

**METROPOLITAN DEVELOPMENT COMMISSION**

**January 21, 2026**

**Case Number:** 2025-ZON-108 (Amended) / 2025-VAR-008

**Property Address:** 1360 East 30<sup>th</sup> Street

**Location:** Center Township, Council District #8

**Petitioner:** Monon Development Group, LLC, by Christopher White

**Current Zoning:** I-2

Rezoning of 0.98-acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail hotel, entertainment and recreational amenities.

**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.

**Current Land Use:** Vacant

**Staff Recommendations:** Approval of the rezoning and variance requests.

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner continued these petitions from the October 23, 2025 hearing, to the November 20, 2025 hearing, to amend the request and provide new notice.

The Hearing Examiner continued these petitions at the request of staff from the November 20, 2025 hearing, to the December 18, 2025 hearing, to provide time to resolve issues related to property ownership.

These petitions were heard on December 18, 2025. During the petitioner's representative's presentation, questions arose related to the requested dedication of right-of-way along East 30<sup>th</sup> Street and building setbacks. The Hearing Examiner forwarded these petitions to the Metropolitan Development Commission for a full hearing on January 21, 2026, to maintain the project's schedule and provide additional time for discussions with staff regarding the dedication of right-of-way and proposed building setbacks along East 30<sup>th</sup> Street.

## **STAFF RECOMMENDATION**

Approval, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. A 44-foot half right-of-way shall be dedicated along the frontage of East 30<sup>th</sup> Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. 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 / receptables provided for the proper disposal of trash and other waste.
3. The final site plan and building elevations shall be submitted for Administrator Approval prior to the issuance of the Improvement Location Permit (ILP).

## **PETITION OVERVIEW**

This 0.98-acre site, zoned I-2, is developed with industrial uses. It is surrounded by multi-family dwellings to the north, zoned C-S; vacant land to the south, across East 30<sup>th</sup> Street, zoned C-S; industrial uses to the east, zoned I-2; and the Monon Trail to the west, zoned C-3.

Petitions 2021-ZON-069 / 2025-VAR-010 rezoned adjacent parcels (approximately 14 acres) to the C-S district to provide for mixed-use, consisting of a retail hotel, entertainment and recreational amenities. This site would be integrated into and become part of this larger proposed development.

## **REZONING**

The request would rezone the site from the C-S (Special Commercial) district to the C-S district to renovate the two existing hotels to provide for multi-family uses. "The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment."

The Comprehensive Plan recommends village mixed-use typology for the site.

Recommended land uses in this typology include detached housing / attached housing / small-scale multi-family housing / large-scale multi-family housing; assisted living facilities / nursing home; group homes; bed and breakfast; small- 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; artisan manufacturing and food production; structured parking; and community farms / gardens.

### **C-S Statement / Site Plan**

The C-S Statement file dated September 30, 2025, describes the intent of the proposed development and integration of this site into the previous rezoning (Petition 2021-ZON-069 / 2021-VAR-101).

The site plan that is included in the Statement depicts development of this site for parking on the eastern portion of the site, with a proposed container hotel and restaurant on the western portion.

Proposed development would allow for encroachment into the right-of-way of the Monon Trail / Nickle Plate Trail with amenities associated with the hotel and a picnic area. Staff has concerns with this encroachment because the Monon Trail is a public controlled infrastructure amenity that is available for public and community use.

The Statement also includes the following provision: "The Hoosier Heritage Port Authority (HHPA) has been engaged and the Developer plans to enter into an agreement to manage and operate the Nickle Plate Trail from 29<sup>th</sup> Street to 38<sup>th</sup> Street."

Additionally, the Statement and the developer recognizes the environmental contamination of the site that will need to be addressed prior to development of this site.

### **Department of Public Works**

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 44-foot half right-of-way along East 30<sup>th</sup> Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

### **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**

As proposed, this request and its integration into the larger proposed mixed-use development would generally be consistent with the land use Plan recommendation of village mixed-use. Although a hotel is considered lodging within the Ordinance Use Table (defined as “any building or group of buildings containing guest rooms designed or intended to be occupied for sleeping purposes by guests for a fee, often with general kitchen and dining room facilities provided within the building or an accessory building, and that caters to the traveling public. The use may include associated administrative offices and the sale of food, beverages, and convenience items, and meeting rooms”), staff believes it would be an acceptable use because it would be a comparatively small area within the overall development.

