

**METROPOLITAN DEVELOPMENT COMMISSION**

**April 16, 2025**

**Case Number:** 2024-ZON-115

**Property Address:** 6600 and 6908 Hickory Road

**Location:** Franklin Township, Council District #25

**Petitioner:** Manheet Singh, by Joseph D. Calderon

**Current Zoning:** D-A (FF)

**Request:** Rezoning of 145 acres from the D-A (FF) district to the D-P (FF) district to provide for a multi-family and single-family attached senior community development, a single-family detached residential development consisting of 240 units, and educational uses, including a day care or nursery school, with amenities, including a community garden, a swimming pool, game courts, playgrounds, and pathways.

**Current Land Use:** Single-family dwelling / accessory buildings / agricultural uses

**Staff Recommendations:** Approval, subject to the commitments noted below:

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

**PETITION HISTORY**

The Metropolitan Development Commission acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the February 5, 2025 hearing, to the March 5, 2025 hearing.

The Metropolitan Development Commission continued this petition from the March 5, 2025 hearing, to the April 16, 2025 hearing, to provide additional time to determine the amount of the voluntary restricted donation for future infrastructure improvements.

The Department of Public Works has determined that a donation in the amount of \$470,000.00 be dedicated for infrastructure improvements that would include a roundabout at the intersection of Indian Creek Road South and Hickory Road and three right-turn lanes along East Southport Road and South Franklin Road.

Staff continues to **recommend 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. The development shall contribute a voluntary restricted donation of \$470,000.00 toward the cost of future infrastructure improvements at the intersections of Indian Creek Road South / Hickory Road (roundabout), three right-hand turns along East Southport Road and South Franklin Road. Additional infrastructure improvements include proposed access drives along Indian Creek Road South, Hickory Road and East Southport Road, in accordance with the Traffic Impact Study file dated January 31, 2025. Contributions shall be payable to the MDC Grants and Donation Fund and subsequently transferred to DPW for design and construction costs. Prior to the filing, processing, or issuance of any subsequent subdivision plat approval or Improvement Location Permit (ILP), the development shall enter into a formal agreement with the City to specify the terms of the contribution to the MDC Grants and Donation Fund including exact amount, schedule, and / or proration of voluntary restricted donation payments.
2. A 40-foot half right-of-way shall be dedicated along the frontage of Indian Creek Road South, a 40-foot half right-of-way along Hickory Road and a 40-foot half-right-of-way along East Southport Road, 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).
3. 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.

## **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. The development shall contribute a voluntary restricted donation toward the cost of future infrastructure improvements at the intersections of Indian Creek Road South / Hickory Road, East Southport Road / South Franklin Road, and proposed access drives along Indian Creek Road South, Hickory Road, and East Southport Road, in accordance with the Traffic Impact Study file dated January 31, 2025. Contributions shall be payable to the MDC Grants and Donation Fund and subsequently transferred to DPW for design and construction costs. Prior to the filing, processing, or issuance of any subsequent subdivision plat approval or Improvement Location Permit (ILP), the development shall enter into a formal agreement with the City to specify the terms of the contribution to the MDC Grants and Donation Fund including exact amount, schedule, and / or proration of voluntary restricted donation payments.

2. A 40-foot half right-of-way shall be dedicated along the frontage of Indian Creek Road South, a 40-foot half right-of-way along Hickory Road and a 40-foot half-right-of-way along East Southport Road, 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).
3. 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.

## PETITION OVERVIEW

This 145-acre site, zoned D-A (FF), consists of two parcels that are developed with a single-family dwelling, with the remainder of the land used agriculturally. It is surrounded by single-family dwellings to the north, across Indian Creek Road South; single-family dwellings to the south; single-family dwellings to the east, across Hickory Road; and single-family dwelling to the west, all zoned D-A.

There is an approximately 105-foot-wide right railroad right-of-way that bisects the property at the northeast corner of the site, along with a 100-foot-wide power line easement along the western boundary.

## REZONING

This request would rezone the site to the D-P District.

The established purpose of the D-P District follows:

1. To encourage a more creative approach in land and building site planning.
2. To encourage and efficient, aesthetic and desirable use of open space.
3. To encourage variety in physical development pattern.
4. To promote street layout and design that increases connectivity in a neighborhood and improves the directness of routes for vehicles, bicycles, pedestrians, and transit on an open street and multi-modal network providing multiple routes to and from destinations.
5. To achieve flexibility and incentives for **residential, non-residential and mixed-use** developments which will create a **wider range of housing types** as well as amenities to meet the ever-changing needs of the community.
6. To encourage renewal of older areas in the metropolitan region where new development and restoration are needed to revitalize areas.
7. To permit special consideration of property with outstanding features, including but not limited to historical significance, unusual topography, environmentally sensitive areas and landscape amenities.

