



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

May 9, 2024

**Case Number:** 2024-ZON-045  
**Property Address:** 635 South High School Road  
**Location:** Wayne Township, Council District #17  
**Petitioner:** Vanerious L. Trice and Korteny Trice, by Joseph N. Sprunger  
**Current Zoning:** SU-1  
**Request:** Rezoning of 0.46 acre from the SU-1 district to the D-3 district to legally establish a single-family dwelling.  
**Current Land Use:** Residential  
**Staff Recommendations:** Approval.  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first public hearing on this petition.

**STAFF RECOMMENDATION**

Approval.

**PETITION OVERVIEW**

This 0.46-acre site, zoned SU-1, is developed with a single-family dwelling. It is surrounded by residential uses to the north, zoned SU-1; religious uses to the south, across Sherry Lane, zoned SU-1; residential uses to the east and west, across South High School Road, zoned D-3.

Petition 2008-ZON-120 rezoned this site and the abutting property to the north to the SU-1 district to provide for religious uses. The plans filed with the petition indicated that these two parcels would be developed with a parking lot for the religious uses to the south.



The request would rezone the site to the D-3 District. “The D-3 district provides for low or medium intensity residential development. Land in this district should have good thoroughfare access, be relatively flat in topography, and be afforded pedestrian linkages to community and neighborhood services and facilities (schools, parks, shopping areas, etc.). Recreational facilities developed for the neighborhood complement the treed yards on the individual lots. Predominantly single-family detached dwellings are envisioned with two-family dwellings on corner lots in this district. The D-3 district has a typical density of 2.6 units per gross acre. This district fulfills the low-density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans, which may include the use of clustering, should incorporate, and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.”

The Comprehensive Plan recommends suburban neighborhood typology for the site.

As proposed, this request would be consistent with the Comprehensive Plan recommendation and the site would be consistent, as initially zoned and developed, with a single-family dwelling, as well as maintain the neighborhood character.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	SU-1	
<b>Existing Land Use</b>	Single-family dwelling	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	SU-1 Single-family dwelling
	South:	SU-1 Religious uses
	East:	D-3 Single-family dwelling
	West:	D-3 Single-family dwellings
<b>Thoroughfare Plan</b>		
South High School Road	Primary arterial	Existing 85-foot right-of-way and proposed 90-foot right-of-way.
Sherry Lane	Local Street	Existing 50-foot right-of-way and proposed 50-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	N/A	
<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>	N/A
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	N/A

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

- The Comprehensive Plan Suburban Neighborhood typology. 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.

**Pattern Book / Land Use Plan**

- *Conditions for All Land Use Types – Suburban Neighborhood 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.
  - Hydrological patterns should be preserved wherever possible.
  - Curvilinear streets should be used with discretion and should maintain the same general direction.
  - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- *Conditions for All Housing*
  - A mix of housing types is encouraged.
  - Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.

- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

#### **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 describes 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

**2008-ZON-120; 631 and 635 South High School Road**, requested rezoning of 1.086 acres, being in the D-3 District, to the SU-1 classification to provide for religious uses, **approved**.

### VICINITY

**2005-UV3-023; 660 South High School Road (southwest of site)**, requested a variance of use and development standards to provide for a mental health care office in an existing single-family dwelling in the D-3 district, with a six-foot tall fence and off-street parking areas located within the required front yard of Arbor Woods Drive, **granted**.

**2004-ZON-003; 6150 and 6222 Sherry Lane (south of site)**, requested rezoning of 2.59 acres from the D-3 district to the SU-1 classification, **withdrawn**.