Staff would note that the proposed hotel would be similar to the five-story building to the north for multi-family dwellings that was recently constructed.

As with any C-S development, Administrator Approval would be required as development progresses, including, but not limited to, a site plan, building elevations, landscaping plan and photometric plan.

The scale, design and massing of the proposed development would be considered when development documents for this site would be submitted for Administrator Approval. Pedestrian connections and amenities within the overall development and to perimeter sidewalks would be vital to the success of this development. Those connections should provide a high degree of pedestrian safety and experience.



Staff is concerned with the encroachment into the Monon Trail / Nickle Plate Trail rights-of-way along the western boundary of this site and would require that future development comply with the Department of Public Works standards and requirements related to trail and greenways development.

## GENERAL INFORMATION

<b>Existing Zoning</b>	I-2	
<b>Existing Land Use</b>	Industrial uses / parking	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	C-S	Multi-family dwellings
South:	C-S	Vacant land
East:	I-2	Industrial uses
West:	C-S	Monon Trail
<b>Thoroughfare Plan</b>		
East 30 <sup>th</sup> Street	Primary Arterial	Existing 50-foot right-of-way and proposed 88-foot right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	September 30, 2025	
<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>	October 15, 2025	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	September 30, 2025	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use typology. The Comprehensive Plan recommends Village Mixed-Use typology. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider

community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.”

#### **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 – Village Mixed-Use 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.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- Where possible, contributing historic buildings should be preserved or incorporated into new development.

#### **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

**2021-ZON-069 / 2021-VAR-010; 1118 East 30<sup>th</sup> Street, 1120 East 32<sup>nd</sup> Street, 3112, 3118, 3122, 3132, 3212, 3216, 3228, 3254 Dr. Andrew J. Brown Avenue and 2906 Columbia Avenue,** requested rezoning of 14.49 acres from the I-2 and I-4 districts to the C-S district to provide for a mixed-use development consisting of single-family residential, multi-family residential, commercial, recreational, cultural and industrial uses, including but not limited to, retail sales; restaurants; pop-up events; freestanding vendors; temporary and permanent offices; meeting spaces; art galleries; displays and studios; food festivals; indoor and outdoor recreation and entertainment; artisan food and beverage; business home, personal services or repair; community, cultural and educational facilities; lodging; fitness activities; seasonal events; temporary events and outdoor display and sales; farmer market; outdoor displays, seating and sales; walk-up windows; grocery stores; parking; 120 two-three-story apartment homes on a private drive; and 220 multifamily units in a five-story building with 286 parking spaces; and including secured bike parking; fitness room /center; swimming pool; trail access' observation decks; specialty walkways and landscaping and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed, **approved and granted**.

**2021-UV2-008; 3112, 3118 and 3122 Dr. AJ Brown Avenue and 1118 East 30<sup>th</sup> Street,** requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for primary uses, including event center, museum, library, art gallery, artisan food and beverage, farmers market, eating establishment or food preparation, indoor recreation and entertainment, indoor spectator venue, outdoor recreation and entertainment, ongoing outdoor display and sales, outdoor seasonal produce sales, recreational vehicle parking, tattoo parlor, walk-up window; accessory uses including light general retail, commercial parking lot, automated teller machines, radio or television broadcasting antenna, game courts sign; temporary uses including temporary outdoor display and sales, produce sales, temporary outdoor events; to permit an accessory commercial parking lot, and to permit a 10-foot front yard setback along 30<sup>th</sup> Street two-foot transitional west side yard setback, a zero-foot east side yard and zero-foot north rear yard (1118) and zero-foot front (without landscaping), side and rear yards, and to provide for 335 parking spaces, **withdrawn**.

**2019-ZON-020; 2942, 2946, 2950 and 2954 McPherson Street,** requested rezoning of 0.5 acre from the D-5 district to the C-3 classification, **withdrawn**.

**2019-UV3-008; 2954 McPherson Street,** requested a variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four, two-family dwellings, with six feet between dwellings, each with a 24' x 24' detached garage containing a 799-square foot dwelling unit (three dwelling units not permitted) on 40-foot wide, 5,440-square foot lots (minimum 70-foot lot width and 7,200-square feet lot area required), **granted**.