8. To provide for a comprehensive review and processing of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.
9. To accommodate new site treatments not contemplated in other kinds of districts.

Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

The Comprehensive Plan recommends suburban neighborhood typology.

A proposed development of the site be consistent with the Plan recommendation of suburban neighborhood.

#### **DP Statement (Amended) – February 19, 2025**

The DP Statement explains development of the two parcels (6600 and 6908) that includes permitted uses, accessory uses and development standards.

Permitted uses on Parcel 6600 Parcel would include attached multi-family and single-family attached dwellings leased or owned by residents 55 years and older.

Permitted uses on Parcel 6908 would include single-family, with one parcel reserved for educational uses (southeast corner of the site). Square footage of these lots range from 1,800 square feet to 5,000 square feet.

Utilities and drainage would comply with all regulations and requirements.

Signage would include freestanding monument and incidental signs.

A 25-foot-wide landscaped perimeter buffer yard would be installed consistent with the preliminary plan, and the 100-foot-wide easement along the western site boundary would remain undisturbed.

Amenities would include a clubhouse, pool, active / passive recreation space, community parks within the development, and sidewalks / trails.

#### **Floodway / Floodway Fringe**

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.



The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-P in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance.

There is a small and insignificant area of floodplain of Raybourn Ditch abutting East Southport Road that encroaches into the small 50-foot-wide strip along the southern boundary of this site.

### **Site Plan – February 19, 2025**

The site plan depicts an approximately 7.6-acres (Parcel 6600) at the northeast corner of the site for attached senior living.

Approximately 123.7 acres (Parcel 6908) would provide for 228 lots for single-family dwellings consisting of two different lot sizes.

The educational uses would occupy approximately 8.1 acres, with approximately 6.68 acres in park.

### **Department of Public Works**

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 40-foot half right-of-way along Indiana Creek Road South, a 40-foot half right-of-way along Hickory Road, and a 40-foot half right-of-way along East Southport Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

### **Traffic Impact Study – January 31, 2025**

The parameter used to evaluate traffic operation conditions is referred to as the level-of-service (LOS). There are six LOS (A through F) categories, which relate to driving conditions from best to worst, respectively. LOS directly relates to driver discomfort, frustration, fuel consumption and lost travel time. Traffic operating conditions at intersections are considered to be acceptable if found to operate at LOS D or better.

Capacity analysis occurs for three different scenarios. Scenario One - Existing Traffic Volumes – Based on existing peak hour traffic volumes. Scenario Two - Year 2034 Background Traffic Volumes – Based on inflating the existing traffic by 0.5% annual growth rate and adding generated traffic volumes from partially developed and planned future near-by developments. Scenario Three - Total Development Traffic Volumes – Based on the sum of the year 2034 background.

The study area for this analysis has been defined included the following intersections: See Exhibit A-1.

- Indian Creek Road South / Franklin Road
- Indian Creek Road South / Hickory Road
- East Southport Road / Franklin Road
- East Southport Road / Hickory Road
- Hickory Road South / Southeastern Avenue
- Indian Creek Road South / Fairlane Drive
- Indian Creek Road South / Acton Road

#### Access Drives

- Indian Creek Road South / Single Family
- Indian Creek Road South / Senior Adult Multi-family
- Hickory Road / Single Family
- Hickory Road / Senior Adult Multi-family
- Hickory Road / School
- East Southport Road / School

#### Conclusions / Recommendations

- Indian Creek Road South / Franklin Road – No improvements are recommended
- Indian Creek Road South / Hickory Road
  - Added Northbound Right-Turn Lane
  - Added Southbound Left-Turn Lane
  - Added Westbound Left-Turn Lane
  - Additional capacity analyses have shown that the intersection will operate at acceptable levels of service when considering the year 2034 background traffic volumes (Scenario 3) with the reconstruction of the intersection as a single-lane roundabout.
- East Southport Road / Franklin Road
  - Added Southbound Right-Turn Lane with a Protected Overlap Signal Phase.
  - Added Eastbound Left-Turn Lane with a Protected Left-Turn Signal Phase.
- East Southport Road / Hickory Road -No improvements are recommended
- East Hickory Road / Southeastern Avenue – No improvements are recommended
- Indian Creek Road South / Fairlane Drive -No improvements are recommended
- Indian Creek Road South / Acton Road – No improvements are recommended

#### Access Drives (proposed)

- Indian Creek Road South / Single Family
  - Construction of the northbound full access drive with one inbound lane and at least one outbound lane.
  - Pending right-of-way availability, construction of a westbound passing blister along Indian Creek Road South at the access drive location.
  - The intersection should be stop-controlled with the access drive stopping for Indian Creek Road South.
- Indian Creek Road South / Senior Adult Multifamily Access Drive
  - Construction of the northbound full access drive with one inbound lane and at least on outbound lane.
  - The intersection should be stop-controlled with the access drive stopping for Indian Creek Road.

