



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

April 9, 2026

Case Number: 2026-ZON-003
Property Address: 951 South White River Parkway West Drive
Location: Center Township, Council District #18
Petitioner: 951 White River Parkway LLC, by Justin Kingen
Current Zoning: SU-2 (RC)
Request: Rezoning of 0.99 acre from the SU-2 (RC) district to the C-S (RC) district to provide for a surface parking lot.
Current Land Use: Undeveloped
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the automatic continuance filed by a registered neighborhood organization that continued this petition from the March 12, 2026 hearing, to the April 9, 2026 hearing.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 2.16-acre site, zoned SU-2 (RC), is undeveloped and surrounded by school uses to the north and east, zoned SU-2 (RC); fire station to the south, zoned SU-9 (RC); and an event center to the west, across South White River Parkway West Drive, zoned C-S (RC).

REZONING

The request would rezone the site to the C-S district to provide for a paved parking lot. "The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land



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

areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.”

The Comprehensive Plan recommends city neighborhood typology for the site.

As proposed, this request would not be consistent with the Comprehensive Plan recommendation.

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

C-S Statement

The C-S Statement (Development Statement) file dated April 3, 2026, limits the use of this site to an 88-space parking lot for the Biltwell Event Center.

No outdoor storage would not be permitted.

A 10-foot perimeter landscaped strip would be installed on the site. Two directional pylon signs would be located at the northwest and southwest corner of the site and in compliance with the Sign Regulations.

The site would also be subject to the Plan of Operation associated with petition 2014-ZON-024. Staff, however, was unable to locate the Plan of Operation but the amended Development Statement indicates that this site would operate in accordance with the approved commitments related to 2014-ZON-024.

Site Plan – April 3, 2026

The amended site plan provides for an access drive along South White River Parkway West Drive and 83 parking spaces, with two landscaped islands.

The amended site plan provides for perimeter landscaping, as described in the Development Statement. Staff would note, however, that the eastern property line indicates a partial eight-foot perimeter space for landscaping, rather than the 10-foot provided in the Development Statement.

Regional Center

The Regional Center secondary district is designed to enhance the value of existing development and regulate development in the downtown area in which a diverse blend of uses, functions and facilities must coexist.



“All development of land and demolition of structures located within the Regional Center and the North Meridian Street Corridor district shall be subject to the Commission's approval as included within a required Site and Development Plan in accordance with the Ordinance provisions.”

Consequently, this development will be required to gain Regional Center approval. Documents submitted for this approval shall include a landscape plan that provides for landscaping along the street frontage and the interior of the parking lot compliant with the Ordinance. Any proposed signage associated with this development would also be included in this process.

Planning Analysis

As proposed, this rezoning would be associated with the current use (event center) to the west. Staff observed during the site visit that the site is currently being used for unpaved parking for the event center.

Because of the encroachment into and impact on the neighborhood of the parking associated with the activities of the event center to the west of this site, staff supports this request because the additional 83 parking spaces would result in a level of relief for the neighborhood and would not negatively impact the surrounding land uses.

Additionally, the required landscaping and paved / striped parking lot would mitigate the use and provide a buffer for the surrounding neighborhood, while improving the appearance of the area.

GENERAL INFORMATION

Existing Zoning	SU-2	
Existing Land Use	Undeveloped	
Comprehensive Plan	City Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-2	School
South:	SU-9	Fire Station
East:	SU-2	School
West:	C-S	Event Center
Thoroughfare Plan		
South White River Parkway West Drive	Primary Collector	Existing 100-foot right-of-way and proposed 56-foot right-of-way.
Kentucky Avenue	Primary arterial	Existing 80-foot right-of-way and proposed 78-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	

Overlay	No
Wellfield Protection Area	No
Site Plan	January 14, 2026
Site Plan (Amended)	April 3, 2026
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	Development Statement, dated April 3, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends City Neighborhood typology. “The City Neighborhood typology consists largely of multifamily housing and is stepped down to other living typologies with attached housing. This typology is dense and walkable with a full range of city services and public amenities. Ideally, block lengths are shorter than 500 feet and publicly accessible pedestrian connections are provided through large developments. Access to individual parcels is generally by an alley or internal parking structures. Public spaces are typically of a smaller and more intimate scale in the form of smaller parks, streetscapes, and interior courtyards or rooftop spaces. Residential development activates the sidewalk with externalized doors and public or semi-public spaces. The City Neighborhood typology typically has a residential density in excess of 15 dwelling units per acre.”

