



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

May 28, 2026

**Case Number:** 2026-CZN-817 / 2026-CPL-817  
**Property Address:** 2504-2542 (even) and 2511-2511 (odd) Walker Place  
**Location:** Center Township, Council District #19  
**Petitioner:** SUESON AW3, LLC, IHR Builders, LLC, and Walker Place Equity Fund, LLC, by Joseph D. Calderon  
**Current Zoning:** D-P (FW) (FF)

Requests a rezoning of 4.597 acres from the D-P (FW) (FF) district to the D-5II (FW) (FF) district to provide for single-family attached dwellings.

**Request:** Approval of a Subdivision Plat to be known as Replat of Lots 1-13 Walker Place Subdivision, dividing 4.597 acres into 26 lots, with a waiver of the open space requirements in Chapter 741, Article III, Section 10 B of the Consolidated Zoning and Subdivision Ordinance.

**Current Land Use:** Undeveloped land

**Staff Recommendations:** Approval of the rezoning request and the replat.

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first hearing for these petitions.

**STAFF RECOMMENDATION**

Staff recommends that the Hearing Examiner approve and find that the plat, file dated March 23, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. 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.
12. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

## PETITION OVERVIEW

This 4.597-acre site, zoned D-P (FW) (FF), is primarily undeveloped. It is surrounded by single-family dwellings to the north, across Walker Avenue, zoned D-5; single-family dwellings to the south and west, zoned D-4 (FW) (FF); and religious uses to the east, zoned SU-1 (FW) (FF).

Petitions 2001-ZON-143 / 2001-DP-017 rezoned this site to the D-P district to provide for the construction of 13 two family dwellings at a density of 5.65 units per acre. Petitions 2008-ZON-028 / 2008-DP-001; requested rezoning to the DP (FW) (FF) classification to provide for the construction of 43 attached dwelling units at a density of 9.35 units per acre, but no final approval documents are in the file.

## REZONING

The request would rezone the site to the D-5II district to provide for residential uses. “The D-5II district is intended for small-lot housing formats, primarily for small, detached houses, but also including a mix of small-scale multi-unit building types. This district can be used for new, walkable suburban neighborhoods or for infill situations in established urban areas, including both low density and medium density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood or Traditional Neighborhood Typologies of the Land Use Pattern Book.”

“To advance the Livability Principles of this Code, the D-5, **D-5II**, D-8, D9 and D-10 districts implement walkable, compact neighborhoods within a well-connected street network and block structure, using slow neighborhood streets, walkable connectors, and multi-mode thoroughfares. Access to parks and recreation, transit and neighborhood services within walking distance is important. Street trees, landscape and trees along private frontages, and an active amenity zone create comfortable walking environment and add appeal to neighborhoods. These districts require urban public and community facilities and services to be available. These districts may be used in combination to supply critical mass of residents to support nearby commercial and transit investments.”



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

The purpose of the Walkable Neighborhood design standards and objectives is to advance the Livability Principles of this code, and to promote walkable neighborhoods. Any exceptions to the standards in the Ordinance, or discretionary review processes related to a specific application, shall be judged against these design objectives, in addition to any other criteria in this code for the application.

The Comprehensive Plan recommends suburban neighborhood typology for the site.

Recommended land uses in this typology include detached housing; attached housing; multi-family housing; assisted living facilities/nursing home; group homes; bed and breakfast; small-scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; small-scale parks; and community farms / gardens.

As proposed, this request would be consistent with and align with the Plan recommendation of suburban neighborhood.

### **Floodway / Floodway Fringe – Bean Creek**

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 (**D-5II** in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

### **PLAT**

This request would provide for approval of a Subdivision Plat, to be known as Replat of Lots 1-13 Walker Place Subdivision, dividing 4.597 acres into 26 lots.

### **Site Plan**

Except for two lots developed with duplexes at the northwest corner of the site, this site is undeveloped. All of the lots would have frontage on Walker Place and gain access from this street.



