



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 26, 2026

Case Number: 2026-CVR-807 / 2026-CPL-807

Property Address: 5511 Sunset Lane

Location: Washington Township, Council District #7

Petitioner: Carrington Homes, Inc. by Kenny Mitchell

Current Zoning: D-S (FW) (FF)

Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot 1 with 50 feet of lot width and 50 feet of lot frontage (minimum 150 feet of lot width required, and minimum 75 feet of lot frontage required) and proposed for Lot 2 with zero-foot lot width and zero-foot street frontage (minimum 150-foot lot width required, and minimum 75-foot street frontage required).

Approval of a Subdivision Plat, to be known as Sunset Woods, dividing 8.9 acres into two lots.

Current Land Use: Single-family dwelling and open space.

Staff Recommendations: Approval of the variance of development standards and the plat.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated February 13, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
12. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

PETITION OVERVIEW

This 8.9-acre site, zoned D-S (FW) (FF), is developed with a detached single-family dwelling and open space. It is surrounded by single-family dwellings to the north, east and west, all zoned D-S (FF) and the White River to the south, zoned D-S (FW) (FF).

VARIANCE OF DEVELOPMENT STANDARDS

The variances of development standards relate to a reduction in the lot width and lot frontage for both lots when the Ordinance requires a minimum 150 feet of lot width and 75 feet of lot frontage. Lot 1 would have a 50-foot lot width and 50 feet of lot frontage. Lot 2 would have zero feet of both lot width and lot frontage.

Although request for the reduction of lot width and lot frontage seems to be excessive, staff believes site access, configuration of the lot and the natural features throughout the site presents a practical difficulty in complying with the required lot width and lot area. Staff, therefore, supports the requested variances.

Staff would note that previous variances have been granted in the past that requested the same type of relief from required development standards.

PLAT

Site Plan

The request would provide for approval of a Subdivision Plat, to be known as Sunset Woods. The proposed plat would divide 8.9 acres into two lots to provide for a second single-family dwelling.



Streets

This site is located along Sunset Lane (private street). Access to the second dwelling would be from this private street and an easement. Therefore, no new streets are proposed.

Sidewalks

Sidewalks would not be required along the existing private drive.

Waivers

None.

GENERAL INFORMATION

Existing Zoning	D-S (FW) (FF)	
Existing Land Use	Single-family dwellings / open space	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-S (FW) (FF)	Single-family dwelling
South:	D-S (FW) (FF)	White River
East:	D-S (FW) (FF)	Single-family dwellings
West:	D-S (FW) (FF)	Single-family dwellings
Thoroughfare Plan		
Sunset Lane	Private Street	Existing 10-foot width.
Highland Manor Court South	Local Street	Existing 50-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes. White River	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	March 4, 2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	

Findings of Fact	February 17, 2026
Findings of Fact (Amended)	March 4, 2026
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Rural or Estate Neighborhood typology. “The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.”

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:

Recommended land uses in this typology include detached housing, working farms, group homes, bed / breakfast and wind / solar farms.

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.

