



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 15, 2025

Case Number: 2025-ZON-036
Property Address: 3550 North Washington Boulevard (approximate address)
Location: Center Township, Council District #8
Petitioner: Indianapolis Neighborhood Housing Partnership, Inc., by Tyler T. Ochs
Current Zoning: D-3
Request: Rezoning of 0.78-acre from the D-3 district to the C-1 district to provide for office uses.
Current Land Use: Office
Staff Recommendations: Approval.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of this request.

PETITION OVERVIEW

LAND USE

The 0.78-acre site is developed with a commercial office building and associated parking lot.

It is surrounded by single-family dwellings north and east, zoned D-3, a single-family dwelling and multi-family dwellings to the west, zoned D-3 and D-9, and an office building to the south, zoned D-3.

REZONING

The request would rezone the property from the D-3 district to the C-1 district to allow for office uses, which are not permitted in the existing dwelling district.

The D-3 district provides for low- or medium- intensity residential development. Land in this district should have good thoroughfare access, be relatively flat in topography, and be afforded pedestrian linkages to community and neighborhood services and facilities (schools, parks, shopping areas, etc.). Recreational

facilities developed for the neighborhood complement the treed yards on the individual lots. Predominantly single-family detached dwellings are envisioned with two-family dwellings on corner lots in this district. The D-3 district has a typical density of 2.6 units per gross acre. This district fulfills the low-density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans, which may include the use of clustering, should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.

The C-1 District is designed to perform two (2) functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt those uses. Since the buildings for office, office-type and public and semi-public uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district, with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.

STAFF ANALYSIS

The site is situated in a unique location between where commercial structures are located within a residential area.

A portion of the subject site was granted a Use Variance to include offices in 1984. Rezoning to the C-1 district would align the zoning district with the existing office use and allow for site development without additional variances so long as new development complies with C-1 standards.

The Mapleton-Fall Creek Neighborhood Land Use Plan (2013) recommends office commercial uses for most of the site. The proposed C-1 district is the office buffer district, which is appropriate for transitions between residential and commercial districts. Therefore, staff is supportive of the rezoning to C-1.

GENERAL INFORMATION

Existing Zoning	D-3	
Existing Land Use	Office	
Comprehensive Plan	Office Commercial Uses / 5-8 Residential Units Per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3	Residential (Single-family dwellings)
South:	D-3	Enter Land Use
East:	D-3	Residential (Single-family dwelling)
West:	D-3 / D-9	Residential (Single-family dwelling / multi-family dwellings)

Thoroughfare Plan		
Washington Boulevard	Primary Arterial Street	78-foot proposed right-of-way and 100-foot existing right-of-way.
36 th Street	Local Street	48-foot proposed right-of-way and 40-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	March 26, 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

- Mapleton-Fall Creek Neighborhood Land Use Plan (2013)
- Indy Moves Transportation Integration Plan (2018).

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Mapleton-Fall Creek Neighborhood Land Use Plan (2013) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The site falls within the Mapleton-Fall Creek Neighborhood Land Use Plan (2013).

- The site is recommended for office commercial uses and residential development greater than five and equal to or less than eight units per acre.
- The office commercial uses land use category is for low-intensity office uses, integrated office development and compatible office-type uses. Retail uses are not promoted in this category, unless those uses are significantly subordinate to the primary office use, or the retail use exclusively serves an abundance of office uses in proximity to the retail use. Office Commercial Uses can exist either as buffers between higher intensity land uses and lower intensity land uses or as major employment centers. The following uses are representative of this land use category: medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, day care centers, mortuaries, and communications studios.
- In suburban and rural areas, the residential development greater than five and equal to or less than eight units per acre recommendation is a common multi-family density and typically the highest density single-family category in suburban areas. In urban areas, it is common for both single-family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.
- The majority of the site is recommended for office commercial uses which would align with the rezoning to the C-1 district.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

- The site falls within the Indy Moves Transportation Integration Plan (2018).
- The Plan, more specifically Indy Moves Pedal Indy 2018, proposes an active transportation neighborway along Central Avenue/ 28th Street /Washington Boulevard from Boulevard Place/28th Street to Central Avenue/Westfield Boulevard.



ZONING HISTORY

Zoning History – Site

85-Z-219; 3601 Washington Boulevard (subject site), Rezoning petition of approximately 46 acres initiated by the Metropolitan Development Commission to correct a mapping error in Ordinance 84-AO-5 which omitted the zoning district classification for affected properties previously zoned to the D-3 classification on Base Map Number 18, **approved**.

84-UV2-30; 3534-3538 Washington Boulevard (subject site), Variance of use of the Dwelling Districts Zoning Ordinance to provide for the erection of a commercial building to be used as an audio production studio with general offices, **granted**.

