



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 26, 2026

Case Number: 2026-ZON-014
Property Address: 10020 East 30th Street
Location: Warren Township, Council District #15
Petitioner: Autozone Development, LLC by Joseph D. Calderon
Current Zoning: C-3
Request: Rezoning of 1.25 acres from the C-3 district to the C-4 district to provide for automobile, motorcycle and light vehicle services or repair.
Current Land Use: Vacant commercial building
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning and the variance, 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:

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 / receptacles provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 1.25-acre site, zoned C-3, is developed with a vacant commercial building. It is surrounded by a single-family dwelling to the north, zoned I-2; commercial uses and religious uses to the south, across East 30th Street; zoned C-3 and SU-1, respectively; undeveloped land to the east zoned C-3; and industrial uses to the west, across North Mitthoefer Road, zoned C-3 and I-2

This site was included in petition 72-Z-286 that rezoned 5.66 acres to the C-3 district.

REZONING

The request would rezone the site to the Community-Regional C-4 district to provide for automobile, motorcycle and light vehicle services or repair. “The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.”

The Comprehensive Plan recommends community commercial typology for the site.

Recommended land uses in this typology include small- and large- scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; and small-scale parks.

As proposed, this rezoning request would be consistent with the Plan recommendation of community commercial.

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 receptacles for proper disposal of trash and other waste.

Planning Analysis

The community commercial typology contemplates the C-3 or C-4 zoning districts as appropriate for this typology that serves adjacent neighborhoods and the surrounding community. Support for the C-3 district, or the C-4 district depends upon the surrounding land uses and the impact of the permitted uses within the area.

Staff believes the C-4 district would be supportable on this site because of adjacent C-4 and I-2 districts to the west and south. Staff also believes that a C-4 district would be appropriate at intersections of two secondary arterials.

Finally, staff understands that the existing building will remain and be adapted for the new use. Reusing an existing building contributes to the economic and commercial vitality of an area, along with the wise use of resources.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Vacant commercial building	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	I-2	Single-family dwelling
South:	C-4 / SU-1	Commercial uses / Religious uses
East:	C-3	Undeveloped land
West:	C-3 / I-2	Industrial uses
Thoroughfare Plan		
East 30 th Street	Secondary Arterial	Existing 115-foot right-of-way and proposed 80-foot right-of-way.
North Mitthoefer Road	Secondary Arterial	Existing 140-foot right-of-way and proposed 80-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes. Rouark Ditch – 500-year unregulated floodway fringe	
Overlay	No	

Wellfield Protection Area	No
Site Plan	February 6, 2026
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

The Comprehensive Plan recommends Community Commercial. The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

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 – Community Commercial 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.

Small-Scale Offices, Retailing, and Personal or Professional Services (defined as commercial uses with minimal outdoor operations, storage, or display on lots of less than 1.5 acres and a height of less than 35 feet.

- Outdoor display of merchandise should be limited.
- If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
- Should be located along an arterial or collector street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

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

2016-DV1-027; 10020 East 30th Street, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance, to provide for a building, with a reduced setback, **granted**.

2016-PLT-017, 10020 East 30th Street, request approval of a subdivision plat to be known as Family Dollar Subdivision, dividing 3.42 acres, into two lots, **approved**.

72-Z-286, 10030 East 30th Street, requested rezoning of 5.66 acres, being in the I-2-S District, to the C-3 classification to provide for commercial development, **approved**.

VICINITY

2015-UV3-017, 9920 East 30th Street, requests variance of use of the Commercial Zoning Ordinance to provide for a second-story addition to provide for dormitory rooms for truck driver trainees, **withdrawn**.

2014-UV3-027, 9920 East 30th Street, requests a variance of use of the Commercial Zoning Ordinance to provide for a truck driving vocational school, with on-site residential dormitories, **granted**.

2013-UV1-001, 3045 North Mitthoefer Road, requested a variance of use and development standards of the Industrial Zoning Ordinance to legally establish a single-family dwelling, with a reduced south side setback, **granted**.

2005-ZON-175, 9743 East 30th Street, requested rezoning of 6.5 acres from the D-6II District to the SU-1 classification to provide for religious uses, **approved**.

2003-ZON-834 / 2003-VAR-834, 9920 East 30th Street, requests rezoning of 7.34 acres, being in the I-3-S District to the C-3 classification to provide for a supermarket and pharmacy and a variance of development standards of the Commercial Zoning Ordinance to provide for 300 square feet of outdoor sales display area, outdoor pallet storage and 205 parking spaces, **approved**.

92-Z-28, 9903 East 30th Street, requested rezoning of 11.54 acres, being in the C-3 District, to the C-S classification to provide for a mixed-use complex, including retail, service or light industrial uses, **approved**.

