



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 27, 2025

Case Number: 2025-ZON-018
Property Address: 2215 South Biltmore Avenue (Approximate Address)
Location: Wayne Township, Council District #17
Petitioner: Ashley Allen
Current Zoning: I-2 (FF)
Request: Rezoning of 0.32-acre from the I-2 (FF) district to the D-4 (FF) district to provide for residential uses.
Current Land Use: Undeveloped
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.32-acre site is developed within the Park Fletcher business park. Originally platted in 1943 as part of a 96-lots of Pleasant Heights Subdivision, the area has since undergone significant changes. By 1972, industrial development had emerged to the west, across the Drexel Run and to the north across West Raymond Street. While much of the Pleasant Height's subdivision remains developed with single-family homes, the two northernmost lots adjacent west Raymond Street have developed commercial and industrial business.

Although the area was initially platted and partially developed as single-family neighborhood, the vicinity has been industrially zoned for several decades.

REZONING

The request would rezone the property from the I-2 (light Industrial) district to the D-4 (Dwelling District Four) district to allow for single-family residential development.



I-2 (Light Industrial District): uses that present minimal risk and typically do not create objectionable characteristics (such as dirt, noise, glare, heat, odor, etc.) that extend beyond the lot lines. There is limited amount of outdoor storage permitted. Permitted uses include manufacturing using mechanical manipulation of materials, contractors, warehousing and distribution, truck stops, vehicle storage and auction, contractors, equipment sales & service, repair of consumer goods, printing services, dry cleaning, medical labs, day care, etc.

D-4 (Dwelling District Four): For low- or medium- intensity single-family and two-family residential development at a typical density of 4.2 units per acre. Land in this district needs good thoroughfare access, relatively flat topography, as well as nearby community and neighborhood services and facilities with pedestrian linkages. provisions for recreational facilities serving the neighborhood within walking distance are vitally important.

This site is also located within the Airspace Secondary Zoning District

STAFF ANALYSIS

The approval of this request would enable the property to be developed as originally envisioned in the 1943 plat. Additionally, the site is located in a **Compact Context Area**, which classifies Drexel Run is a **Category Two Stream** under the Stream Protection Corridor regulations:

Table 744-205-1: Stream Protection Corridor Widths		
	Category One Streams	Category Two (Other Mapped Streams)
Compact Context	60 feet	25 feet
Metro Context	100 feet	50 feet

Although this property is within 1.16 miles from the Indianapolis International Airport, its small lot size (0.32-acres) is not conducive to industrial uses, furthermore, its mid-block location within a residential subdivision makes it unsuitable for commercial development. The presence of Drexel Run provides a natural buffer, and the site’s proximity to schools, the airport, and employment centers suitability for residential uses.

While the rezoning request does not align with the Comprehensive Plan, which designates this area for Office/Industrial Mixed-Use, the historical residential platting, lot size constraints, and surrounding land use patterns support its conversion to residential zoning. Given these factors, staff recommends approval of the rezoning request.

For these reasons, staff recommends approval of the request.

GENERAL INFORMATION

Existing Zoning	I-2
Existing Land Use	Undeveloped
Comprehensive Plan	Office/Industrial Mixed-Use
Surrounding Context	<u>Zoning</u> <u>Land Use</u>

North:	I-2	Commercial
South:	I-2	Residential (Single-family dwellings)
East:	I-2	Residential (Single-family dwellings)
West:	I-3	Industrial Uses
Thoroughfare Plan		
Biltmore Avenue	local Street	48-foot proposed right-of-way and 48-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes - Airspace	
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	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends office commercial development of the site.
- The **Office/Industrial Mixed-Use** (Business Park) typology is intended to provide for light industrial, distribution, and office uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise, or vibrations. The typology is characterized by groups of buildings within office/warehouse parks. Examples of typical uses include warehousing, wholesaling, research and development facilities, testing and evaluation facilities, offices, education resource centers, assembly of high technology products, and conference centers. Industrial or truck traffic should be separated from local/residential traffic in this typology.
- **Conditions for All Land Use Types**
 - Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.

- **Small-Scale Offices, Retailing, and Personal or Professional Services**
 - Should be subordinate to and serving the primary uses of production, warehousing, and offices.
 - Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the business park.
 - Should be located and served in such a way that the use will not interfere with industrial traffic or loading.
- **The request would not align with this recommendation.**

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)

- Not Applicable to the Site.

ZONING HISTORY

Zoning History – Site

This is the first petition on this property.

Zoning History – Vicinity

61-Z-175 (east and north of subject site) request rezoning of 36.267 acres to UI-HI-A-2 classification to provide for minimum requirements for residential Use by platting, **Approved**.