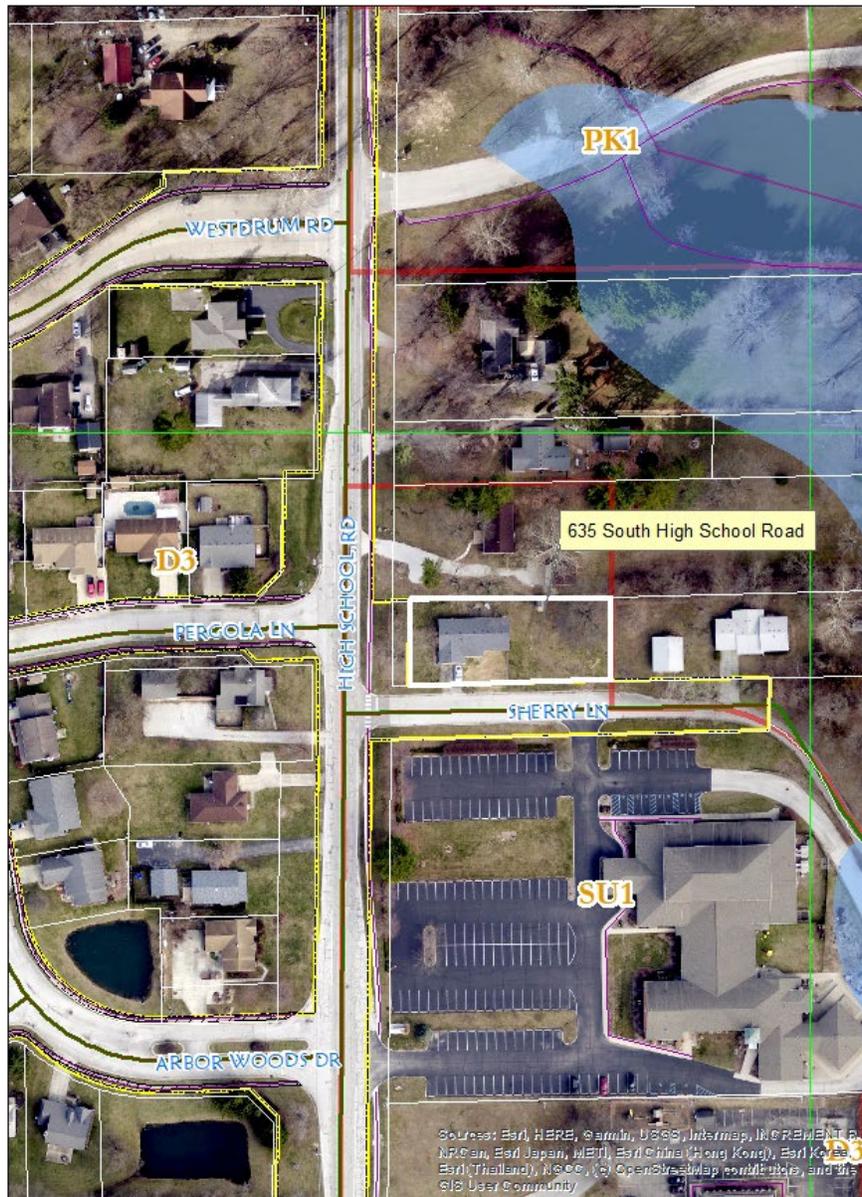
**98-Z-147; 701 South High School Road (south of site)**, requested rezoning of seven acres from the D-3 district to the SU-1 classification, **approved**.

**87-SE1-11; 701 South High School Road (south of site)**, requested a special exception to provide for religious use in the D-3 district, **granted**.

**87-UV2-49; 701 South High School Road (south of site)**, requested a variance of use to provide for construction of a 1,020-square foot storage building for church vehicles in the D-3 district, **granted**.

**86-Z-149; 550 South High School Road (north of site)**, requested rezoning of one acre from the SU district to the D-3 classification, **approved**.

EXHIBITS



635 South High School Road



00.006.01 0.02 0.03 0.04 Miles

Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User community



View looking north along South High School Road



View looking south along South High School Road



View looking west along Sherry Lane



View of site looking east across South High School Road



View of site looking north across Sherry Lane



View of site looking north across Sherry Lane



View of site looking north across Sherry Lane



View from site looking south across Sherry Lane