91-Z-66, 9545 East 30th Street, requested rezoning of 7.06 acres in the A-2 District to the SU-1 classification to provide for a church, **approved**.

87-Z-126, 10125 East 30th Street, requests the rezoning of 3.99 acres, being in the A-2 District, to the SU-1 classification, to provide for the construction of a church, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

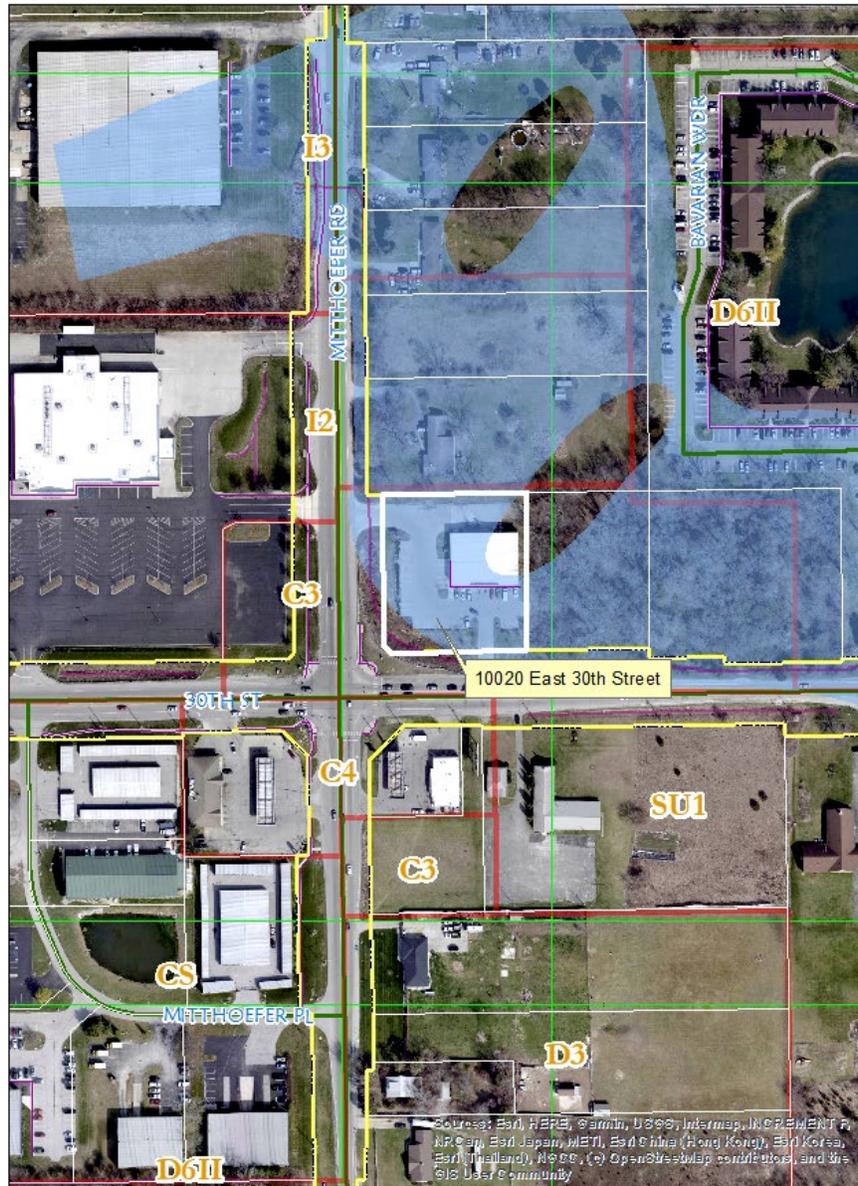
84-Z-16, 9905 East 30th Street, requests rezoning of 0.918 acre, being in the C-3 and D-6II Districts, to the C-3 classification to correct a map error, **approved**.

72-Z-287, 10202 East 30th Street, requested rezoning of 17.62 acres, being in the I-2-S District, to the D-6II classification to provide for apartments, **approved**.

69-Z-204, 10029 East 30th Street, request ed rezoning of 3.66 acres, being in the D-3 District, to the SU-1 classification to provide for a church, **approved**.

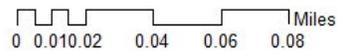
68-Z-94, 10101 East 30th Street, requested rezoning of 26.67 acres, being in the A-2 District, to the D-3 Classification to provide for single-family residences, **approved**.

EXHIBITS



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, DeLorme, NAVTEQ, and the GIS User Community

10020 East 30th Street





View looking east along East 30th Street



View looking north along North Mitthoefer Road



View looking south along Mitthoefer Road



View looking southwest across intersection of East 30th Street and North Mitthoefer Road



View of site looking northeast



View of site looking east



View from site looking south across East 30th Street



View from site looking west



View from site looking west



View from site looking north



View from site looking east along the northern boundary