Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION — October 21, 2026

Case Number:	2026-ZON-060
Property Address:	1305 Broad Ripple Avenue
Location:	Washington Township, Council District #7
Petitioner:	Zinkan Enterprises, by Misha Rabinowitch
Current Zoning:	D-5
Request:	Rezoning of 1.54 acres from D-5 district to the D-P district to provide for a mixed-use development consisting of 94 multi-family dwellings and approximately 9,000 square feet of neighborhood and service commercial uses.
Current Land Use:	Funeral home / associated parking.
Staff Recommendations:	Approval of the rezoning request.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

On October 12, 2026, the petitioner's representative submitted updated documents. Consequently, staff is requesting a **continuance from the October 21, 2026 hearing, to the November 18, 2026 hearing**, for additional time to meet with the petitioner and their representative to discuss the changes.

The Metropolitan Development Commission continued this petition, at the petitioner's request from the August 19, 2026 hearing, to the October 21, 2026 hearing, to address design issues and neighborhood concerns.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

1. The final site plan, landscaping plan and building elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
3. A High-Intensity Activated Crosswalk (HAWK) shall be installed at the Broad Ripple Avenue crossing located at the northwest corner of the site.
4. All on-site utilities will be buried underground.

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PETITION OVERVIEW

This 1.54-acre site, zoned D-5, is developed with a funeral home and associated parking. It is surrounded by a parking lot to the north, across Broad Ripple Avenue, zoned C-S; single-family dwellings to the south, zoned D-5; commercial office uses to the east, across Indianola Avenue, zoned C-1; and educational uses and single-family dwellings to the to the west, across Haverford Avenue, zoned SU-1 and D-5, respectively.

REZONING

This request would rezone the site to the D-P District.

The established purpose of the D-P District follows:

1. To encourage a more creative approach in land and building site planning.
2. To encourage and efficient, aesthetic and desirable use of open space.
3. To encourage variety in physical development pattern.
4. To promote street layout and design that increases connectivity in a neighborhood and improves the directness of routes for vehicles, bicycles, pedestrians, and transit on an open street and multi-modal network providing multiple routes to and from destinations.
5. To achieve flexibility and incentives for **residential, non-residential and mixed-use** developments which will create a wider range of housing types as well as amenities to meet the ever-changing needs of the community.
6. To encourage renewal of older areas in the metropolitan region where new development and restoration are needed to revitalize areas.
7. To permit special consideration of property with outstanding features, including but not limited to historical significance, unusual topography, environmentally sensitive areas and landscape amenities.
8. To provide for a comprehensive review and processing of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.
9. To accommodate new site treatments not contemplated in other kinds of districts.

Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

The Envision Broad Ripple Plan recommends office commercial.

The proposed development of the site would generally be consistent with the Plan recommendation of office commercial development.

DP Statement (Amended) – August 7, 2026

The Statement describes the proposed development that would replace the existing funeral home with a four-story multi-use building that includes 94 residential uses and approximately 8,960 square feet of commercial uses on the first floor.

Land uses would include residential and C-3 commercial uses, with 19 excluded uses.

The Statement also describes exterior building materials, site plan, site access and connectivity.

Development standards would include a front setback (Broad Ripple Avenue) of no less than 9.1 feet; side and rear setbacks would be 10 feet; 48-foot building height; 157 on-site parking spaces (46 ground floor parking spaces / 111 underground parking spaces; landscaping per the Ordinance; and sign plan submitted for Administrator Approval.

Exterior materials would primarily be brick masonry with metal panel and fiber cement accents. The fourth floor would be lowered to three floors along the southern façades.

Site Plan – August 7, 2026

The site depicts one U-shaped building with frontages along Broad Ripple Avenue, Haverford Avenue and Indianola Avenue.

Access would be limited to two access drives, one of which would be to the garage, along Haverford Avenue, and one access drive to the garage along Indianola Avenue.

There would be an interior courtyard for the residents and outside seating areas at the northwest and northeast corners of the site, along Broad Ripple Avenue.

