

**BOARD OF ZONING APPEALS DIVISION I**

**May 6, 2025**

**Case Number:** 2025-DV1-019

**Property Address:** 440 450 Elanco Circle (approximate address)

**Location:** Center Township, Council District #18

**Petitioner:** Indy Animal Property LLC, by Tyler Ochs

**Current Zoning:** CBD-S (RC) (TOD)

**Request:** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for location of an eight-foot tall decorative perimeter fence (maximum fence height of 3.5-feet permitted within front yards) and a parking garage with 21 8.5-foot by 18-foot, 153 square-foot parking spaces (minimum 9'x18', 180 square foot parking spaces required).

**Current Land Use:** Vacant

**Staff Recommendations:** Staff **recommends approval** of the variance for reduced parking space area and dimensions.  
Staff **recommends denial** for the remainder of the petition.

**Staff Reviewer:** Noah Stern, Senior Planner

**PETITION HISTORY**

- This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

- Staff **recommends approval** of the variance for reduced parking space area and dimensions.
- Staff **recommends denial** for the remainder of the petition.

**PETITION OVERVIEW**

- The petitioner is requesting to allow for the location of an eight-foot tall decorative perimeter fence (maximum fence height of 3.5-feet permitted within front yards) and a parking garage with 21 8.5-foot by 18-foot, 153 square-foot parking spaces (minimum 9'x18', 180 square foot parking spaces required).
- The proposal is a part of the multi-building development as a part of the rezoning 2022CZN824 for the new Elanco headquarters. The proposed fence (to surround a parking lot) and parking garage are to be located on the west side of the complex.

- Standards for fence height are in place to maintain visibility, limit oversized barriers, and to promote quality aesthetics. The Ordinance puts an even greater emphasis on this premise for front yards to ensure that access is not overly restricted and so that frontages do not contain overwhelming features and maintain a high-quality look and feel. Staff finds the proposed 8-foot fence to be a substantial deviation from the 3.5-foot standard, and to be out of character for the surrounding area and for the Regional Center overlay district, which is meant to foster a high-quality pedestrian experience. Staff does not find the request to be necessary nor appropriate and, does not find that there is practical difficulty related to the site that necessitates a fence of this height. Staff would also note that there are other options for security besides an increase in fence or wall height. Finally, Staff believes his proposal to be an undesired precedent for our commercial areas and in particular, the areas in and around Downtown. Therefore, Staff recommends denial of this portion of the request.
- With regard to the variance request for the reduced parking space area and dimensions, these standards are in place to ensure that adequate space is provided for parking and maneuverability of automobiles. While 9 feet by 18 feet is the standard for commercial uses, the Ordinance does contemplate parking spaces of smaller dimensions in certain situations, including small vehicle parking which is listed as having a minimum of 8 feet in width and 16 feet in length, which this request would meet. Further, with this request comprising a small minority of the overall number of spaces that are to be located on site, and with the dimensions to be a small deviation from the required standard, Staff finds the request to be reasonable and minor in nature. Further, Staff does not believe that the request would impede motorists from accessing and parking on the site. Therefore, Staff is unopposed to this portion of the request.

## GENERAL INFORMATION

<b>Existing Zoning</b>	CBD-S (RC) (TOD)	
<b>Existing Land Use</b>	Vacant	
<b>Comprehensive Plan</b>	Urban Mixed-use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	CBD-S (RC) (TOD)	North: Vacant
South:	CBD-S (RC) (TOD)	South: Vacant
East:	CBD-S (RC) (TOD)	East: Vacant
West:	CBD-S (RC) (TOD)	West: Vacant
<b>Thoroughfare Plan</b>		
Elanco Circle	Local Street	87 feet of right-of-way existing and 80 feet proposed
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes, Regional Center, Blue Line TOD	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	4/14/25	
<b>Site Plan (Amended)</b>	N/A	

<b>Elevations</b>	N/A
<b>Elevations (Amended)</b>	N/A
<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	3/21/25, 4/14/25
<b>Findings of Fact (Amended)</b>	N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book
- Blue Line TOD Strategic Plan (2018)

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan pattern Book recommends the Urban Mixed-Use typology for this site.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site is approximately ¼ mile from the proposed Indianapolis Zoo Blue Line Station.
- The typology assigned to this station is Central Business District, which is characterized as:
  - The densest core of the city with tallest buildings
  - Mix of office, entertainment civic, retail, active public space, and residential
  - Minimum of 5 stories throughout with no front or side setbacks
  - Structured parking only with active first floor

### 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 Central White River Trail is adjacent to the site to the east.
- The Cultural Trail will connect to the Central White River Trail as a part of the Henry Street Bridge project.