Indianapolis Regional Center Plan 2020 (2004).

- This Plan recommends parks and open space.

Indianapolis Regional Center Guidelines (2008).

- These design guidelines provide a community standard for urban design. They were developed to encourage creativity, interest, and variety, and to build upon local heritage and character. The guidelines are intended to protect the investments of stakeholders by maintaining downtown Indianapolis as an efficient, sustainable, and vital place in which to live, work, learn and spend free time.
- The purpose of these Guidelines is to set standards that will produce a more thoughtful design response to Regional Center development projects. They focus on a wide range of characteristics of the built environment.

This proposed development would be required to file an approval petition for Regional Center that would require design review in accordance with the Guidelines.

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 – City 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.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

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 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

2014-ZON-024; 950 South White River Parkway West Drive (west of site), requested rezoning of 3.14 acres from the I-3U (RC) district to the C-S (RC) classification to provide for all C-1, C-2, C-3C and C-3 uses, catering facilities, event centers and banquet halls, restaurant, with live entertainment and outdoor dining, bed and breakfast, multifamily dwellings and commercial storage areas, **approved**.

2013-UV3-027; 950 South White River Parkway, West Drive (west of site), requests a variance of use of the Industrial Zoning Ordinance to provide for offices, a restaurant, banquet hall and a private social club, **granted**.

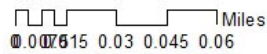
90-Z-155; 1002 Kentucky Avenue (south of site), requested the rezoning of 0.745 acre, being in the I-3-U (RC) to the SU-9 (RC) classification to provide for the development of a fire station, **approved**.