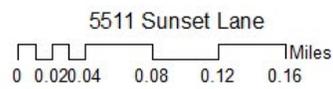
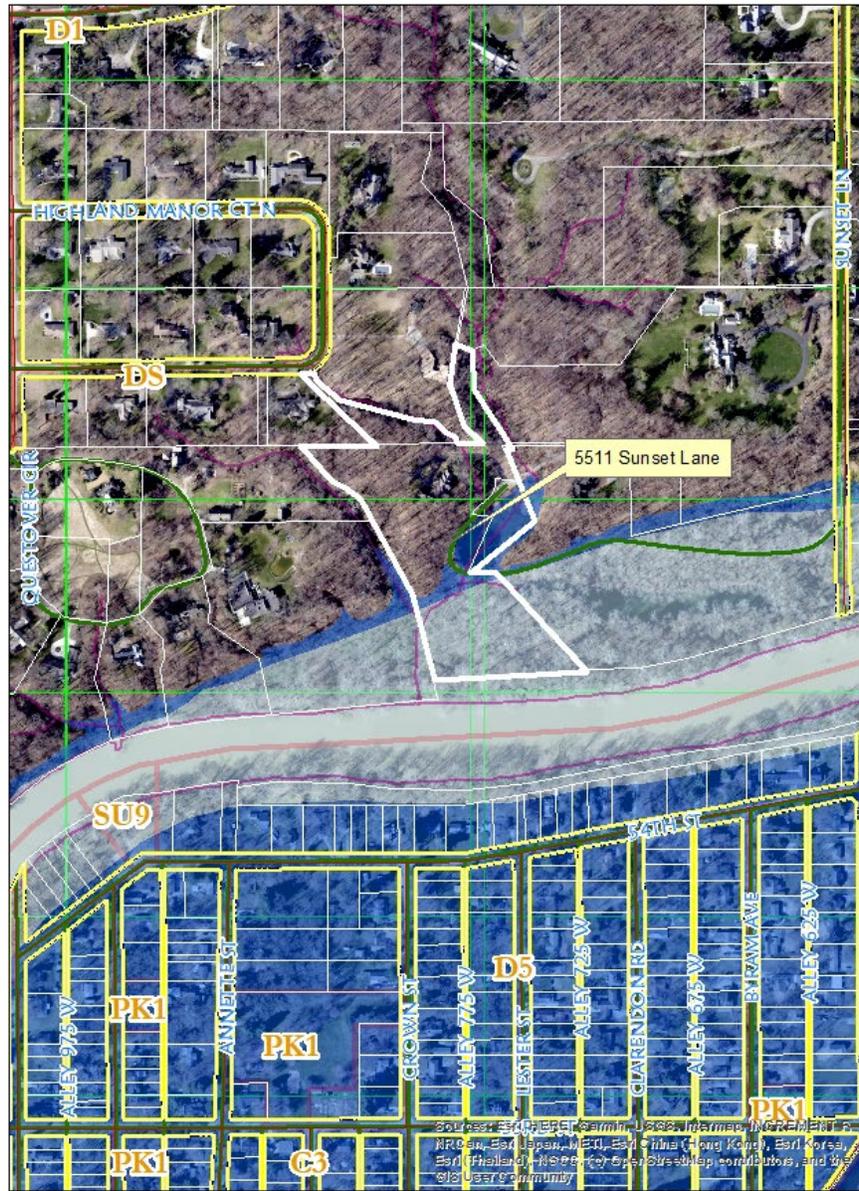
ZONING HISTORY

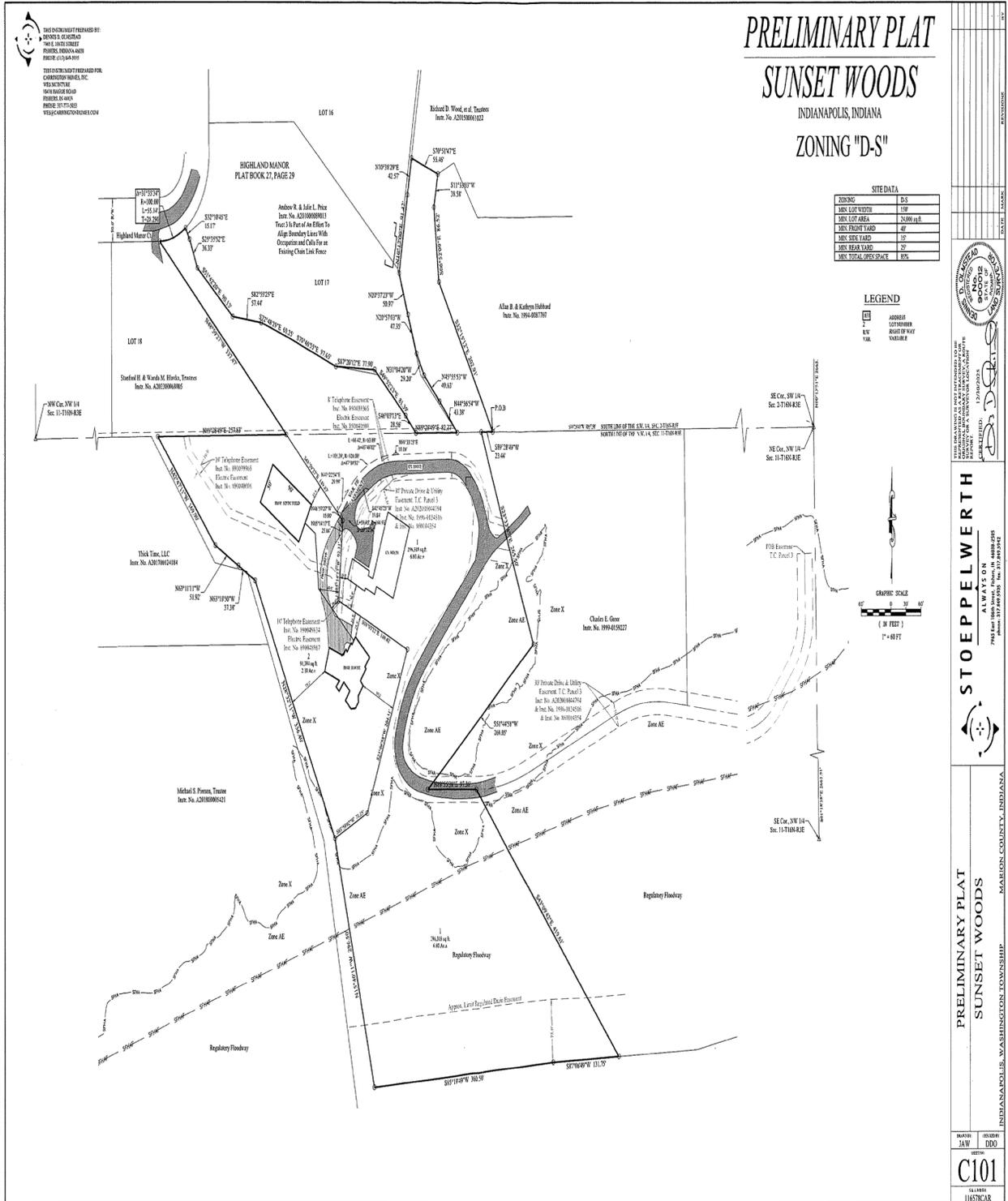
94-HOV-28; 5601 Sunset Lane, requested a variance of development standards of the Dwellings Districts Zoning Ordinance to provide for the construction of a second single-family residence, outside the Floodway Fringe area, with zero lot width at the required setback line and zero-foot street frontage, **granted**.