The southern portion of the site is located within the floodway and floodway fringe and would remain undeveloped.

**Streets**

Walker Place is approximately a 425-foot street that terminates in a cul-de-sac. No new street is proposed.

**Sidewalks**

Sidewalks would be required.

**Waivers**

Waiver of the open space requirement as required by Chapter 741, Article III, Section 10 B of the Consolidated Zoning and Subdivision Ordinance.

Due to the history of this site and the approval of the previous rezoning and plat petitions, staff supports this waiver of open space because approval of these petitions occurred prior to the current subdivision standards. It also appears that infrastructure may have been installed in preparation for development in accordance with the previously approved plat. Furthermore, the configuration of the site limits the ability to comply with the current Ordinance.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-P (FW) (FF)	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<u><b>Zoning</b></u>	<u><b>Land Use</b></u>
North:	D-5	Single-family dwellings
South:	D-4 (FW) FF)	Single-family dwellings
East:	SU-1 (FW) (FF)	Religious uses
West:	D-4 (FF)	Single-family dwellings
<b>Thoroughfare Plan</b>		
Walker Place	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	Yes – Floodway / Floodway Fringe of Bean Creek	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	March 23, 2026	

<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>	March 23, 2026 – Subdivision Waiver
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood typology. 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.

### 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 – Suburban 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.
- Hydrological patterns should be preserved wherever possible.
- Curvilinear streets should be used with discretion and should maintain the same general direction.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

### *Conditions for All Housing*

- A mix of housing types is encouraged.
- Developments of more than 30 housing units must have access to at least one arterial street of three or more continuous travel lanes between the intersections of two intersecting arterial streets.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

*Attached Housing (defined as Duplexes, triplexes, quads, townhouses, row houses, stacked flats, and other, similar legally complete dwellings joined by common walls and typically with each unit on its own lot or part of a condominium)*

- Duplexes should be located on corner lots, with entrances located on different sides of the lot or otherwise interspersed with detached housing.
- Duplexes should be architecturally harmonious with adjacent housing.
- Townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.

*Detached Housing (detached housing refers to detached single-family homes. While this type of housing may include a secondary dwelling unit (such as a mother-in-law suite or carriage house), the secondary dwelling unit is usually smaller than the primary home and the entire property is under a single ownership).*

- The house should extend beyond the front of the garage.
- Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.
- Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.

### 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

**2008-ZON-028 / 2008-DP-001; 2504 – 2543 Walker Place**, requested rezoning of 4.597 acres, from the DP (FW) (FF) District, to the DP (FW) (FF) classification to provide for the construction of 43 attached dwelling units at a density of 9.35 units per acre, **pending**.