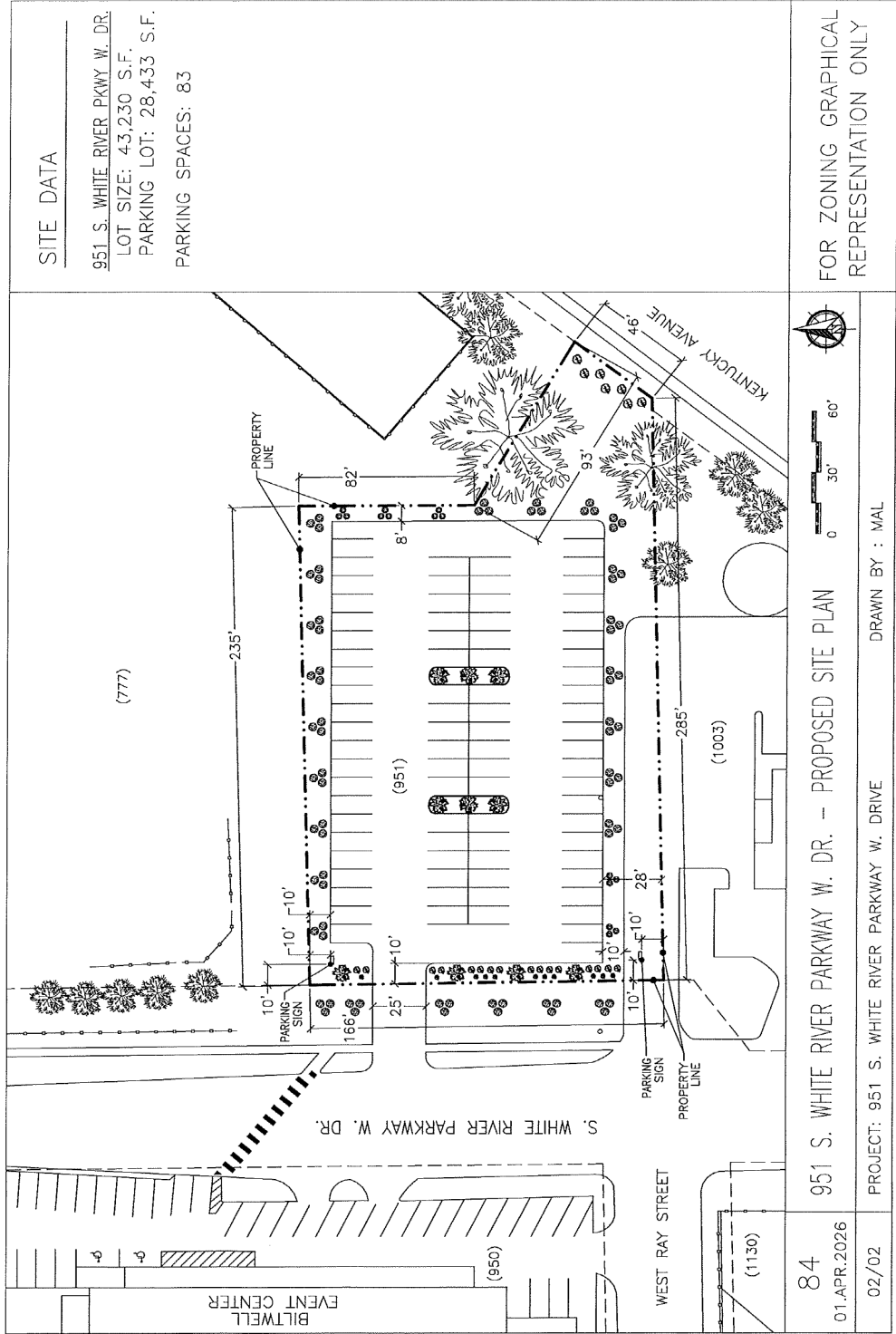
79-Z-78; 851 South White River Parkway West Drive (north of site), requested the rezoning of 1.16 acres, being in the PK-1 (RC) and I-3-U (RC) districts, to the SU-2 (RC) classification to provide for the construction of a school, **approved**.

EXHIBITS



951 South White River Parkway WDR





951 South White River Parkway, West Drive - Development Statement

Petitioner requests approval of a rezoning to the C-S (Commercial Special) district and approval of this Development Statement, which shall govern all permitted uses and development on the Real Estate.

I. Permitted Uses

The following uses shall be permitted on the Real Estate. Any use not expressly listed below shall be prohibited.

- A. Parking Lot, Commercial** - The subject site will only be used for/by the Biltwell Event Center (950 South White River Parkway, West Drive).
- B. Outdoor Storage** - There will be no outdoor storage on the subject site.

II. Buildings

- A. None**

III. Parking

- A. Parking Lot, Commercial** – Eighty-three (83) parking spaces shall be provided on the subject property and be used for overflow parking for events at the Biltwell Event Center (950 South White River Parkway, West Drive).

IV. Signs

- A. Pylon sign** – Two proposed directional pylon signs will be installed at the northwest corner & southwest corner (1 sign in each location), per the site plan on file. All signage shall comply with applicable Sign Regulations.

V. Landscaping

- A. Landscaping** – A ten-foot (10') landscape strip will surround the perimeter of the parking lot, per the site plan on file.

VII. Compliance with Plan of Operation

All uses shall operate in accordance with the **Commitments** approved with petition 2014-ZON-024. Any substantial deviation from that Plan shall require administrative approval or an amendment, as determined by the Department of Metropolitan Development.



View looking north along South White River Parkway West Drive



View looking south along South White River Parkway West Drive



View from site looking north



View from site looking east



View from site looking east



View from site looking west across South White River Parkway West Drive



View from site looking northwest across South White River Parkway West Drive