## ZONING HISTORY

### ZONING HISTORY – SITE

**2022CZN824;** Rezoning of 93.23 acres from the CBD-S (RC), C-1 (RC) and C-3 (RC) districts to the CBD-S (RC) district to provide for a mixed-use residential, commercial, industrial and park development.

Approval of a Subdivision Plat to be known as Reimagining the GM Stamping Plant, dividing 93.23 acres into fifteen lots including the vacation of all remaining streets and alleys in an area bounded by Oliver Avenue, White River Parkway West Drive, Washington Street and Division Street, **approved**.

### ZONING HISTORY – VICINITY

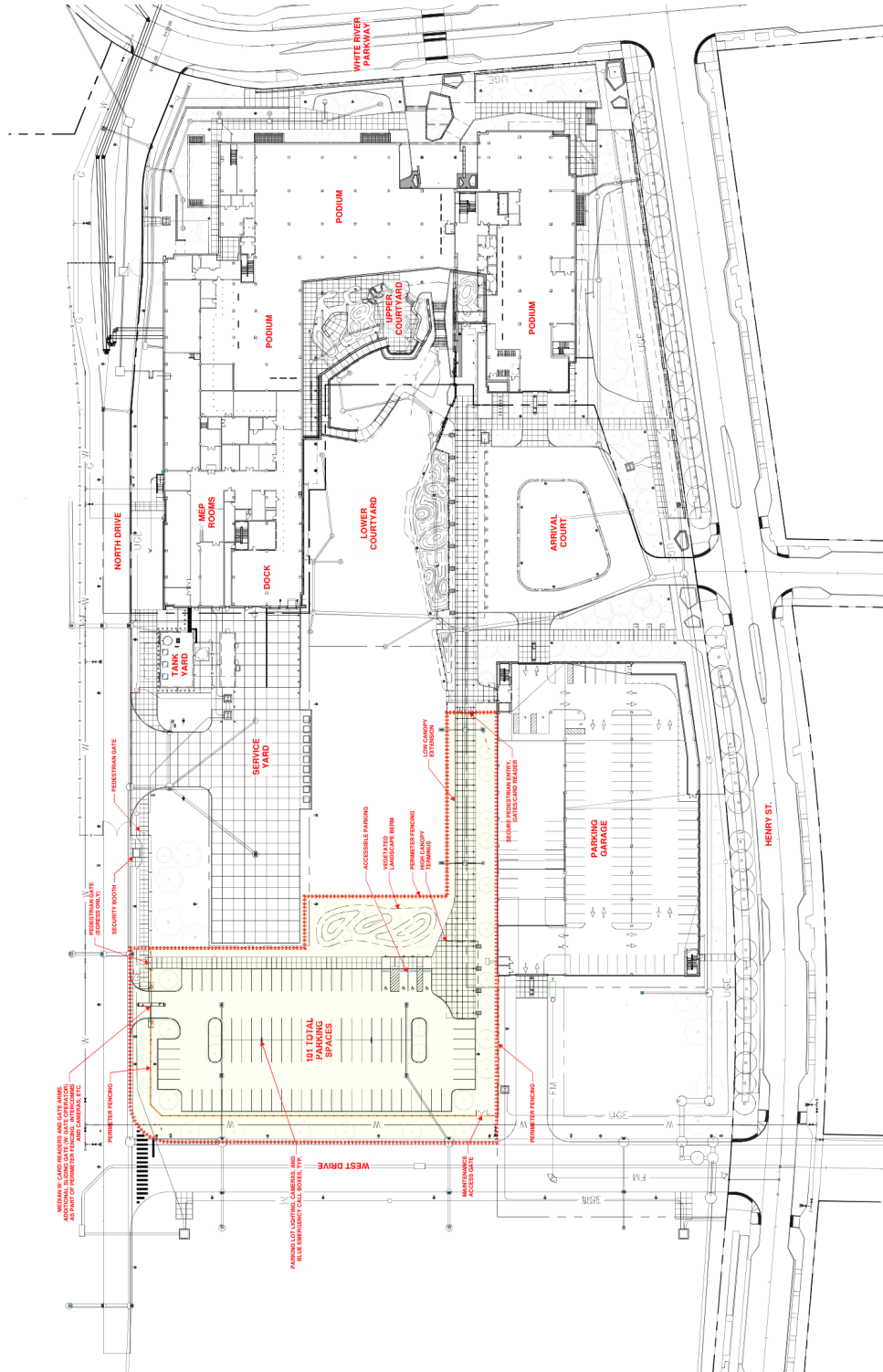
**2010-SE3-003 and 2010-DV3-023; 1428 West Henry Street,** requested a Special Exception of the Industrial Zoning Ordinance to provide for the recycling of commercial and household recyclable materials, including ferrous and non-ferrous metal scrap; plumbing, steel, metal or copper pipe; electrical wiring, scrap metal from electrical appliances, obsolete machinery and other miscellaneous ferrous and non-ferrous metal materials, and to provide for the transporting, sorting, baling and staging / storage of recyclable materials prior to transporting and a Variance of Development Standards of the Industrial Zoning Ordinance to provide for a zero-foot south front transitional yard along Henry Street (minimum 50-foot front transitional yard setback required), **granted**.