A six-foot tall fence would be installed along southern boundary, with a 10–15-foot landscaped area south of the fence that would serve as a buffer to the residential neighborhood.

The petitioner's representative also stated that all on-site utilities would be installed underground.

Traffic Memorandum – June 19, 2026

As proposed, a Traffic Memorandum related to the proposed development was conducted.

Based on the due diligence traffic review, "it is anticipated that site trips will have an insignificant impact on the operations of the adjacent roadway network." Access drives along Haverford Avenue and Indianola Avenue "are expected to be sufficient with the existing auxiliary left turn lanes provided. No additional roadway geometric improvements or changes in traffic control devices will be necessary to accommodate the anticipated site traffic."

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptables for proper disposal of trash and other waste.

Planning Analysis

As proposed, this request would generally be consistent with Neighborhood Plan recommendation of office commercial. Despite, the office commercial recommendation, further review of the Plan document indicates that this site is located within a critical area that recommends allowing conversion of blocks fronting on Broad Ripple Avenue to multi-family residential uses.

Given the planned closure of the funeral home, staff believes that the proposed mixed-use development would generally be consistent with the Plan recommendation of increasing density through multi-family development along Broad Ripple Avenue in addition to the critical area recommendations. The development would also serve as a transition between the commercial uses to the west and the residential uses to the east.

Furthermore, the proposed lowering of the building to three stories along the south facades and the fence / landscaping along the southern boundary would create a buffer that would minimize the impact on the adjacent neighborhood.

Staff also believes that a High-Intensity Activated Crosswalk (HAWK) should be installed at the proposed pedestrian crossing of Broad Ripple Avenue at the northwest corner of the site, given the increased presence of pedestrians with the proposed development and the need to improve pedestrian safety. Furthermore, this crossing would connect to the recent sidewalk installed along the northside of Broad Ripple Avenue.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Funeral home	
Comprehensive Plan	Office Commercial	
Surrounding Context	**Zoning**	**Land Use**
North:	C-S	Parking lot
South:	D-5	Single-family dwellings
East:	C-1	Commercial offices
West:	SU-2 / D-5	Educational uses / single-family dwellings
Thoroughfare Plan		
Broad Ripple Avenue	Primary Collector	Existing 65-88-foot right-of-way and proposed 56-foot right-of-way
North Haverford Avenue	Local Street	Existing 48-foot right-of-way and proposed 48-foot right-of-way
North Indianola Avenue	Local Street	Existing 48-foot right-of-way and proposed 50-foot right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	June 15, 2026	
Site Plan (Amended)	August 7, 2026	
Elevations	June 15, 2026 (Preliminary Elevations and Renderings)	
Elevations (Amended)	N/A	
Landscape Plan	June 15, 2026	

Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	June 15, 2026 / August 7, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Envision Broad Ripple Village Plan (2012) recommends Office Commercial, with a proposed C-1 district zoning. "This 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 of 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 center, mortuaries, and communications studios."

This site also lies within Critical Area 3

> Critical Area 3 Location: Broad Ripple Avenue from Broad Ripple High School to Evanston Avenue
>
> Why Critical: Broad Ripple Avenue is an arterial street that connects Broad Ripple Village with the retail area centered on Glendale Mall and points east. It carries a significant amount of daily traffic (24,254 in 1995).
>
> The south side of Broad Ripple Avenue has remained relatively stable in land use over the years. The high school, funeral home and office building that anchor the west end of this stretch have been in place for over fifty years. The rest of this segment was originally developed with single family homes. Commercial office and retail uses have slowly crept west from Glendale to the point where the block between Evanston Avenue and Crittenden Avenue is now completely commercial. The next block to the east, between Crittenden Avenue and Norwaldo Avenue, has seen at least two of its homes converted to offices. The area south of the parcels that front on Broad Ripple Avenue is a solid and stable single-family residential neighborhood.
>
> To function as a fully-realized pedestrian area, Broad Ripple Village must increase the number of residents within an easy walk. Prime locations for increasing the residential density in the area are the blocks along Broad Ripple Avenue that front the park. Conversion to multifamily use would halt the creep of commercial uses along the avenue. Conversion of homes to commercial uses dilutes the vitality of the commercial centers in Board Ripple and Glendale.

