



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 27, 2025

Case Number: 2025-ZON-020
Property Address: 3520 Washington Boulevard
Location: Center Township, Council District #8
Petitioner: M. Jacqueline Nytes, by Jonathan Blake
Current Zoning: D-3
Request: Rezoning of 0.82-acre from the D-3 district to the C-1 district to provide for religious and office commercial uses.
Current Land Use: Commercial Office
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Staff recommends approval of this rezoning request.

PETITION OVERVIEW

This 0.82-acre site, zoned D-3, is developed with a commercial office building. It is surrounded by commercial uses to the north, zoned D-3; a single-family dwelling to the south, zoned D-3; educational uses to the east, across Washington Boulevard, zoned SU-2; and multi-family dwellings to the west, zoned D-9.

This site was included in petition 85-Z-219 that rezoned 46 acres to the D-3 district to correct a mapping error.



REZONING

The request would rezone the site to the C1 (office buffer) district provide for religious and office commercial uses. “The C-1 District is designed to perform two functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt. Since the buildings for office, office-type and public and semipublic uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district, with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.”

The Comprehensive Plan recommends office commercial typology for the site.

As proposed, this request would be consistent with the Comprehensive Plan recommendation, the Pattern Book, as well as the historical use of the site as an office.

GENERAL INFORMATION

| | | |
|-----------------------------------|----------------------|--|
| Existing Zoning | D-3 | |
| Existing Land Use | Commercial Office | |
| Comprehensive Plan | Office Commercial | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| | North: | D-3 Commercial office |
| | South: | D-3 Single-family dwelling |
| | East: | SU-2 Educational uses |
| | West: | D-9 Multi-family dwellings |
| Thoroughfare Plan | | |
| Washington Boulevard | Primary arterial | Existing 96-foot right-of-way and proposed 78-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 | N/A |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Office Commercial typology. The Office Commercial typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.

Office commercial typology is considered to part of the working typologies category that is primarily non-residential areas - places where people work. Generally, these typologies are intended for uses that are too intense to be near homes - either because of their scale and form (such as a business park) or because they may cause a nuisance (such as heavy industrial uses).

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 – Office 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.
 - Master-planned developments in excess of two acres should include pedestrian amenities for passive and active recreation internal to the development.

- 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*).
 - Appropriate as a primary use only in major employment centers.
 - 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.

- *Small-Scale Schools, Places of Worship, Neighborhood- Serving Institutions/Infrastructure, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally less than five acres in size)*.
 - Encouraged in multi-tenant environments or as adaptive reuse of an existing structure.
 - 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.
 - Schools should not be within 1000 feet of a highway, freeway, or expressway.

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

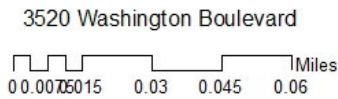
85-Z-219; 3601 Washington Boulevard, requested rezoning of approximately 46 acres to the D-3 district to correct a mapping error, **approved**.

VICINITY

2004 Washington Boulevard (east of site), requested rezoning of 0.97 acre, being in the D-3 District, to the SU-2 classification to provide for educational uses, **approved**.

99-Z-225; 3505 Washington Boulevard (east of site), requested rezoning of 0.7 acre from the D-3 district to the C-1 classification to provide for commercial office uses, **approved**.

EXHIBITS





View looking south along Washington Boulevard



View looking north along Washington Boulevard



View of site looking northwest, across Washington Boulevard



View of site looking west, across Washington Boulevard



View of site looking southwest



View looking southwest across Washington Boulevard at adjacent dwelling to the south