**2010-MO3-001; 1428 West Henry Street,** requested a Modification of Conditions related to petition 84-UV3-91, to modify Condition Three to provide for limited outdoor storage and processing of miscellaneous ferrous scrap steel and outdoor operations, **withdrawn**.

**2010-REG-048; 1428 West Henry Street,** requested Regional Center Approval to provide for outdoor operation of a recycling facility, with fencing, **approved**.

**2007-APP-171; 1428 West Henry Street,** requested Regional Center Approval to provide for use of the site as a recycling facility for common household and commercial materials, **approved**.

EXHIBITS



**RATIO**  
**CSO**

ELANCO CORPORATE GLOBAL HEADQUARTERS

**SITE PLAN**

01/09/2020



Department of Metropolitan Development  
Division of Planning  
Current Planning

Petition Number 2025-\_\_\_\_\_

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The variance will allow for a taller fence to provide for the safety and general welfare of Elanco employees. Since this is an industrial area, where employees may be traveling to their vehicle at night, this variance will only help to increase safety and general welfare. Additionally, this site is an industrial area as stated, and therefore, a higher fence will not impact the community due to location. The entire intent is for employee safety.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The parking lot will be in the corner of the parcel and surrounded by public roads. This is an industrial area, and therefore, there is no adjacent property that would be negatively impacted in direct proximity. Additionally, it is located on the redevelopment of the old stamping plant, which has remained vacant. This will help to increase the property value of adjacent areas.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

This property is the former home of the GM Stamping Plant. The Lot has remained unused for quite some time. The fence requirement in the ordinance seems to have the intent to not impede the view of neighboring land owners or businesses. Due to the location and redevelopment of the site, this fence will not impact any neighboring land owner, and further, it accomplishes the intent of allowing Elanco to develop this unused site while also providing for the safety and security of their employees.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_



Petition Number 2025-

**METROPOLITAN DEVELOPMENT COMMISSION  
 HEARING EXAMINER  
 METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_  
 OF MARION COUNTY, INDIANA  
 PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS  
 FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the proposed six-inch reduction of parking space width will still allow visitors and employees to safely park and provide sufficient space to access vehicles even when the garage is full. The proposed parking space area is consistent with the minimum area required for residential uses, which also allows safe parking and access when vehicles are parked on both sides of an open parking space.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

the proposed variance relates to the parking structure located on the Elanco Global Headquarters development on the larger Reimagining the GM Stamping Plant site and will allow for ample parking on-site to ensure that visitors do not look to adjacent properties for parking options, thereby protecting the adjacent properties' value.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

the proposed variance will allow Petitioner to construct the onsite parking garage as presented and approved in its regional center filing. To require strict adherence to the minimum parking area standard for non-residential uses would necessitate either the addition of another level to the parking garage, which would alter the site-lines and appearance of the overall development, or increasing the footprint of the parking garage altering the building's presence and appearance along Henry Street as part of the approved site development plans.

**DECISION**

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this            day of            , 2025.

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