**2017-UV1-018; 1120 E 32<sup>nd</sup> Street,** requested a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for an emergency shelter care / group home for up to 10 foster children between the ages of six and 17 (not permitted), **granted**.

**2010-UV3-018; 3145 Dr A J Brown Avenue**, requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for a storage shed, with a six-foot side transitional setback (10-foot side transitional setback required) and a variance of development standards of the Sign Regulations to provide for a 10-foot-tall free-standing sign encroaching five feet into the right-of-way of Dr. Andrew J. Brown, **withdrawn**

**2008-UV3-010; 3145 Dr A J Brown Avenue** requested a variance of use and development standards of the Commercial Zoning Ordinance to provide for indoor sales, restoration and service of automobiles and motorcycles (not permitted), without off-street parking (minimum 30 parking spaces required for a freestanding retail use), with three parking spaces being located partially in the right-of-way of East 32nd Street with maneuvering area in the right-of-way of East 32nd Street (not permitted), and with three dumpsters being located in the required front yard along East 32nd Street (not permitted), **granted**.

**2008-VAR-811 / 2008-VAC-811; 2939 Columbia Avenue and 2902 and 2906 Dr. Andrew J. Brown Avenue**, requested a variance of Use and Development Standards of the Industrial Zoning Ordinance to provide for the manufacture of solvents, detergents and cleaners (not permitted), and provide for a 31,000-square foot building addition with a three-foot front setback from the east right-of-way line of Columbia Avenue, as proposed by the companion vacation petition (minimum twenty-foot front setback required), to provide for loading area within the required twenty-foot front yard along Columbia Avenue, and to provide for maneuvering area for loading vehicles within the right-of-way of Columbia Avenue and Vacation of a portion of Columbia Avenue, being eight feet in width, **granted and approved**.

**2004-ZON-096; 3005-3025 Winthrop Avenue and 1102 East 30<sup>th</sup> Street**, requested rezoning of 1.08 acres, being in the C-1 District, to the SU-1 classification to provide for religious uses, **approved**.

**86-UV3-24; 2920 Martindale Avenue**, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for the construction of an off-street parking lot associated with an adjacent industrial operation, **granted, subject to the provision of landscaping**.

**84-UV1-44; 3143 Winthrop Avenue**; requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a 22' x 32' addition to an existing office building; **granted**.

**71-UV3-136; 3143 Winthrop Avenue**; requested a variance of use to provide for an addition to an existing office building; **granted**.

**69-V2-206; 3143 Winthrop Avenue**; requested a variance of use to provide for an addition to the south side of an existing office building; **granted**.

**69-V2-121; 2881 Columbia Avenue (south of subject site)**, requested a variance of use of the Industrial Zoning Ordinance to provide for the construction warehouse with reduced side and rear yard setbacks, **granted**.

**65-V-448; 2920 Martindale Avenue (portion of subject site)**, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for the construction of an office building associated with an adjacent industrial operation, **granted**.