- Hickory Road / Senior Adult Multifamily Access Drive
  - Construction of the eastbound full access drive with one inbound lane and at least one outbound lane.
  - Pending right-of-way availability, construction of a northbound passing blister along Hickory Road at the access drive location.
  - The intersection should be stop-controlled with the access drive stopping for Hickory Road.
- Hickory Road / Proposed Single Family
  - Construction of the eastbound full access drive with one inbound lane and at least one outbound lane.
  - Pending right-of-way availability, construction of a northbound passing blister along Hickory Road at the access drive location.
  - The intersection should be stop-controlled with the access drive stopping for Hickory Road.
- Hickory Road / School
  - Construction of the eastbound full access drive with one inbound lane and at least one outbound lane.
  - Pending right-of-way availability, construction of a northbound passing blister along Hickory Road at the access drive location.
  - The intersection should be stop-controlled with the access drive stopping for Hickory Road.
- East Southport Road / School
  - Construction of the eastbound full access drive with one inbound lane and at least one outbound lane.
  - Construction of an exclusive eastbound left-turn lane along Southport Road.
  - The intersection should be stop-controlled with the access drive stopping for East Southport Road.

## **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.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-A (FF)	
<b>Existing Land Use</b>	Single-family dwelling / accessory buildings / agricultural uses	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North: D-A	Single-family dwellings
	South: D-A	Single-family dwellings
	East: D-A	Single-family dwellings
	West: D-A	Single-family dwellings
<b>Thoroughfare Plan</b>		
Hickory Road	Primary Collector	Existing 30-foot right-of-way and proposed 80-foot right-of-way.
Indiana Creek Road South	Primary Collector	Existing 32-foot right-of-way and proposed 80-foot right-of-way.
East Southport Road	Primary Arterial	Existing 60-foot right-of-way and proposed 80-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	Yes – Raybourn Ditch	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	

<b>Site Plan</b>	September 5, 2024
<b>Site Plan (Amended)</b>	February 19, 2025
<b>Elevations</b>	September 5, 2024
<b>Elevations (Amended)</b>	February 19, 2025
<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>	September 5, 2024 / February 19, 2025

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

The Comprehensive Plan recommends 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 one to five 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

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 – Suburban Neighborhood*
  - 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 three 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 five 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.
- *Multi-family Housing*
  - Should be located along arterial or collector streets, parks, or greenways.
  - Parking should be either behind or interior to the development.
  - Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.
- *Large-Scale Schools, Places of Worship, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities would not be included in this definition and are considered to be regional special uses).*
  - Should be located along an arterial 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.
  - Schools should not be within 1000 feet of a highway, freeway, or expressway.
  - Should be located within one-half mile of a bus or rapid transit stop unless there is no bus service within the institution's service area.
  - In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
  - Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

### **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

**2024-ZON-029; 9401 and 9415 East Southport Road and 9404 and 9510 East McGregor Road (south of site)**, requested rezoning of 112.2 acres from the D-A (FF) and D-1 (FF) districts to the D-4 district to provide for single-family residential development, **approved**.

**2020-ZON-020; 9140 East McGregor Road (south of site)**, requested rezoning of 67.54 acres from the D-A district to the D-4 district, **approved**.

**2017-ZON-050; 7021 South Franklin Road and 8750 East McGregor Road (south of site)**, requested rezoning of 81.801 acres from the D-A (FW)(FF) district to the D-P (FW)(FF) classification to provide for 205 lots, consisting of 205 single-family dwelling, for a density of 2.54 units per acre, **approved**

**2016-CZN-832 / 2016-CVR-832 / 2016-CPL-832; 6725 South Franklin Road (west of site)**, requested rezoning of one acre from the D-A District to the C-4 classification; a variance of development standards to provide for a liquor store within 20 feet from a protected district; and approval of a Subdivision Plat, to be known as Deeburg Subdivision, dividing 20.18 acres into two lots, **withdrawn**.

**2015-UV1-006; 7220 South Franklin Road (west of site)**, requested a variance of use of the Dwelling Districts Zoning Ordinance to use existing barns to provide for an event center for reunions, receptions, parties, retreats and weddings, **granted**.