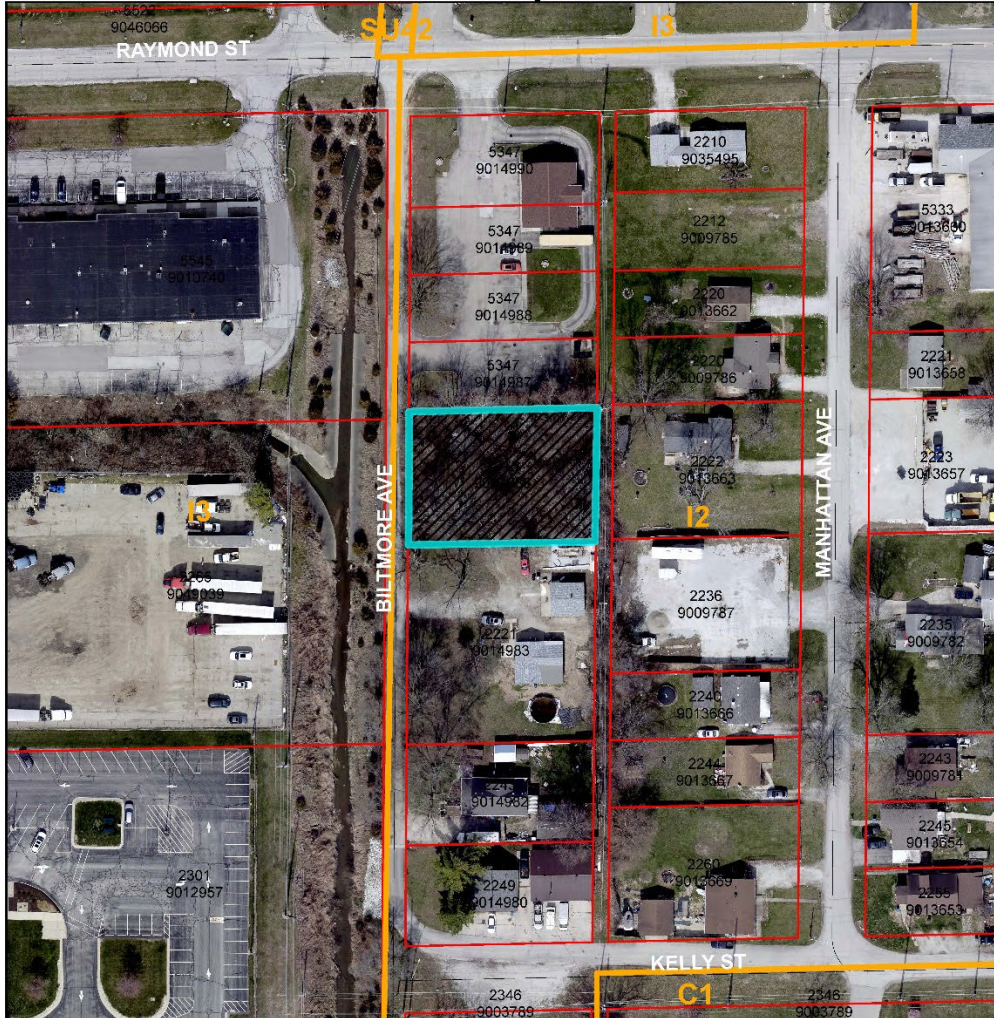
72-Z-159 Amended; 2346 South Lynhurst Drive (south of subject site), request the rezoning of 11.04 acres being in the I-2-S district, to the C-1 classification, to provide for retail Sales, **Approved**.

86-Z-230; 2202 South Lynhurst Drive (west of subject site), request the rezoning of 0.61 acres, being in the I-2-S District, to the C-3 classification, to provide for a convenience store with gasoline sales, **Denied**.

2002ZON017; 2250 & 2252 South Lynhurst Drive (west of subject site), request rezoning of 0.278-acres being in the I-2-S district to the D-5 classification to provide for single-family residential uses, **Denied**.

EXHIBITS

Aerial Map



-  Docket Cases
-  CCGIS.ZONING
-  CCGIS.PARCELS



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RAYMOND STREET		STREET	
96 141.11	49	48	1
95 141.01	50	47	2
94 140.91	51	46	3
93 140.81	52	45	4
92 140.71	53	44	5
91 140.61	54	43	6
90 140.50	55	42	7
89 140.39	56	41	8
88 140.29	57	40	9
87 140.18	58	39	10
86 140.08	59	38	11
85 139.97	60	37	12
TABOR STREET		STREET	
84 139.86	61	36	13
83 139.76	62	35	14
82 139.66	63	34	15
81 139.56	64	33	16
80 139.45	65	32	17
79 139.35	66	31	18
78 139.24	67	30	19
77 139.14	68	29	20
76 139.04	69	28	21
75 138.93	70	27	22
74 138.83	71	26	23
73 138.72	72	25	24
72 138.61		24	25
KELLY STREET		STREET	

STREET

STREET

DRIVE

DRYER

SAYRE

LYNHURST



Subject site looking east along Biltmore Avenue.



Subject site look north along Biltmore Avenue



Looking south along Biltmore avenue



Looking east from the subject site.



Residential property south of subject site.