Department of Metropolitan Development  
Division of Planning  
Current Planning

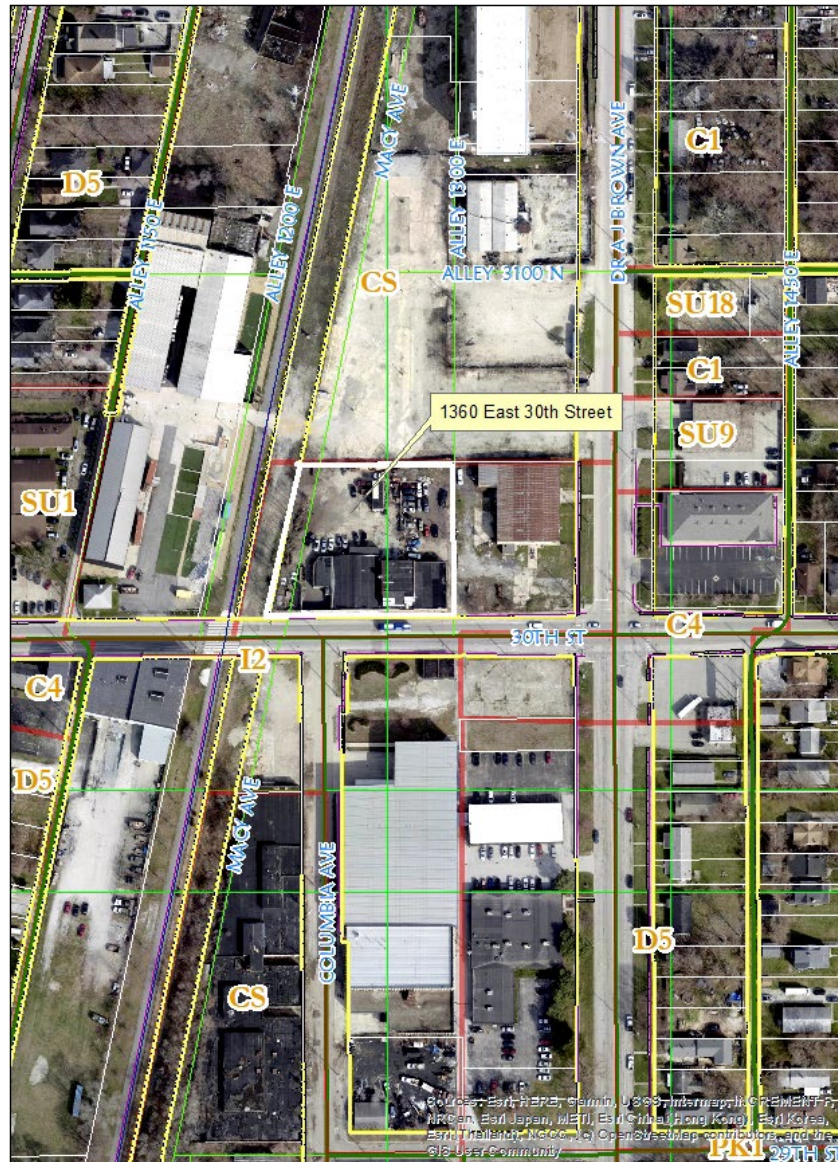
**61-V-402; 2936 Martindale Avenue (portion of subject site)**, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for the construction of an off-street parking lot associated with an adjacent industrial operation, **granted**.

**56-V-200; 2900 Columbia Avenue (portion of subject site)**, requested a variance of use to provide for a laboratory and off-street parking associated with an adjacent industrial use, **granted**.

**23-V-146; 2900 Columbia Avenue (portion of subject site)**, requested a variance of use to provide for the construction of a factory for the manufacture of pen holders, **granted**.



EXHIBITS





**MONON DEVELOPMENT GROUP**

**MONON | 30**



**2025-ZON-108 Submittal**

**C-S DEVELOPMENT STATEMENT**

**1360 E 30<sup>th</sup> Street**

Christopher White, member of and  
on behalf of MONON Development Group, LLC  
8555 N River Rd, Suite 220, Indpls, IN 46240  
317.702.8484  
[Cwhyte@cwhyte.com](mailto:Cwhyte@cwhyte.com)

## I. Background & Approach

**COMMITMENT:** We are a coalition of experienced local developers united by a comprehensive vision to simultaneously transform a forgotten community core of economically distressed, blighted & brownfield contaminated industrial properties along the Monon Trail.

**UNITY:** We are engaged with and working alongside residents, community members, business owners, local leaders and municipal officials, to optimize development and growth and foster equitable access and community resilience.

**INNOVATIVE AND INCLUSIVE DEVELOPMENT:** We are creating a project designed to welcome and empower those who live in the community to spur social activity and to encourage a strong foundation of resident engagement that will catalyze neighborhood revitalization and unity.

**VISION:** We are transforming this aging industrial area into multi-use urban, inviting, and vibrant gathering places with a wide range of businesses and amenities that add to the neighborhood public life and provide quality, modern residential options for individuals and families.

Once a neglected “ride-thru” or “walk/run-thru” area along the Monon Trail, the approachable development will provide placemaking public spaces that invite access and connectivity and that encourage neighborhood interaction along the Monon.

