



Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER

October 29, 2026

Case Number: 2026-ZON-094
Property Address: 7001 Hoover Road
Location: Washington Township, Council District #2
Petitioner: Landon Hurt
Current Zoning: SU-38 and SU-6
Request: Rezoning of 0.247 acre from the SU-38 district to the SU-6 district to provide for an addition to an existing assisted living facility.
Current Land Use: Suburban Neighborhood
Staff Recommendations: Staff recommend **approval** of this petition.
Staff Reviewer: Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommend approval of this petition.

PETITION OVERVIEW

LAND USE

7001 Hoover Road is a 17.96-acre parcel currently improved with an existing assisted living facility known as Hooverwood Living to the south of the parcel with a community center to the northwest. Surrounding land uses include residential to the north and south, a church to the west, and a community center, a church, and residential area to the east.

REZONING

Approval of the rezoning petition would change the property's zoning designation from SU-38 to SU-6. Per the ordinance, the SU-38 zoning district is Special Use District Thirty-Eight, is intended for community centers.

Per the Ordinance, the SU-6 zoning district is Special Use District Six, limits allowable uses to hospitals, sanitariums, and nursing homes.

STAFF ANALYSIS

Staff would note that the proposed rezone is to expand the existing assisted living facility, which has existed since the early 1900's according to the Assessor's Property Card and the Hooverwood Living website. There will be no expansion of the community center based on provided documentation.

The Comprehensive Plan Pattern Book recommends this site for Suburban Neighborhood uses. This typology envisions predominately residential uses but with support from a variety of neighborhood-serving businesses, institutions, and amenities where appropriate.

Since the proposed rezoning and improvements would align with the Comprehensive Plan recommendations, the size of the parcel meet all development requirements, and the proposed expansion would be harmonious to surrounding areas, staff recommend approval of this petition.

GENERAL INFORMATION

Existing Zoning	SU-38 and SU-6	
Existing Land Use	Living Facility and Community Center	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-1	Residential
South:	D-1	Residential
East:	SU-38, SU-1, and D-1	Community Center, Church, and Residential
West:	SU-1	Church
Thoroughfare Plan		
Hoover Road	Primary Collector	80-foot existing right-of-way and 80-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	9/10/2026	
Site Plan (Amended)	N/A	
Elevations	9/10/2026	
Elevations (Amended)	N/A	
Landscape Plan	9/10/2026	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use 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 (Page, 26).

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 – SITE

2021-ADM-153, New signage in SU 38 district, **approved**.

2021-DV3-011, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot tall freestanding sign with a 3.8-foot front setback from the right-of-way of Hoover Road (10-foot setback required), **approved**.

2018-ADM-176, Hooverwood Assisted Living addition to north of existing structure, **approved**.

2018-ADM-168, Kitchen Addition in SU-38 district, **approved**.

2017-ADM-181, Hooverwood Assisted Living addition, **approved**.

2016-ADM-090, Photometric plan and adjusted site plan (reflecting that a new gazebo will not be installed to the west of building), in lieu of site plan approved under 2016-ADM-055, **approved**.

2016-ADM-055, Landscape/Site Plans/Elevations. Building additions within the SU-6 and SU-38 Districts, **approved**.

2012-ADM-013, SU-6 approval for covering existing 221-square foot patio, **approved**.

66-Z-89, (formally known as 6900 Hoover Road), Rezoning from special use classification No. 38 which is now being utilized for Community Center and Jewish Educational Building to special use classification No. 6 permit the construction of a home for the aged which will render semi-complete medical and therapeutic services, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning Section

ZONING HISTORY – VICINITY

2007-ZON-104; 7005 Hoover Road (east of site), Rezoning of 0.55 acre from D-1 to SU-38. Recorded commitment number 2007-0178635, **approved**.

2004-ZON-820; 6943 Hoover Road (east of site), Rezoning of 1.10 acre of the D-1 District, to the SU-1 classification to provide for religious uses, **approved**.

2001-ZON-141; 6905 Hoover Road (east of site), Rezoning of 0.55 acre from D-1 to SU-38 to provided for a community center related uses including offices and parking, **approved**.

98-Z-12; 801 W. 71st Street (south of site), Rezoning of 4.57 acre from SU-2 to SU-1, **approved**.

83-Z-230; 7411 Hoover Road (south of site), Rezoning from SU-2 to D-6II, **approved**.

76-Z-150; 725 W. 73rd Street (south of site), Rezoning of 2.20 acre from SU district to D-1 district, **approved**.