84-Z-48; 3532 – 3538 Washington Boulevard (subject site), Rezoning to the C-3 district for the construction of a single-story building of approximately 5,570 square feet, **withdrawn**.

Zoning History – Vicinity

2025-ZON-020; 3520 Washington Boulevard (south of site), Rezoning of 0.82-acre from the D-3 district to the C-1 district to provide for religious and office commercial uses, **approved**.

2004-ZON-107; 3515 Washington Boulevard (southeast of site), Rezoning of 0.97 acre, being in the D-3 District, to the SU-2 classification to provide for educational uses, **approved**.

EXHIBITS



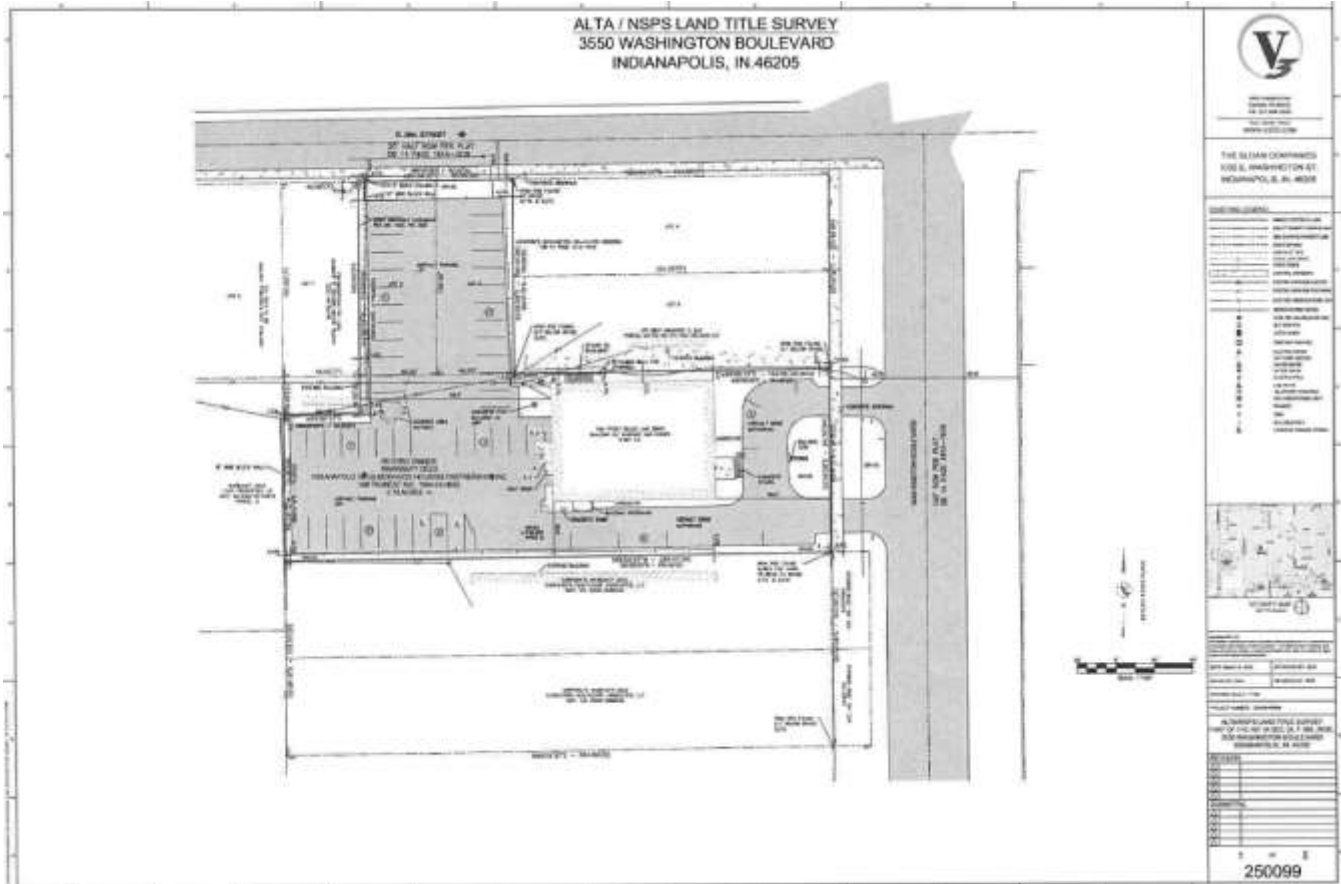




Photo of the subject site looking west from Washington Boulevard.



Photo of the rear parking lot on the subject site.



Single-family dwelling west of the parking lot.



Single-family dwellings north of the parking lot across 36th Street.



Office building south of the subject site.



Single-family dwelling north of the site.



Single-family dwellings east of the site across Washington Boulevard.