**MONON | 30**

**JOB CAPITAL**



Hillcrest Development  
 Hotel Development

**CB** CUSTOM  
 CONTAINER  
 BUILDERS



DMJR Development LLC

**TRG** THE  
 RIDGE  
 GROUP



**MGC**  
 MIDWEST LLC

GLASSBURN  
 PROPERTIES

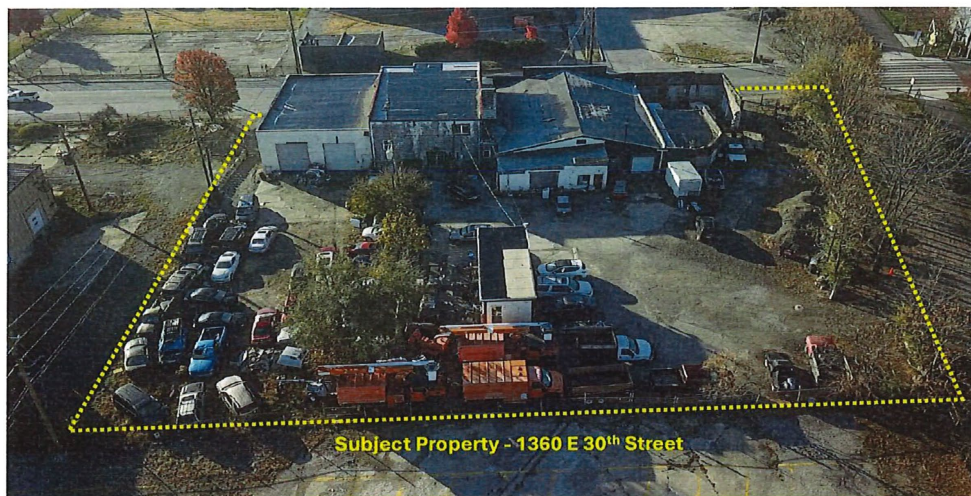
**PREMIER**  
 COMMERCIAL  
 REAL ESTATE SERVICES

**gradison**  
 design+build

**SOCIAL**  
**CCA**  
 SPORTS  
 MOJAVE GHOST

## II. The Property

The property is currently Zoned I-2 and is in violation of the zoning ordinance as the owner utilized the property as a residence as well as is in violation by utilizing the property for outside storage, which is not allowed under I-2 Classification. The property was originally the former Hoosier Coal and Oil and has environmental concerns as underground storage tanks exist.

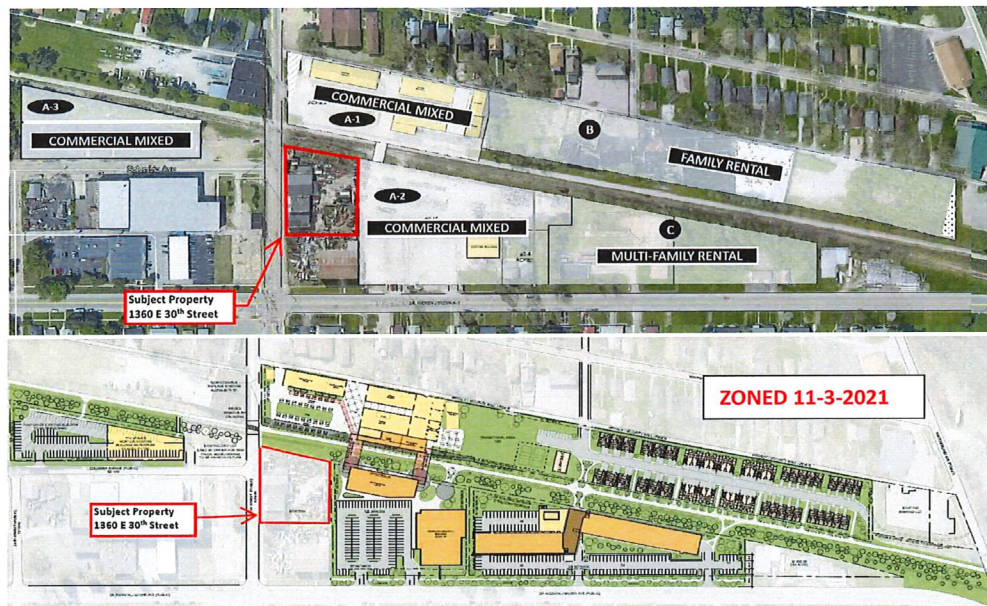




### III. Proposed Land Use, Rezoning & Variance

The Monon 30 Project is the redevelopment of properties collectively making up approximately 14.49 acres located immediately adjacent to and along both sides of the Monon Trail, specifically between E. 29th Street to the south and Sutherland Ave. to the north.