**2014-CZN-824A / 2014-CZN-824B / 2014-CZN-824C / 2017-CVR-824; 8120 East Southport Road (south of site)**, requested rezoning of 28.15 acres from the D-A District to the C-4 classification to provide for an approximately 98,500-square foot grocery store, a fueling station and integrated commercial center; rezoning of 5.9 acres from the D-A District to the C-3 classification to provide for an integrated commercial center; rezoning of 19.15 acres from the D-A District to the D-6II classification to provide for a multi-family development and variances of development standards of the Commercial zoning Ordinance to provide for a grocery store, a gasoline station and commercial retail development with outdoor seating and dining, 500 square feet of outdoor storage on the fueling station parcel and a reduction of parking spaces, **approved and granted**.

**2013-ZON-070; 6725 South Franklin Road (west of site)**, requested a rezoning of three acres from the D-A district to the C-3 classification to provide for a gas station, **approved**.

**2007-ZON-075; 7016 South Franklin Road (west of site)**, requested rezoning of 3.15 acres from the D-A District to the C-1 classification to provide for office-buffer commercial uses, **approved**.

**2004-ZON-165; 8750 East Southport Road (south of site)**, requested rezoning of 22.3 acres, being in the D-A and SU-2 District, to the D-5II classification to provide for a two-family condominium development, **withdrawn**.

**2001-ZON-821 (2001-DP-006) / 2001-PLT-821; 8515 Indian Creek Road (east of site)**, requested rezone 33.647 acres from D-A to D-P to provide for 29.147 acres of single-family residential development of 83 lots (2.84 units/acre), 2 acres of commercial development, and 4.5 acres for educational uses, and requests approval of a subdivision plat to be known as Indian Creek Meadows, dividing 29.147 acres into 83 lots, with a waiver of perimeter sidewalk to be an asphalt bike / pedestrian path, cul-de-sac length, and local street width for density over 2.5 units / acre, **approved**.

**2001-ZON-042; 8710 – 8822 Indian Creek Road South (east of site)**, requested a rezoning of 29.61 acres being in the D-A district to the SU-2 classification to provide for a bus barn, athletic fields, communication labs and other educational uses, **approved**.

**2000-ZON-010; 8750 East Southport Road (south of site)**, requested a rezoning of 69.494 acres being in the D-A District to the SU-2 classification, **approved**.

**99-Z-107/99-DP-18; 7835 East Southport Road (south of site)**, requested rezoning of 80.64 acres from the D-A district to the D-P classification to provide for a single-family subdivision, **approved**.

**97-UV3-46; 6223 and 6225 South Franklin Road (west of site)**, requested a variance of use of the Dwelling Districts Zoning Ordinance to legally establish a daycare/preschool facility, **granted with conditions**.

**97-Z-53; 7700 East Southport Road (south of site)**, requested a rezoning of 2.662 acres from D-A to SU-39 to provide for water tanks and a water pumping station, **approved**.

**96-Z-42/96-DP-4; 8101 East Southport Road (south of site)**, requested rezone 93.5 acres from D-A to DP to provide for 199 single-family residential lots, **approved**.

**96-Z-6A; 6610 South Franklin Road (west of site)**, requested a rezoning of 58 acres being in the D-A district to the SU-3 classification to provide for the development of a golf course, **approved**.

**96-Z-B; 6636 South Franklin Road (west of site)**, requested a rezoning of 1 acre being in the D-A district to the D-1 classification to provide for the continued use of an existing single-family residence, **granted**.

**84-Z-204; 7802 East Southport Road (south of site)**, requested the rezoning of 20.63 acres, being in the A-2 District, to the SU-5 classification to provide for the construction and maintenance of a radio broadcasting tower and accessory building, **approved**.