Recommendations:

• Allow conversion of the blocks fronting both Broad Ripple Avenue and Broad Ripple Park to multi-family residential uses as shown on the map.

• On the south side of Broad Ripple Avenue the multi-family uses should not encroach south of the first alley south of the avenue. To be compatible with the homes to the south, the multi-family structures should be modest in height and use materials and building forms common to the neighborhood to the south. On-street parking is an issue in this neighborhood, so it is important that any new multi-family development provide adequate on-site parking.

• On the north side of Broad Ripple Avenue, the multi-family uses should not encroach east of Kingsley Drive. To be compatible with the homes to the east the multi-family structures should be modest in height and use materials and building forms common to the neighborhood to the east.

• Conversion of single-family residential parcels to multi-family development should not be done in a piecemeal manner, but in groupings of contiguous parcels. The purpose of this is so homes are not isolated among the apartments/ condominiums.

• An interim method of increasing residential density in this Critical Area is the addition of carriage houses to the existing residential properties.
• Restrict commercial conversions along Broad Ripple Avenue to the areas shown on the map.

• Connect Broad Ripple Park, Broad Ripple Village and the Monon Trail with an off-street bike and pedestrian trail.

Pattern Book / Land Use Plan

Not Applicable to the Site

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Envision Broad Ripple Plan (2012)

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

60-V-635; 1305 East Broad Ripple Avenue, requested a variance of use to permit a building addition to the existing mortuary, with 97 off-street parking spaces and loading space, **granted**.

VICINITY

2017-ZON-067; 1428 and 1430 Broad Ripple Avenue (north of site), requested rezoning of 0.864 acre, from the C-3 (FW), D-5 (FW) and SU-37 districts, to the D-P (FW) classification to provide for a mixed-use commercial and residential development, with a density of 44 units per acre and 6,500 square feet of commercial space, **approved.**

2005-ZON-220; 6195 Rosslyn Avenue (south of site), requested rezoning of 0.14 acre, being the D-5 District, to the C-1 classification to provide for office uses**, withdrawn.**

2002-ZON-801 / 2005-VAR-801; 1405 East Broad Ripple Avenue and 6229 Indianola Avenue (south of site), requested the rezoning of 0.69 acre for the D-5 District to the C-1 classification to legally establish an existing office building and to provide for new off-street parking lot and a variance of use and development standards of the Commercial Zoning Ordinance to legally establish a 1.092 square-foot single-family dwelling (not permitted), with a four-foot side setback (minimum 15-foot side transitional yard required and a 223.86-square foot detached garage (not permitted, with a side setback of 1.8 feet (minimum 15-foot side transitional yard required) and a rear setback of 4.1 feet (minimum ten-foot rear transitional yard required along an alley way), **approved.**

97-HOV-80; 1550 Broad Ripple Avenue (east of site), requested a variance of development standards of the Sign Regulations to provide for the placement of an incidental sign with a surface area of nine square feet and being four feet in height, **granted.**

95-UV3-23; 1420 Broad Ripple Avenue (west of site), requested a variance of use of the Commercial Zoning Ordinance to provide for the expansion of an existing lawn and garden business, **granted**.

95-UV3-36 / 95-SE3-3; 1430 Broad Ripple Avenue, requested a special exception of the Commercial Zoning Ordinance to provide for the operation of an amusement arcade with more than four amusement machines (maximum four amusement machines permitted, being 500 feet from a protected district (not permitted 500 feet from a protected district), **denied**.