86-HOV-92; 5520 Sunset Lane, requested a variance of development standards of the Dwelling districts Zoning Ordinance to provide for the construction and use of three, single-family homes without public street frontage, **granted**.

59-Z-44; 700 West 56th, requested rezoning of 221.98 acres, being in the R-3 district, to the R-1 classification to provide minimum requirements for residential use, approved.

EXHIBITS





PRELIMINARY PLAT
SUNSET WOODS
 INDIANAPOLIS, INDIANA
 ZONING "D-S"

SITE DATA

ZONING	D-S
MAX LOT YARDS	150'
MIN LOT AREA	25,000 sq. ft.
MIN FRONT YARD	40'
MIN SIDE YARD	10'
MIN REAR YARD	20'
MIN TOTAL OPEN SPACE	8%

LEGEND

- ADJACENT SUBDIVISION
- ADJACENT RIGHT OF WAY
- ADJACENT TAXMAP



PRELIMINARY PLAT
SUNSET WOODS
 INDIANAPOLIS, WASHINGTON TOWNSHIP, MARION COUNTY, INDIANA

STOEPPELWERTH
 A L A W Y E O N
 780 East Washington, Indianapolis, IN 46202-2295
 Phone: 317.689.2925 Fax: 317.689.2926

DATE: 11/15/2011
 DRAWN BY: JAW
 CHECKED BY: DDO
 PROJECT NO: C101
 SHEET NO: 116570018

THIS DOCUMENT PREPARED BY:
 DENNIS G. GIBSON
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File Name: C:\116570018\116570018\116570018_Prelim_Plat.dwg - C:\101
 Preliminary Plat.dwg
 Date: 11/15/2011 10:00:00 AM
 User: jgibson



Petition Number _____

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 approval of the requested use variance will not be injurious to the public health, safety, welfare, morals and general welfare of the community because the requested variances are to permit two lots, having a minimum of 2 and 6 acre lot size, respectively, each meeting the D-S standards for lot size, sharing a private drive. The property is improved with one single family home. The proposed second home is appropriate for the size of the property and will be compatible with surrounding property improvements. The structures will meet all other development standards, required building codes and construction methods.

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 use and value of the area adjacent to this new lot will not be affected in a substantially adverse manner because the proposed use is single-family residential, the same use as the other lots in the vicinity. The proposed second home will be an improvement for the neighborhood in general. By utilizing a private drive rather than a public street, the maintenance costs of the drive will be the responsibility of the homeowners and the City will not be asked to accept additional infrastructure, resulting in long term maintenance cost. The property is rural in nature and the drive is both typical in the area and already in place serving the existing house.

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

The strict application of the zoning ordinance will result in practical difficulties to the property because without the grant of the request would require unnecessarily creating additional impermeable pavement, construction costs and destruction of a natural area. The requested variances are the best solution suited for the scale of the improvements requested as well as the best application for this portion of the city. The private drive is the only access to the existing lot. The site is surrounded by Fishback Creek, multiple ponds, a tributary that leads to the White River, and other residential homes. There are no other viable locations to provide access into the site.

DECISION

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

Adopted this _____ day of _____, 20 ____



View of site looking north



View of site looking north



View of site looking north



View of site looking northeast



View of site looking north



View from site looking east along Sunset Lane