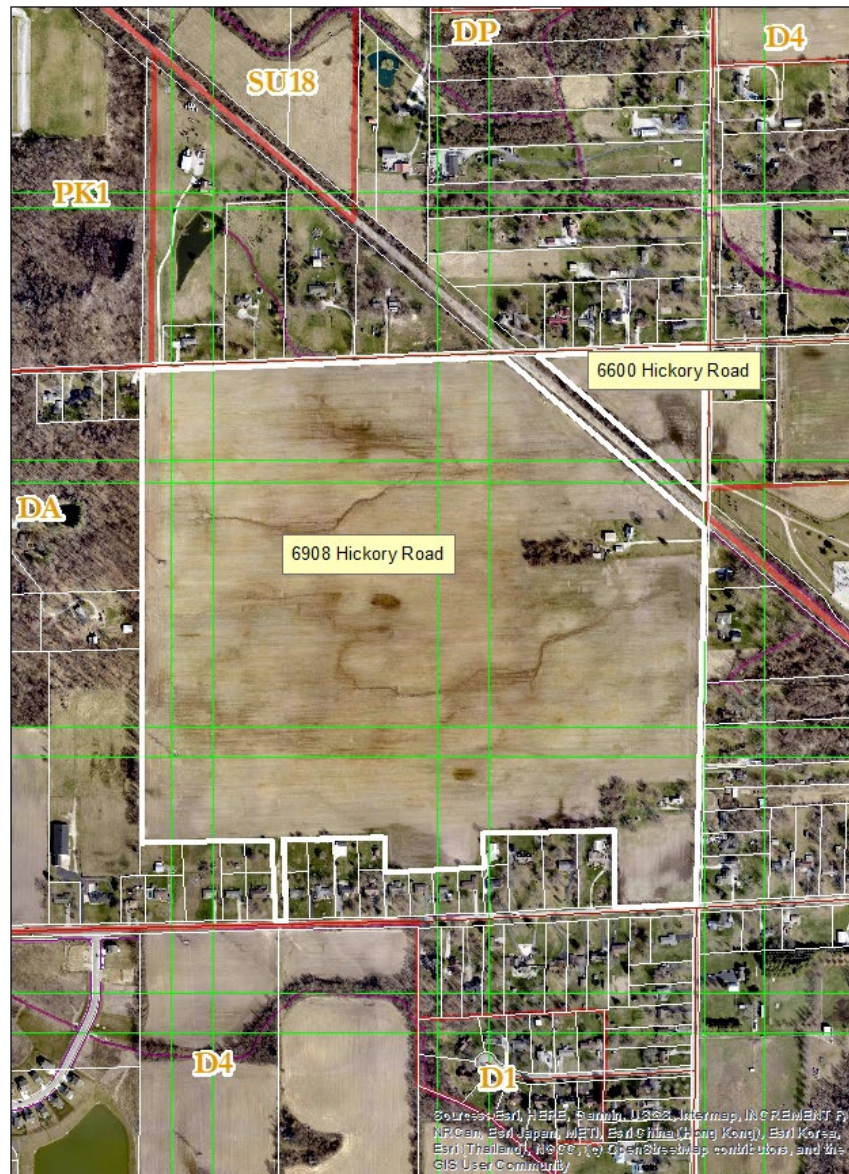


Department of Metropolitan Development  
Division of Planning  
Current Planning

**83-Z-5 / 83-CV-4; 7802 East Southport Road (south of site)**, requested the rezoning of 20.83 acres, being in the A-2 District, to the D-12 classification to permit the development of 58 two-family residences on platted lots, **denied**; and, a variance of development standards of the Dwelling Districts Zoning Ordinance to permit a reduction in the minimum lot area, lot width, side yard, and front setback requirements, **withdrawn**.

**79-Z-31, 7240 Hickory Road (south of site)**, requested rezoning of 56.483 acres being in the A-2 district, to the D-1 classification to provide for residential use by platting, **approved**

EXHIBITS



Source: Esri, HERE, DeLorme, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, OpenStreetMap contributors, and the GIS User Community



6600 and 6908 Hickory Road  
 0 0.0350.07 0.14 0.21 0.28 Miles



## Amended D-P Statement - 2.19.2025

### Preliminary DP Plan

6600 and 6908 Hickory Road

#### Introduction

Manheet Singh ("Petitioner"), is seeking to develop property containing approximately 145 acres and commonly addressed as 6600 Hickory Road (the "6600 Parcel"), and 6908 Hickory Road (the "6908 Parcel") (the 6600 Parcel and 6908 Parcel are collectively referred to herein as, the "Subject Property"). The Subject Property is zoned D-A, and is partially improved. Petitioner is proposing a "senior" restricted multi-family community on the 6600 Parcel, and a single family detached residential development, with one parcel dedicated for educational use on the 6908 Parcel, all as generally shown on the preliminary site plan submitted with and attached to this Preliminary DP Plan as Exhibit "A" (the "Preliminary Site Plan").

#### The Proposed Development/Permitted Uses

A. 6600 Parcel Permitted Uses: The development of the 6600 Hickory Parcel proposes attached multi-family residential units, which will be restricted to "seniors". Both primary and accessory uses permitted by this Preliminary DP Plan are those which are either referenced or defined in Chapter 743, Article II, Table 743-1 "Use Table" of the Consolidated Zoning/Subdivision Ordinance of the City of Indianapolis, Marion County (the "Zoning Ordinance").

Permitted Primary uses on the 6600 Parcel shall include:

1. Attached Multi-family dwellings.
2. Single Family attached dwellings.
3. All dwelling units must be leased or owned by an individual who is at least 55 years old.