71-Z-89; 7099 Spring Mill Road (west of site), Rezoning to SU-34 district, **approved**.

68-Z-203; 412 Union Federal Building (south of site), Rezoning of 40.51 acre from A-2 and D-2 districts to D-6II, **approved**.

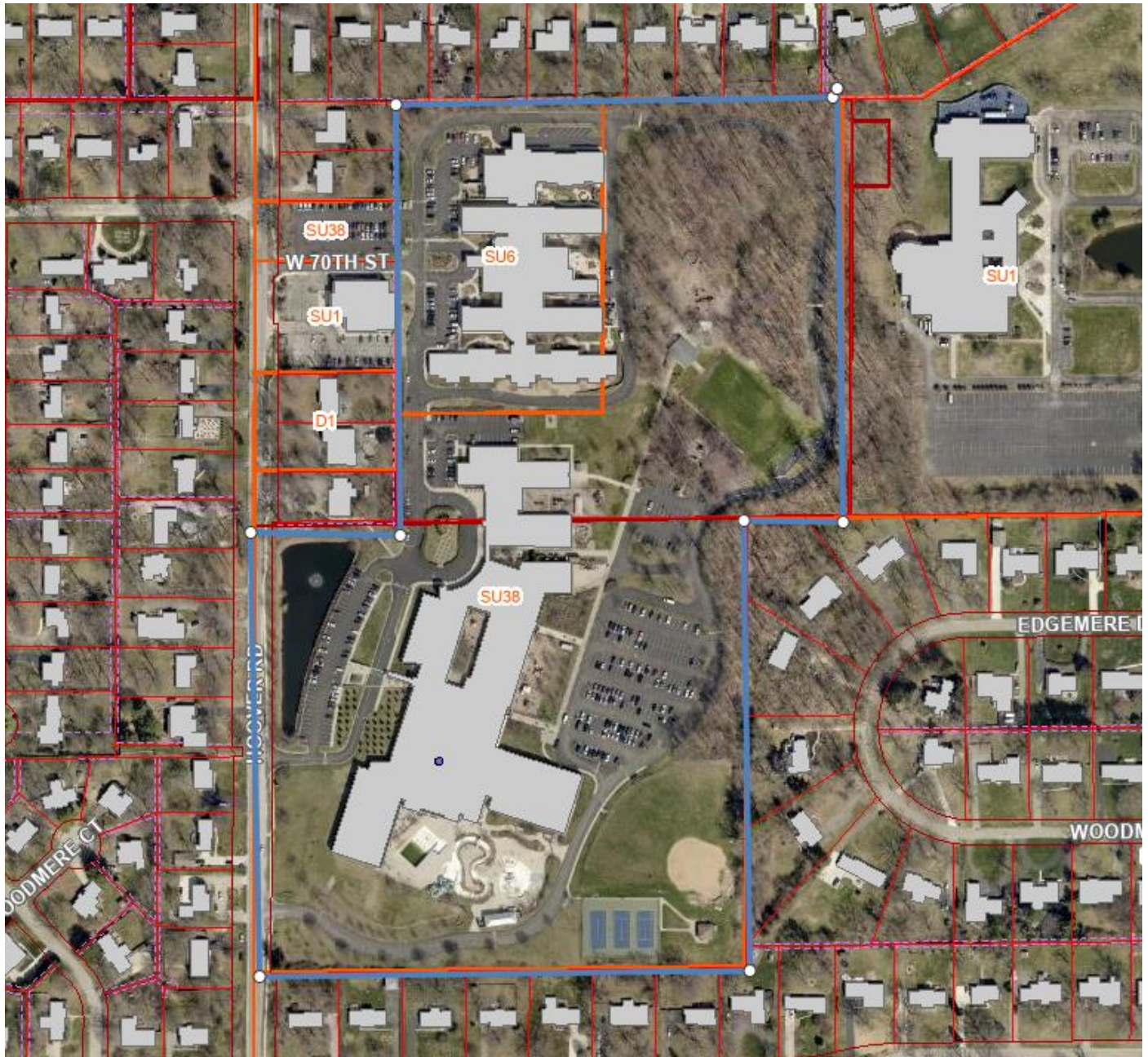
58-Z-140; 7120 Hoover Road (south of site), Rezoning 7.13 acres from A-2 to R-1, **approved**.

58-Z-132; 7161 Mohawk Lane (south of site), unknown.

