



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 23, 2025

Case Number: 2025-ZON-107
Property Address: 7560 East 71st Street (Approximate Address)
Location: Lawrence Township, Council District #3
Petitioner: Apostolic Christian Church of Indianapolis, Inc., by John Lichtle
Current Zoning: D-A
Request: Rezoning of 0.682-acre from the D-A district to the SU-1 classification to provide for religious uses.
Current Land Use: Residential
Staff Recommendations: Approval with commitment.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

A 45-foot half right-of-way shall be dedicated along the frontage of 71st Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

LAND USE

The 0.682-acre subject site is developed with a single-family dwelling.

The site is bordered to by single-family dwellings to the south, zoned D-A, a church to the west and north, zoned SU-1, and a school to the east, zoned SU-2.



Department of Metropolitan Development
Division of Planning
Current Planning

REZONING

This petition would rezone the property from the D-A district to the SU-1 district to provide for religious uses.

The D-A district holds the agricultural lands of Marion County and provides for a variety of agricultural uses. It is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low-density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.

The SU-1 classification would permit religious uses.

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 45-foot half right-of-way along 71st Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

STAFF ANALYSIS

Staff is recommending approval of the rezoning from the D-A district to the SU-1 district for religious uses since it would be associated with the church northwest of the site and would be compatible with the residential development in the immediate area.

The building is intended to be used for instructional programming for the church and the existing building is expected to be used without planned changes to the exterior of the building.

Development within the SU-1 District would require Administrator's Approval, prior to obtaining an Improvement Location Permit or Sign Permits if proposed. In accordance with the Special Use Districts section of the Ordinance, the Administrator would use the development standards of the C-1 district as a guideline for development review and the SU sign regulations.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Residential	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: SU-1	Religious Use
	South: D-A	Residential (Single-family dwellings)

East:	SU-2	School
West:	SU-1	Religious Use
Thoroughfare Plan		
71 st Street	Primary Collector Street	90-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	September 16, 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

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends suburban neighborhood development for the site.
- 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.
Religious uses are compatible with residential areas since it is considered as a neighborhood serving institution.

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)

- Indy Moves Transportation Integration Plan (2018) proposed the existing 71st Street Multiuse Path that runs along 71st Street from Johnson Road to Hague Road.



ZONING HISTORY

Zoning History – Site

2024-ZON-146; 7560 East 71st Street (subject site), Rezoning of 0.682-acre from the D-A district to the SU-1 classification to provide for religious uses, **withdrawn**.

71-Z-33; 7525 East 71st Street (subject site), Rezoning of 7.52 acres being in A-2 district to SU-1 classification to provide for the construction of a church and church related uses, **approved**.

EXHIBITS

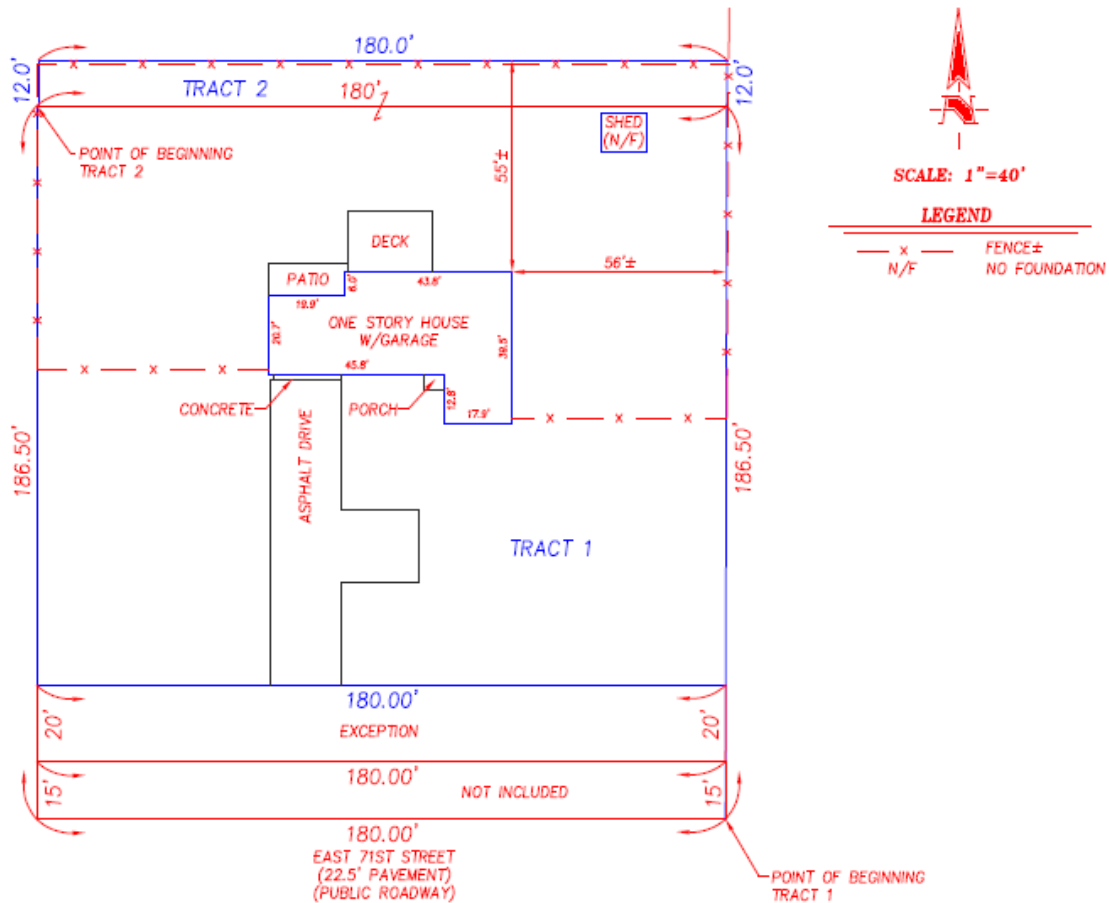


SITE PLAN

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.



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CERTIFIED: 10/24/2023

Chad L. Brown
 Chad L. Brown
 Registered Land Surveyor,
 Indiana #21100002
 Drawn By: DIG
 Job No.: S23-20454
 Sheet 2 of 3



Photo of the subject site.



Photo of the adjacent church that the property will be associated with.



Photo of the school east of the subject site.



Photo of the single-family dwellings south of the site.