Permitted Accessory uses for the 6600 Parcel may include:

1. Outdoor Recreation, which may include a swimming pool, game courts, playgrounds, etc.
2. Community Garden.
3. Minor Residential features, including pathways, sidewalks, benches and the like.
4. Surface Parking.

6600 Parcel Development Standards/Setbacks: Attached multi-family buildings and accessory structures (other than sidewalks, pathways and similar features) constructed on the 6600 Parcel shall meet the following minimum setbacks:

1. West property line: Buildings: 40 feet; Accessory Uses: 20 feet.
2. North and South Property Lines: Buildings: 40 feet from north property line, 40 feet from south property line; Accessory Uses: 20 feet from north and south property lines.
3. East Property Line: Buildings: 40 feet; Accessory Uses: 20 feet.

B. 6908 Parcel Permitted Uses: The 6908 Parcel proposes single family residential development, with one parcel reserved for educational use.

Permitted Primary uses on the 6908 Parcel shall include:

1. Single Family Detached Dwellings.
2. Religious Use School, limited to the location shown on the Preliminary Site Plan.
3. Day Care Center/Nursery School, limited to the location shown on the Preliminary Site Plan.

6908 Parcel Development Standards/Setbacks: The single family detached dwellings on the 6908 Parcel will feature two types of lots, currently planned as: (a) 39 lots with minimum lot width of 100 feet, and minimum lot depth of 200 feet ("100 Foot Lots"); (b) 190 lots with minimum lot width of 70 feet and minimum lot depth of 120 feet "70 Foot Lots"; and (c) 1 "estate" size lot of approximately 5 acres (the "Estate Lot"), accessory structures (other than sidewalks, pathways and similar features) constructed on the 6908 Parcel shall meet the following minimum setbacks:

1. Front Yard (100 Foot Lots): 40 feet from the right-of-way line.
2. Side Yards (100 Foot Lots): 25 foot minimum aggregate side yard setback for 10 foot minimum one side; Accessory Uses: 10 feet from the applicable property lines.
3. Rear Yard (100 Foot Lots): Buildings: 40 feet; Accessory Uses: 10 feet.
4. Front Yard (70 Foot Lots): 25 feet from right-of-way line.
5. Side Yards (70 Foot Lots): 15 foot aggregate side yard setback; 5 foot minimum for one side, 15 feet minimum separation between homes on adjoining lots.
6. Rear Yards (70 Foot Lots): 20 feet minimum rear yard, 10 feet for accessory structures.
7. Front Yard (Estate Lot): 75 feet from the right-of-way line.
8. Side Yards (Estate Lot): 40 feet minimum aggregate side yard setback, 15 foot minimum for one side.
9. Rear Yard (Estate Lot): 75 foot minimum rear yard setback, 25 foot minimum rear yard setback for accessory structures.

Utilities/Drainage: All utilities are available or will be brought to the site. There will be no utility poles located on the Subject Property, unless already existing and financially impractical to bury. Storm drainage will be professionally engineered to meet all City of Indianapolis requirements with respect to runoff rate and quantity, as well as water quality.

Signs: The following signs shall be permitted:

1. Freestanding (for the school on the 6600 Parcel): One (1) Monument sign, not to exceed 8 feet in height.
2. Freestanding (for the benefit of the 6908 Parcel): One (1) Monument sign, not to exceed 8 feet in height.
3. Freestanding (for the residential section of the 6908 Parcel): Two (2) Monument signs, meeting the requirements of Table 744-906-0 of the Sign Relations.
4. Secondary: a) Vehicle Entry Point; b) Incidental

Where not specified herein, sign dimensions and locations shall be governed by the Sign Regulations of Marion County, as applied to mixed use districts, set forth in Chapter 744, Art. XI of the Zoning Ordinance.

Landscaping: Petitioner will provide a landscaped perimeter buffer yard of at least twenty-five (25) feet in width along portions of the south property line of the 6908 Parcel as shown on the Preliminary Site Plan. There is an existing 100 foot easement on the west property line that will remain undisturbed. There will also be a landscaped buffer yard of at least 20 feet in width on the perimeter of the 6600 Parcel.

#### Miscellaneous

Amenities: The development on the 6908 Parcel, at a minimum, shall provide the following amenities:

1. Community clubhouse and pool, generally located as shown on the Preliminary Site Plan.
2. Active and passive recreation space.
3. At least 3 community pocket parks, plus one community park of at least 8 acres, generally as shown on the Preliminary Site Plan.

#### Home Standards on the 6908 Parcel:

For 70 Foot Lots: Minimum square footage of 1800 s.f., or 2400 s.f. if two-story.