The surrounding properties were zoned C-S in November 2021 (2021-ZON-069/2021-VAR-010) and this segment of the Monon Trail are/were largely vacant or blighted environmental liabilities.



Petitioner is seeking to rezone the subject property to the C-S Zoning District, to be the same as the surrounding parcels (A-1,A-2,A-3). Because the Monon 30 Project presents a unique opportunity to improve the quality of life in the neighborhood with new residential, retail and commercial uses, no industrial uses or operations are requested or proposed as part of the C-S rezoning.

### Rezoning Request to the C-S District

"The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls."

### The Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use for these properties.

"The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre."

### Variance Request

Petitioner seeks a variance to eliminate the development standards established for the C-S Zoning District. Creativity and flexibility are necessary to achieve the full growth potential of the Monon 30 Project for several area-specific reasons:

- the property has varying degrees of environmental issues that may impact development;
- The existing structure will be demolished to be immediately utilized for some immediate commercial and community uses and primarily intended for 6+/- story hotel use;
- the development standards are not consistent with the urban theme of the Monon 30 Project, needed placemaking and creative land uses;
- from time to time community needs in commercial and gathering spaces may fluctuate to be sustainable and to assure long-term viability; and

- none of the properties north of 30th Street are within an Opportunity Zone.

### **Monon 30 Project Conceptual Land Use Areas**

**\*all areas are approximate**

Lots A-1,A-2,A-3 are currently zoned and allow for, Community-Focused Commercial, Public and Civic uses, including, Retail Sales, Restaurants, Popup Events, Freestanding Vendors, Temporary & Permanent Offices, Meeting Spaces, Art Galleries Displays & Studios, Food Festivals, Indoor and Outdoor Recreation and Entertainment, Artisan Food & Beverage, Business, Home & Personal Services or Repair, Community, Cultural & Educational Facilities, Lodging, Fitness Activities, Seasonal Events, Temporary Events and Outdoor Displays and Sales, Farmers Market, Outdoor Displays Seating & Sales, Walk-Up Windows, Grocery and Parking.