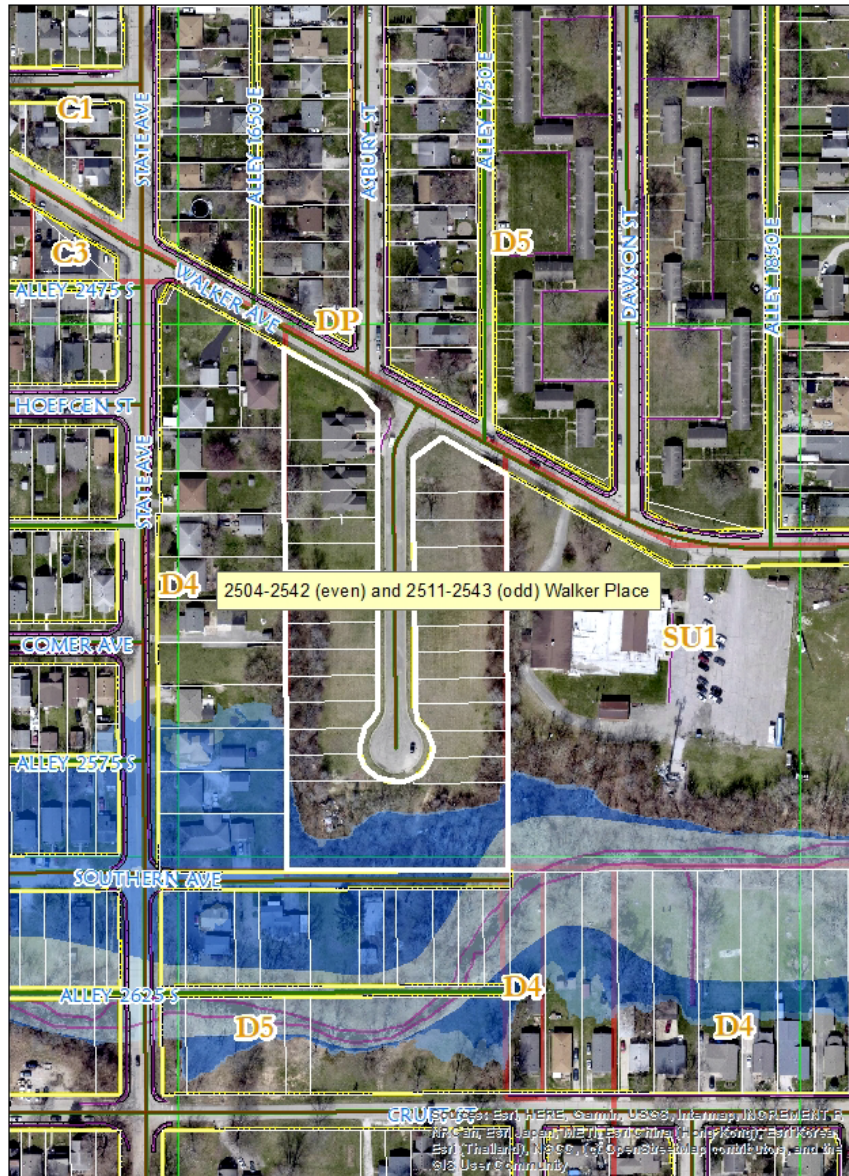
**2001-PLT-088; 1701 Walker Avenue**, requested subdivision approval of a 4.597 acres into 13 lots, **approved**.

**2001-ZON-143; 1701 Walker Avenue**, requested a rezoning of 4.61 acres, being in the D-4 Dwelling District, to the D-P classification, to provide for the development 13 two-family dwellings at a density of 5.65 units per acre, **approved**.

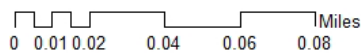
## VICINITY

**78-Z-12; 1731 Walker Avenue, (east of subject site)**, requested a rezoning of 7.95 acres, being in the D-4 Dwelling District to the SU-1 classification to provide for religious uses, **approved**.