For 100 Foot Lots: Minimum square footage of 2200 s.f., or 3000 s.f. if two-story.

For Estate Lot: Minimum square foot of 5000 s.f.

While architectural details are not available at this time, homes will be consistent with the character exhibits shown on Exhibit "B".

Access: Two curb cuts are proposed for each of Hickory Road and Indian Creek Road, and one curb cut is proposed for Southport Road, while the preliminary curb at locations are shown on the Preliminary Site Plan, final locations and access types shall be finally determined by the City of Indianapolis Department of Public Works.

#### Sidewalks / Walking Trails.

1. Perimeter sidewalks shall be installed along the Indian Creek Road, Hickory Road and Southport Road frontages of the Subject Property, except for the Estate Lot. Some perimeter sidewalks may be installed as multi-use paths if so requested by the City of Indianapolis.
2. A combination of internal sidewalks and multi-use paths shall be installed throughout the Subject Property, generally located as shown on the Preliminary Site Plan.

Administrative Approval of Future Site Plans: Final site plans and development plans may be submitted in total or in phases. The Administrator shall have the right to issue final approval of the final site plans and development plans so long as the final approval of the final site plans and development plans are consistent with the permitted uses, development standards, and landscaping requirements set forth in this Preliminary DP Plan.

Commitments: Developer proposes to supplement this Preliminary DP Plan with rezoning commitments in the form attached hereto as Exhibit "C".



EXHIBIT "A"