94-AP-42; 1316 Broad Ripple Avenue (west of site), requested a modification of commitments, related to petition 88-Z-96, requiring an Improvement Location Permit be obtained by June 27, 1989, which was never obtained, **approved.**

88-Z-96 / 88-CV-15; 1316 Broad Ripple Avenue (west of site), requested rezoning of two acres, being in the D-5 District, to the C-S classification to provide for an existing lawn and garden shop with a variance of development standards to provide for the existing buildings and fencing to be located on the right-of-way (70 feet setback from the right-of-way required), **approved.**

77-AP-145; 1450 Broad Ripple Avenue (east of site), requested approval of a master plan for Broad Ripple Park for new drives, parking, tennis courts, pool remodeling and riverfront development, **approved.**

EXHIBITS

1305 Broad Ripple Avenue

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Miles
0 0.005 0.01 0.02 0.03 0.04

ZINKAN ENTERPRISES
1305 Broad Ripple Avenue

Development Statement

I. **Statement of Purpose**. The proposed development is a mixed-use development intended to complement recent development of The Ripple on the northside of Broad Ripple Avenue to the east, and to serve, in part, as a gateway into the Broad Ripple commercial district. The preliminary plan includes neighborhood and service commercial uses on the first floor and three stories of residential units designed to be compatible with existing site conditions and the surrounding land uses.

The approximately 1. 5 acre property is zoned D-5, but has been occupied by a funeral home and surface parking lot for many years. The former Broad Ripple High School (zoned SU-2) is located to the west, single family residential properties are located to the south (zoned D-5), a two story commercial building occupied by a nursery school is located to the east (zoned C-1), and to the north across Broad Ripple Avenue is a vacant lot formerly occupied by a garden center and a three story mixed use building (zoned DP).

The project area would include a maximum of 94 residential units, with 7 units on the ground floor (3 units along Indianola Ave. and 4 units along Haverford Ave.) to bring a residential feel, and the remaining units on the upper 3 stories. In addition, 8,960 square feet of neighborhood and service commercial uses will be located on the ground level. The proposed development, as described in this document, will provide for orderly and attractive improvement for the community and the corridor for the area.

II. **Site Plan and Building Architecture**. The real estate will be developed as a mixed-use development in substantial conformity with the site plan attached hereto as Exhibit "A". Building materials are primarily brick masonry with metal panel and fiber cement accents, and articulation and configuration to break up the front façade. As a transition to the single family residential uses to the south, the 4th floor of the rear façade has been eliminated, except for the stair towers. The project shall be constructed in substantial conformity with the Building Elevations attached hereto as Exhibit B.

III. **Permitted Uses**

A. **Commercial**. All uses permitted in the C-3 Neighborhood Commercial District as set out in Chapter 732, Section 742-04 of the Commercial Zoning Ordinance of Marion County, Indiana, effective March 2, 2026, as amended through the date hereof (the "Ordinance"), EXCEPT the following:

1. Check cashing or validation service;
2. Outdoor advertising sign off premises sign;
3. Tattoo parlor;
4. Bait and tackle shop;
5. Pawn shop;
6. Substation Distribution

7. Transit Center
8. Wireless Communication Facility
9. Assisted Living Facility
10. Nursing Home
11. Laundromat
12. Mortuary/Funeral Home
13. Vape Shop
14. Business, art, or other post-secondary proprietary school
15. Day Care Center or Nursery School
16. Schools: Elementary, Middle or High Schools
17. Hospital
18. Plasma (Blood) Center
19. Department Store

B. **Residential**. A maximum of 94 Dwelling Units, as defined in the Ordinance.

IV. Site Access and Connectivity.

A. Site Access: The site is located on the south side of Broad Ripple Avenue and there will be three curb cuts to access the site, two curb cuts along Haverford Ave. and one curb cut along Indianola Ave., as shown on the Site Plan. The northern curb cut along Haverford Ave. will only be used for loading for retail and residential move ins and outs.

B. Connectivity:

1. Walkway/trail: A sidewalk along Broad Ripple Avenue will be provided.

2. Crosswalk: A crosswalk from the development across Broad Ripple Avenue will be provided, as directed by the Department of Public Works.

