



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 27, 2025

Case Number: 2025-ZON-004
Property Address: 6700 West Ralston Road (Approximate Address)
Location: Decatur Township, Council District #21
Petitioner: Gretchen Willkie, Earl Swart, and Gwen Swart, by David Gilman
Current Zoning: D-A (FF)
Request: Rezoning of 61.13 acres from the D-A (FF) district to the D-S (FF) district to provide for a nine-lot single-family detached residential development.
Current Land Use: Agricultural
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 61.13-acre subject site is in the West Newton Neighborhood. The proposed rezone would allow.

The surrounding zoning designation and land uses are as follows:

North:	Zoned D-A	Residential Use (Single-family residential)
South:	Zoned D-A	Residential Use (Single-family residential)
East:	Zoned D-A	Residential Use (Single-family residential)
West:	Zoned D-A/D-P	Residential Use (Parks at Decatur subdivision)

The petitioner seeks to rezone this property from the **D-A** district (Dwelling Agriculture) (FF) to the **D-S** (Dwelling Suburban) (FF) to build 10 lots (nine (9) residential and one (1) to remain agricultural).

Zoning District Overview:



D-A (Dwelling Agriculture District): Agricultural lands of Marion County and provides for a variety of agricultural uses. Most agricultural uses (farms) are permitted in this District. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. The district does not require public water and sewer facilities.

D-S (Dwelling Suburban District): Permits single-family residential development with a typical density of 0.4 units per acre. The D-S district is intended for suburban areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low-density development.

FF (Floodway Fringe District): Secondary zoning district that overlays the primary zoning district. FF indicates a 1% chance for significant flooding as well as shallow flooding in a given year. FF is based upon hydrological data and is delineated on the FEMA maps.

DIMENSIONAL STANDARDS			
	D-A	D-S	Proposed
LOT STANDARDS			
Min lot area	3 acres	1 acre	3 acres
Min lot width	250 ft.	150 ft	150 ft
Min street frontage	125 ft.	75 ft	150 ft.
Min open space	85%	85%	N/A
SETBACKS			
		METRO	
Min depth front yard	35 ft.	40 ft < = > Avg Setback	N/A
Min width of side yard	30 ft.	15 ft	N/A
Min width of side yard (aggregate)	75 ft.	35 ft.	N/A
Min depth of rear yard	75 ft.	25 ft.	N/A
BUILDING STANDARDS			
Max height of primary building	35 ft.	35 ft	N/A
Max height of accessory building	24 ft.	24 ft	N/A
Min main floor area (1-story)	1200 sq. ft.	1200 sq. ft	N/A
Min main floor area (above 1-story)	800 sq. ft.	800 sq. ft.	N/A

At this time the applicant is only rezoning. The site is subject to the subdivision control regulations on the zoning ordinance.

The proposed lots are 150 ft wide by 885 deep for 132,750 sq. ft. or 3.04 acres. The density of the subdivision would be 0.33 units per acre.

Tributary Quack Branch which is considered a Category Two stream. In the Metro Context this will require a 50 feet Stream Protection Corridor

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Agricultural	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	Zoning	Land Use
	North:	D-A Residential (Single-family dwellings)
	South:	D-A Residential (Single-family dwellings)
	East:	D-A Residential (Single-family dwellings)
	West:	D-A Residential (Single-family dwellings)
Thoroughfare Plan		
West Ralston Road	Primary Collector	80-foot right-of way existing and a 140-foot right-of way proposed
Context Area	Metro	
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

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends office commercial development of the site.
- The Marion County Land Use Plan Pattern Book (2019) recommends:
- **RURAL OR ESTATE NEIGHBORHOOD**

- The **Rural or Estate Neighborhood** typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.
 - **Detached Housing**
 - Should preserve open space.
 - In older, established historic areas, lots should be deep and narrow with deep setbacks. This allows for city services such as streets and sewer lines to be used more efficiently. Mature trees should be preserved whenever possible.
 - In more rural areas, the protection of open space is even more critical. Lots should be both deep and wide.
- **AGRICULTURAL PRESERVATION**
- The Agricultural Preservation land use is intended for areas that should be protected for agricultural use. These areas may also be appropriate for 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)

- Not Applicable to the Site.

ZONING HISTORY

Zoning History – Vicinity

2021ZON048; 7610 West County Line Road (west of subject site) Rezoning of 165 acres from the D-A and UQ-1 districts to the D-P district to provide for a maximum of 400 single-family and two-family dwelling units at a density of 2.42 units per acre. **Approved.**

2017ZON002; 8025 Paddock Road (north of subject site) Rezoning of 27.34 acres from the D-A district to the SU-10 classification for a cemetery, including a funeral home and mausoleums. **Withdrawn.**

2006ZON039; 8136 Hayworth Road (north of subject site) Rezoning of 19.88 acres, from the D-A District to the D-P classification to provide for the construction of three single-family dwellings for a total of four single-family dwellings on individual lots, with two lots having no frontage on a public street, with access provided by two separate access easements. **Approved.**

94-Z-200; 8800 Paddock Road (west of subject site) Rezone 164.99 acres from the D-a to SU-7 Raising and maintenance of animals and livestock for biological research purposes, related to Indiana University. **Approved.**

93-Z-66; 6279 Ralston Road, Lot #4 (east of subject site) Requests the rezoning of 4.0 acres, being in the D-A District, to the D-S classification to provide for residential development. The details of this petition are on file. **Approved.**

PHOTO EXHIBITS



On subject Site looking across the road



On subject site looking east



Subject property Vacant



On subject site looking west