Road** (south of site) requested the rezoning of 11 acres from the D-A district to the D-3 district. **Approved.**

**2004-ZON-835 / 2004-CVR-835; 6500 Mills Road and 6300 South High School Road** (east of site), requested the rezoning of 32.4 acres from the D-A district to the D-5II district and a variance of development standards to provide for reduced lot open space. **Approved.**

**99-Z-100; 6916 Milhouse Road** (west of site), requested the rezoning of 37.8 acres from the D-A district to the D-3 district. **Approved.**



**93-Z-27; 5640 South High School Road** (north of site), requested the rezoning of 36 acres from the D-A district to the D-4 district. **Approved**

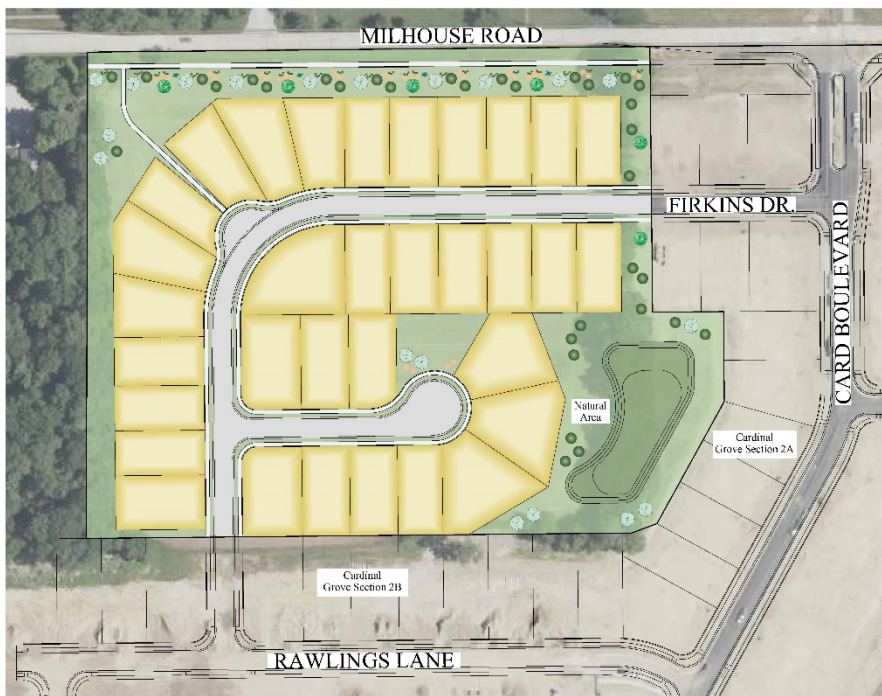
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# Preliminary Site Plan

## Cardinal Grove Decatur Township, Marion County

### Preliminary Site Plan



#### Site Data

Site: 10.89 ac±  
Min. Lot Size: 60'x120'  
33 Lots



**Grove**  
rion County

Preliminary Site Plan

EXHIBIT B