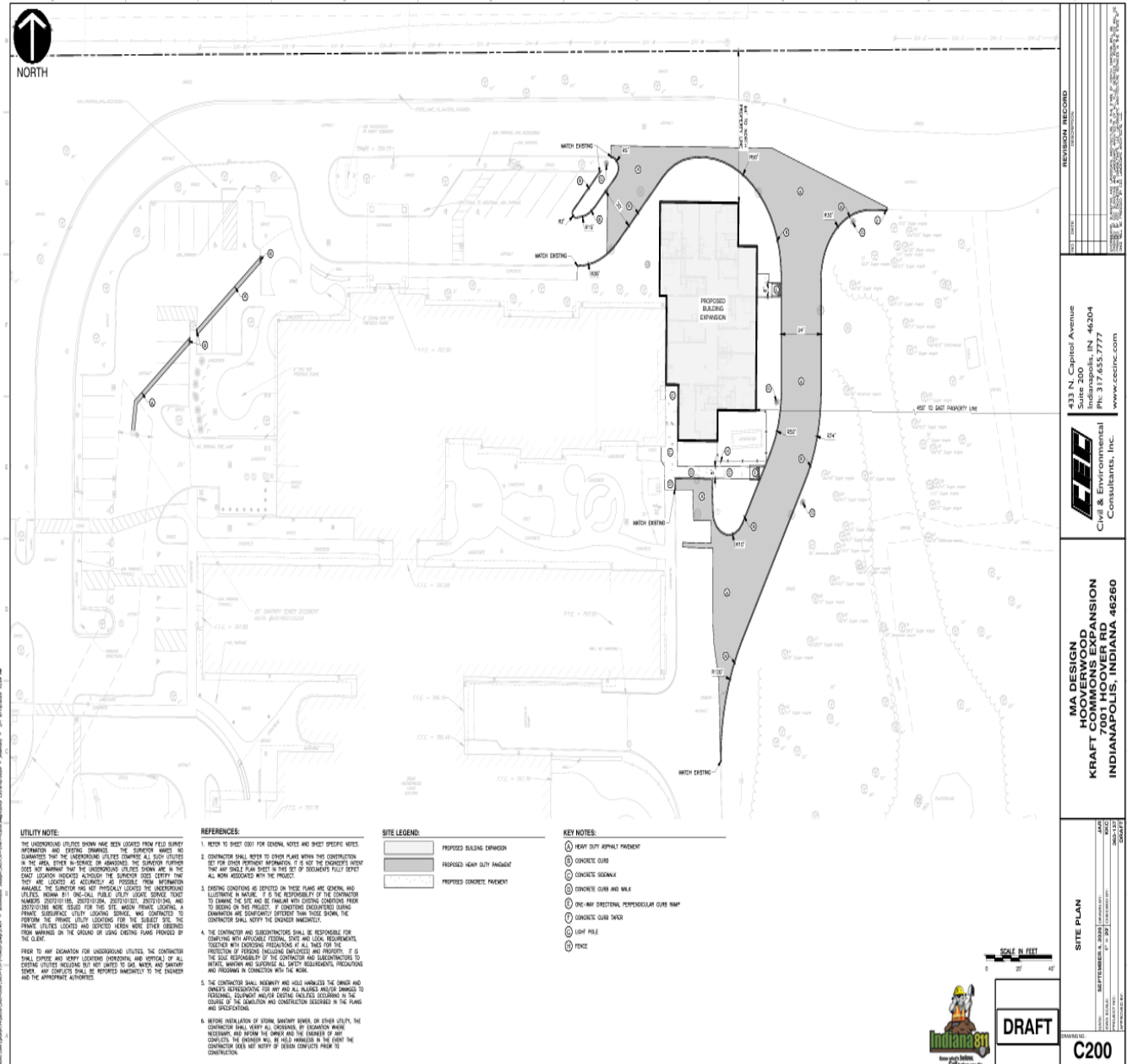
58-Z-87; 73rd and Hoover Street (south of site), Rezoning of 18.5 acre from A-2 district to an R-2, **approved**.

EXHIBITS

2026-ZON-094; Aerial Map



2026-ZON-094; Site Plan



2026-ZON-094; Photographs

Photograph 1: North of Assisted Living Facility



Photograph 2: East of Assisted Living Facility



Photograph 3: South of Assisted Living Facility



Photograph 4: West of Assisted Living Facility



Photograph 5: North of Community Center



Photograph 6: Northeast of Community Center



Photograph 7: South of Community Center



Photograph 8: Northwest of Community Center