These elements are to enhance the walkability of the site in relationship to Broad Ripple Village by continuing to develop the walking and biking infrastructure within the community.

V. Development Standards.

A. Front Setback: The front yard building setback from the Broad Ripple Avenue right of way is no less than 9.1, as shown on the Site Plan.

B. Side and Rear Yard Setbacks:

1. Minimum side yard setback shall be 10 feet, as shown on the Site Plan.

2. Minimum rear yard setback shall be no less than 10 feet from the property line. The primary building elements will be setback no less than 33 feet from the property line.

C. Height: The maximum building height shall be 48 feet to the top of the building.

D. Parking: The development will include 46 ground floor parking spaces to be shared among commercial and residential tenants, and 111 underground parking spaces for the residential tenants, for a total of 157 onsite parking spaces.

E. Bike racks: Bike racks shall be provided in accordance with the Ordinance.

VI. Landscaping

Landscaping shall adhere to Ordinance requirements, including the Green Factor Calculation. A landscaping plan shall be submitted for administrator's review and approval prior to the issuance of an Improvement Location Permit ("ILP"). Specifically, site landscaping shall focus on perimeter tree plantings around all sides of the building, with particular attention to increased trees and landscape buffering on the south side of the building. A 6 ft. fence shall be installed south of the building to provide additional separation from the single family residential to the south.

VII. Signage

Prior to issuance of an ILP, a sign plan shall be submitted for administrator's approval.

VIII. Commitments.

Final site and landscaping plans and elevations shall be submitted for Administrator's Approval prior to the issuance of an ILP.

Development shall be in accordance with the approved Development Statement.

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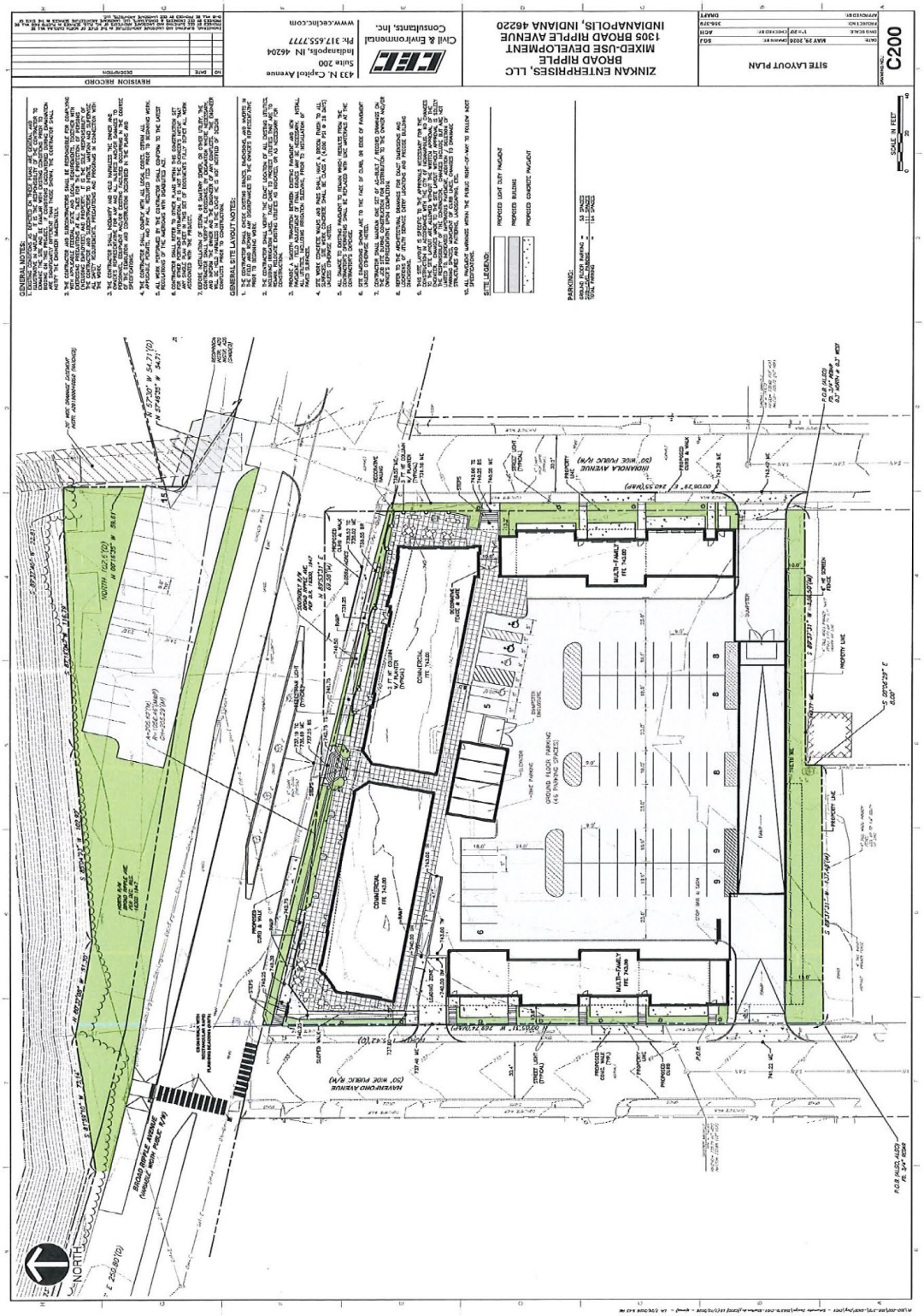