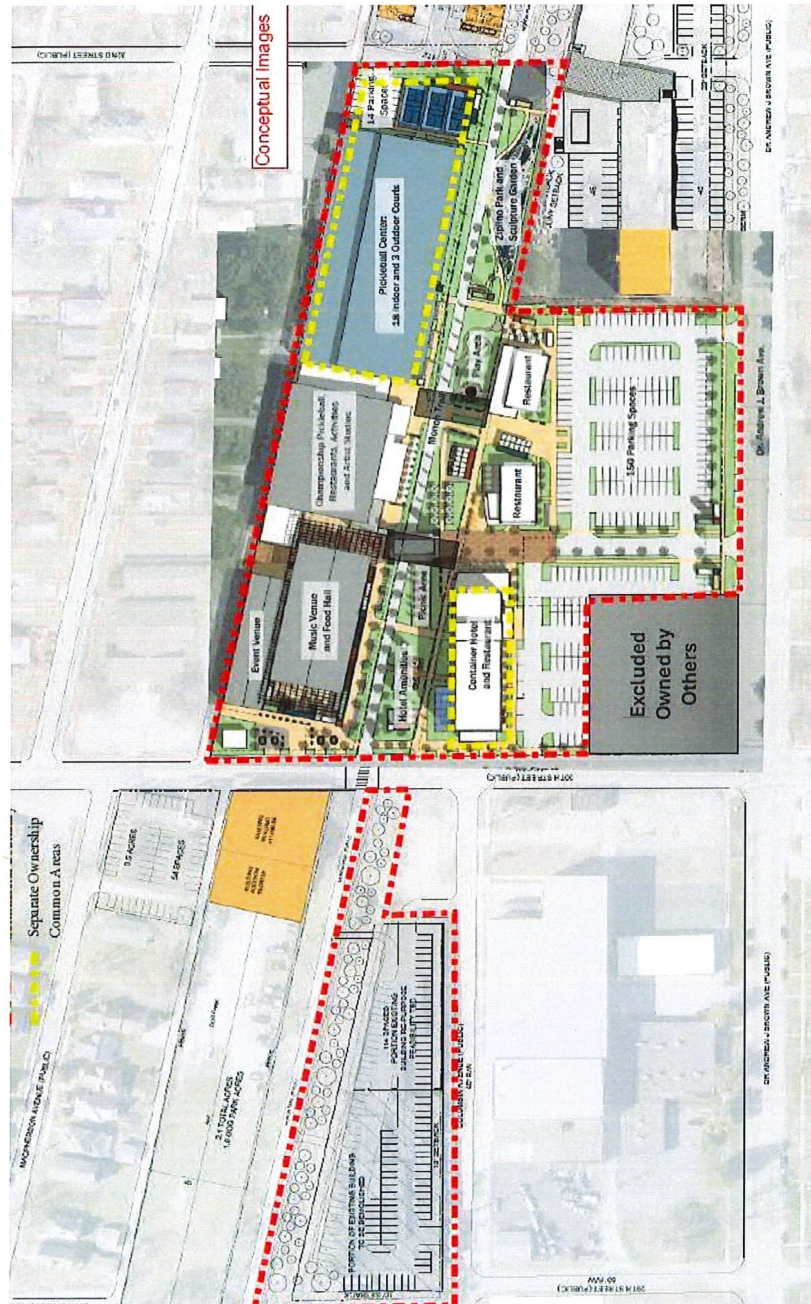
The proposed Property is partially and intended to be used for lodging, but may incorporate and of the above uses listed for Lots A-1,A-2,A-3.

In Addition the uses are intended to Activate the trail to encourage use of public spaces by persons of all ages and connectivity with Lots A-1, A-2 and A-3

### **III. The Monon 30 Project Roadmap, Together with the Subject Property.**

- for the past 5+ years the community has Continued involvement by citizens, stakeholders and the developer group in a transparent and community-driven process to understand challenges and opportunities and to define what success looks like at Monon 30;
- Environmental assessment currently underway;
- Civil engineering coordination with all parcels and consideration of impact from integration with the adjacent Monon Trail;
- Engage DMD Staff and Parks to incorporate physical connectivity improvements and to ensure neighborhood access, taking into account pedestrians, bicycle and vehicular traffic;
- The HHPA has been engaged and Developer plans to enter into and agreement to manage and operate the Nickel Plate Trail from 29<sup>th</sup> to 38<sup>th</sup> Street.
- Redevelopment and infrastructure improvements to commence upon receipt of necessary approvals and permits.







Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
 HEARING EXAMINER  
 METROPOLITAN BOARD OF ZONING APPEALS, Division \_\_\_\_\_  
 OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

the project will transform economically distressed, blighted and brownfield contaminated industrial properties and will enhance neighborhood public life and resident engagement. Vacant and run down properties will no longer pose a public health and/or safety risk.

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2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Public health and safety risks associated with the presence of abandoned and vacant properties will be eradicated. Industrial uses and operations that are not typically compatible with walkable neighborhoods will be removed, while business and hundreds of jobs that are compatible will be added.

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3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The property has been left out of designated opportunity zones and have remained blighted and vacant for decades. The property has environmental issues that present obstacles for use and redevelopment.

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**DECISION**

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

_____	_____
_____	_____
_____	_____



View looking west along East 30<sup>th</sup> Street



View looking east along East 30<sup>th</sup> Street





View from site looking southeast across East 30<sup>th</sup> Street



View looking north along Columbia Avenue





View of site looking northwest across intersection of East 30<sup>th</sup> Street and Columbia Avenue



View from site looking west across the Monon Trail





View from site looking northwest across the Monon Trail



View from site looking northwest across the Monon Trail





View from site looking north



View of site looking east towards Dr. Andrew J Brown Avenue





View of site looking southeast



View of site looking south





View of site looking south (Monon Trail on right)



View of site looking east





View of site looking east



View of site looking southeast towards East 30<sup>th</sup> Street