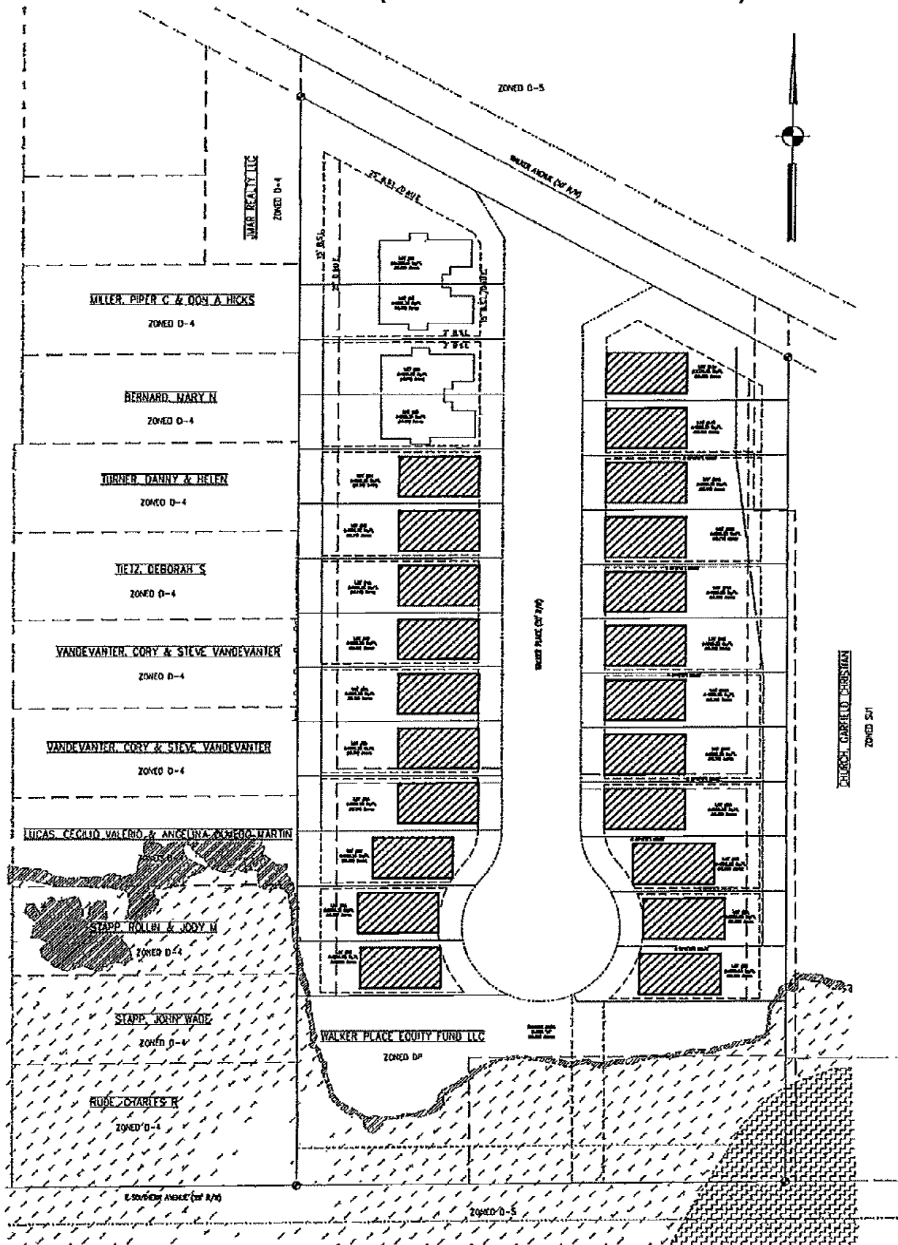
EXHIBITS



2504-2542 (even) and 2511-2543 (odd) Walker Place



**WALKER PLACE**  
 27' X 51' BLDG FOOTPRINT  
 26 LOTS (2 EXISTING DUPLEXES)



MARCH 13, 2026  
 NO SCALE



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

**REQUESTED WAIVER:** Open Space

**METROPOLITAN DEVELOPMENT COMMISSION  
 PLAT COMMITTEE  
 HEARING EXAMINER  
 OF MARION COUNTY, INDIANA**

**WAIVER OF THE SUBDIVISION REGULATIONS  
 FINDINGS OF FACT**

1. The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property because:

the subdivision was platted, and infrastructure was placed without the open space requirement, and the replat does not change the lot layout.

2. The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property because:

the property has already been developed from a subdivision and infrastructure standpoint, which is unique to this subdivision.

3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

the narrow and deep shape of the property is not conducive to meet the open space requirements, notwithstanding the fact that the subdivision was previously platted and infrastructure installed.

4. The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation because:

the subdivision is typical for the area and even without open space, is small enough for residents to enjoy the cul-de-sac and intimate setting.

5. The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law because:

the subdivision lots will otherwise meet the requirements of the D-5H zoning district.

**DECISION**

IT IS THEREFORE the decision of this body that this WAIVER of the Subdivision Regulations be granted, subject to any conditions stated in the minutes (which conditions are incorporated herein by reference and made a part of this decision).

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

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



View looking north along Walker Place



View of site looking northeast



View of site looking southeast



View of site looking southeast



View of site looking south



View of site looking southwest



View of site looking northwest



View of site looking northwest



View of site looking west at new development