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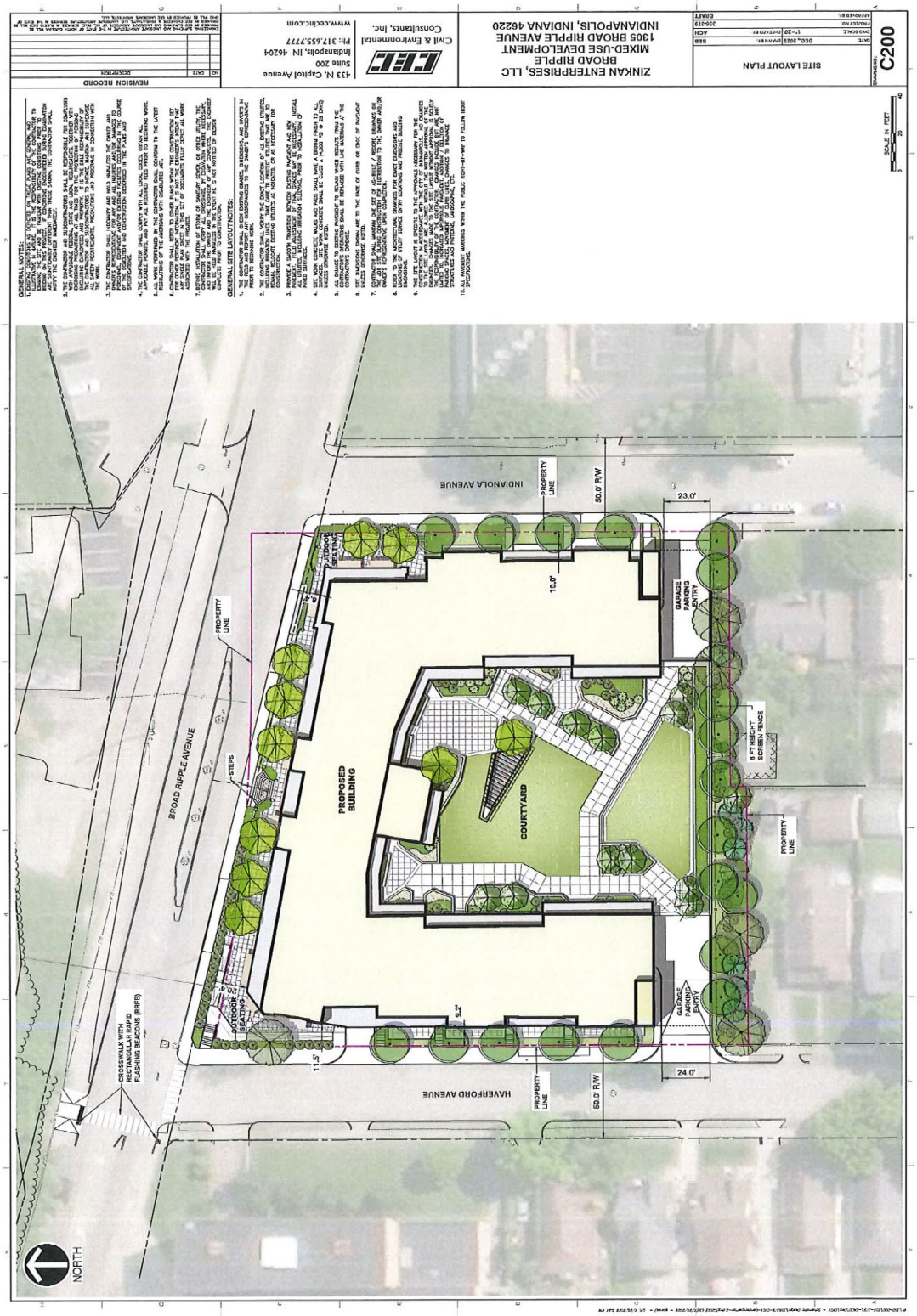

