

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-ZON-137
Property Address: 2447 West 14th Street
Location: Center Township, Council District #12
Petitioner: Centro de Avivamiento Casa de Dios y Luz Para las Naciones, Inc., by Justin Kingen and Kate Mennega
Current Zoning: SU-1
Request: Rezoning of 2.39 acres from the SU-1 district to the SU-2 district to provide for educational uses.
Current Land Use: Religious uses
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 2.39-acre site, zoned SU-1, is developed with a two-story masonry building and associated parking. It is surrounded by single-family dwellings to the north, across West 14th Street; single-family dwellings to the south, across West 12th Street; single-family dwellings to the east, across North Mount Street; and single-family dwellings, to the west, across North Belleview Place, all zoned D-5.

This site was the former Woodrow Wilson School #75 constructed in 1924, with additions that followed in 1927 and 1970.

Petition 2002 ZON-025 rezoned the site to the SU-7 district and petition 2021-ZON-140 rezoned this site to the SU-1 district to provide for religious uses.

REZONING

The request would rezone the site to the SU-2 district to provide for educational uses.

The Near West Neighborhood Land Use Plan recommends special use for this site.

Given the recommendation of the Neighborhood Land Use Plan of special use and the site's history as an institution, staff supports this rezoning request.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Religious uses	
Comprehensive Plan	Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Single-family dwellings
South:	D-5	Single-family dwellings
East:	D-5	Single-family dwellings
West:	D-5	Single-family dwellings
Thoroughfare Plan		
West 14 th Street	Local Street	Existing 52-foot right-of-way and proposed 48-foot right-of-way.
West 12 th Street	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
North Mount Street	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
North Bellevue Place	Local Street	Existing 40-foot right-of-way and proposed 48-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
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	Plan of Operation 01.21.2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

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

Near West Neighborhood Land Use Plan (2014).

The Neighborhood Plan recommends special use for this site. "This land use category consists of a variety of public, semi-public, and private land uses that either serve a specific public purpose (such as schools, churches, libraries, neighborhood centers and public safety facilities or are unique uses exhibiting significant impacts on adjacent property (such as the Indianapolis International Airport, Indianan State Fair, and Indianapolis Motor Speedway)."

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:



**Department of Metropolitan Development
Division of Planning
Current Planning**

- 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

2021-ZON-140; 2447 West 14th Street, requested rezoning of 2.91 acres from the SU-7 district to the SU-1 classification to provide for religious uses, **approved**.

2002-ZON-025; 2447 West 14th Street, requested rezoning of 2.9 acres from the D-5 district to the SU-7 district to provide for a day care facility, **approved**.



2447 West 14th Street – Indiana Math & Science Academy

Plan of Operation

- Use:
 - School (SU-2)
- Hours of Operation:
 - School Hours: 8:00am – 4:30pm (Monday thru Friday)
 - School & Athletic Events: In evenings, no later than 10pm.
 - Staff can access the building outside of those hours to utilize resources.
- Building:
 - Two-story structure, approximately eighty-seven thousand (87,000) square feet in size.
- Staff:
 - Twenty-three (23) the first year (2026); up to sixty (60) staff members by 2033.
- Students
 - Two hundred ten (210) students in the first year (2026); up to six hundred (600) students by 2033.
- Safety & Security Measures:
 - The office building has security cameras, and an alarm installed.
- Materials Used:
 - No hazardous waste is used on site.
- Shipping, Receiving & Storage:
 - Deliveries will be made via box-truck and enter the building through the overhead door on the east side of the building, per the site plan on file.
- Waste:
 - Commercial Dumpster will be located on the east side of the commercial structure and behind the existing fence. Disposal of trash will occur between the hours of 8am and 6pm, on Wednesdays.
- Parking
 - There is one-hundred nine (109) off-street parking spaces, three (3) of which are ADA spaces, all of which are paved.



View looking east across the intersection of West 14th Street and North Bellevue Place



View of site looking west across the intersection of West 14th Street and North Mount Street



View of site looking southwest across West 14th Street



View of site looking east across North Bellevue Place



View of site looking east across North Bellevue Place



View of site looking north across West 12th Street



View of site looking northeast across intersection of West 12th Street and North Mount Street



View looking north along North Mount Street



View of site looking west across North Mount Street



View of site looking west across North Mount Street



View of site looking northwest across North Mount Street