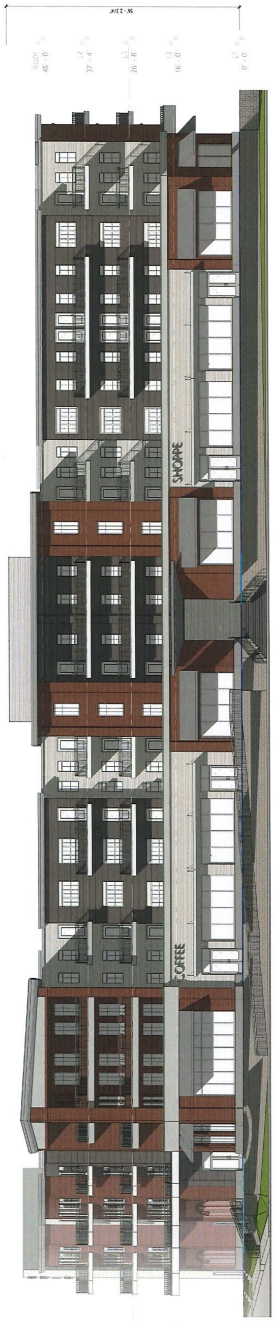

① NORTH ELEVATION
3/32" = 1'-0"

② EAST ELEVATION
3/32" = 1'-0"

1305 BROADRIPPLE AVE.

7/7/26 SCHEMATIC 25023

FORGE
ARCHITECTURE

1 WEST ELEVATION
3/32" = 1'-0"
PARKING
2 SOUTH ELEVATION
3/32" = 1'-0"
1305 BROADRIPPLE AVE.
SCHEMATIC
7/7/26
25023
FORGE
ARCHITECTURE

COFFEE
SHOPPING

LEASING

PARK

View looking north along Haverford Avenue

View looking north along Indianola Avenue

View looking south along Haverford Avenue

View looking east along Broad Ripple Avenue

View looking west along Broad Ripple Avenue

View from site looking east across Indianola Avenue

View of site looking west across parking lot

View from site looking west across Haverford Avenue

View from site looking northeast across Broad Ripple Avenue

View of site looking south across Broad Ripple Avenue

View of site looking southeast across Broad Ripple Avenue

View of site looking southwest across Broad Ripple Avenue