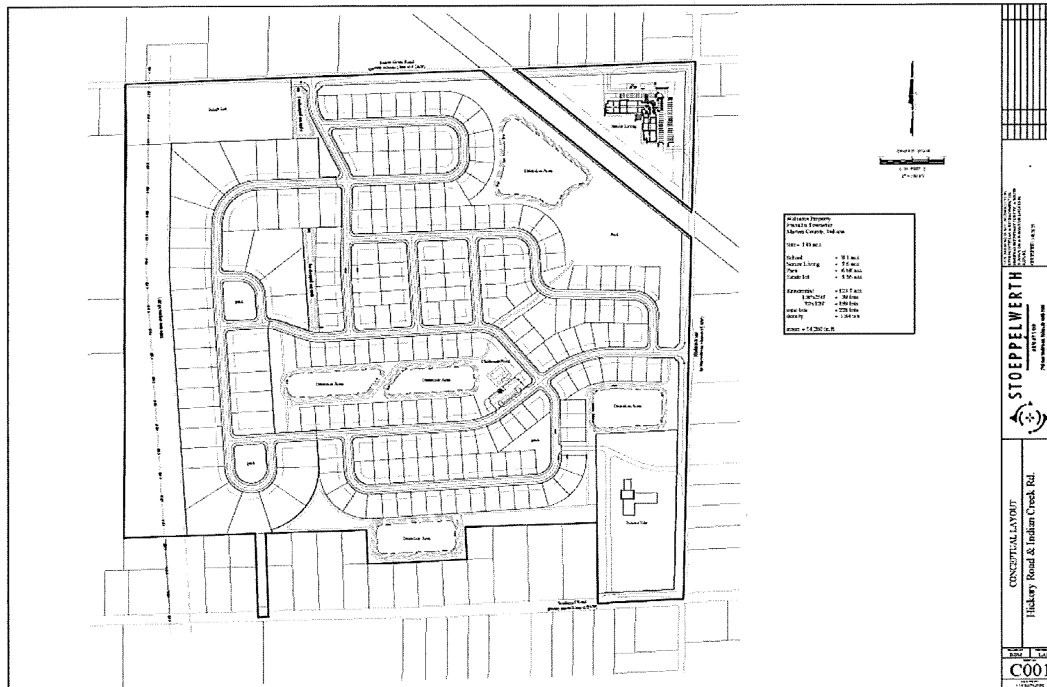
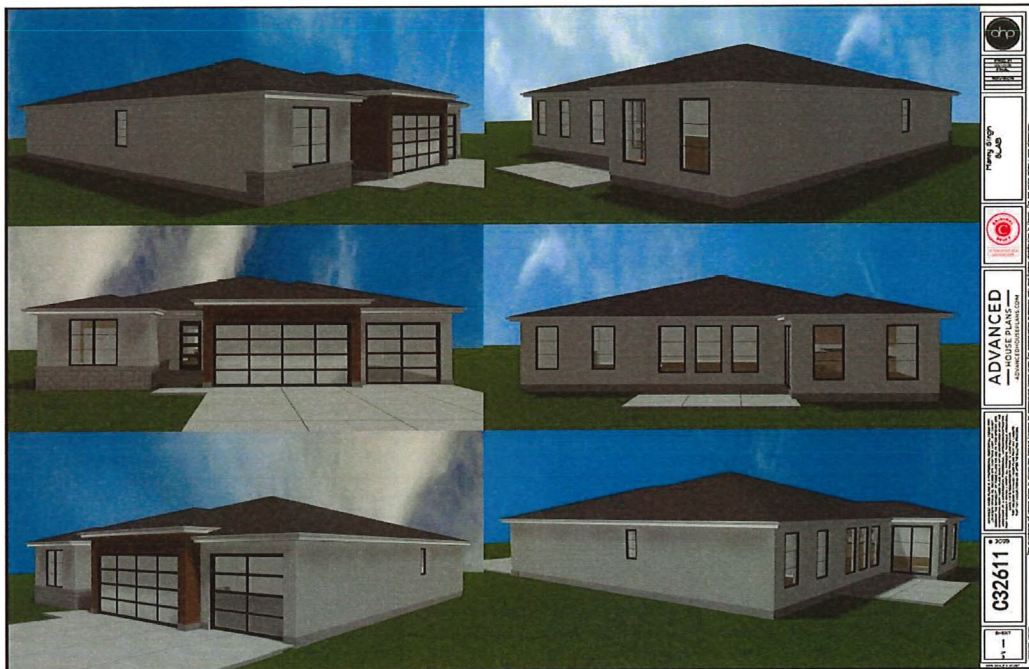
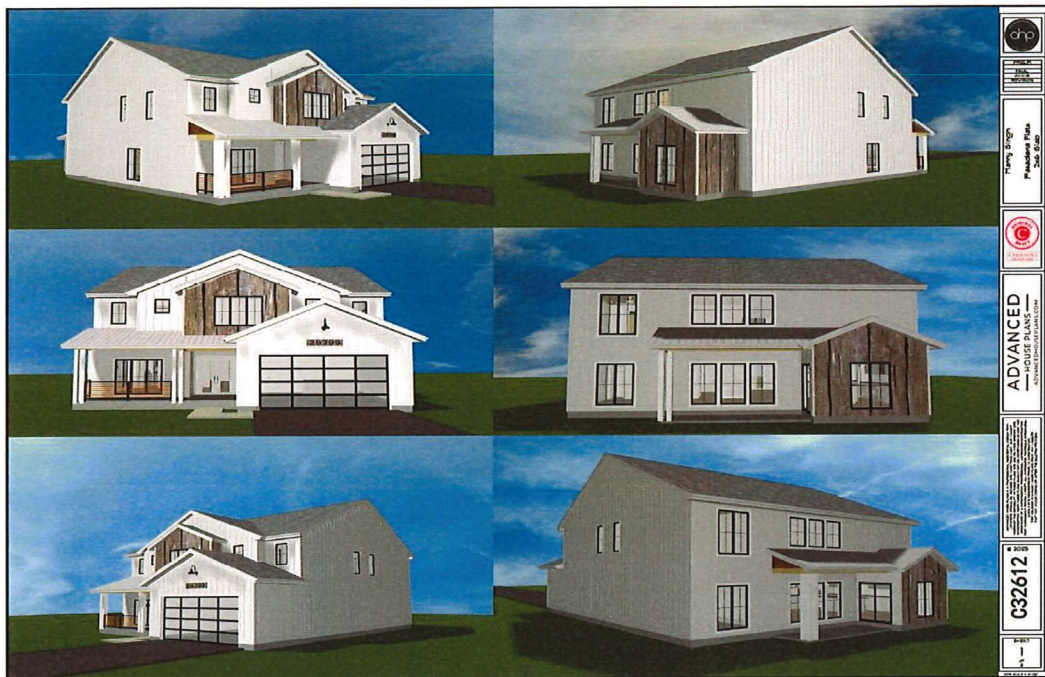


EXHIBIT "B"











**CONCEPT PLAN**  
**WILLIAMS PROPERTY**  
 INDIANAPOLIS, INDIANA

Area A  
 Lot Size: 100' x 200'  
 Lot Count: 39

Area B  
 Lot Size: 70' x 120'  
 Lot Count: 169

Total Lot Count: 228  
 Single Family: 123.70 (Density - 1.84 u/s)  
 Estate Lot: 5.56 ac.  
 Senior Living: 7.60 ac.  
 School: 8.1 ac.  
 Park: 6.68 ac.±



STOEPPELWERTH



STOEPPELWERTH & ASSOCIATES, INC.  
 10000 EAST 100TH AVENUE  
 SUITE 100, INDIANAPOLIS, IN 46240  
 PHONE: (317) 846-9000

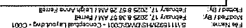
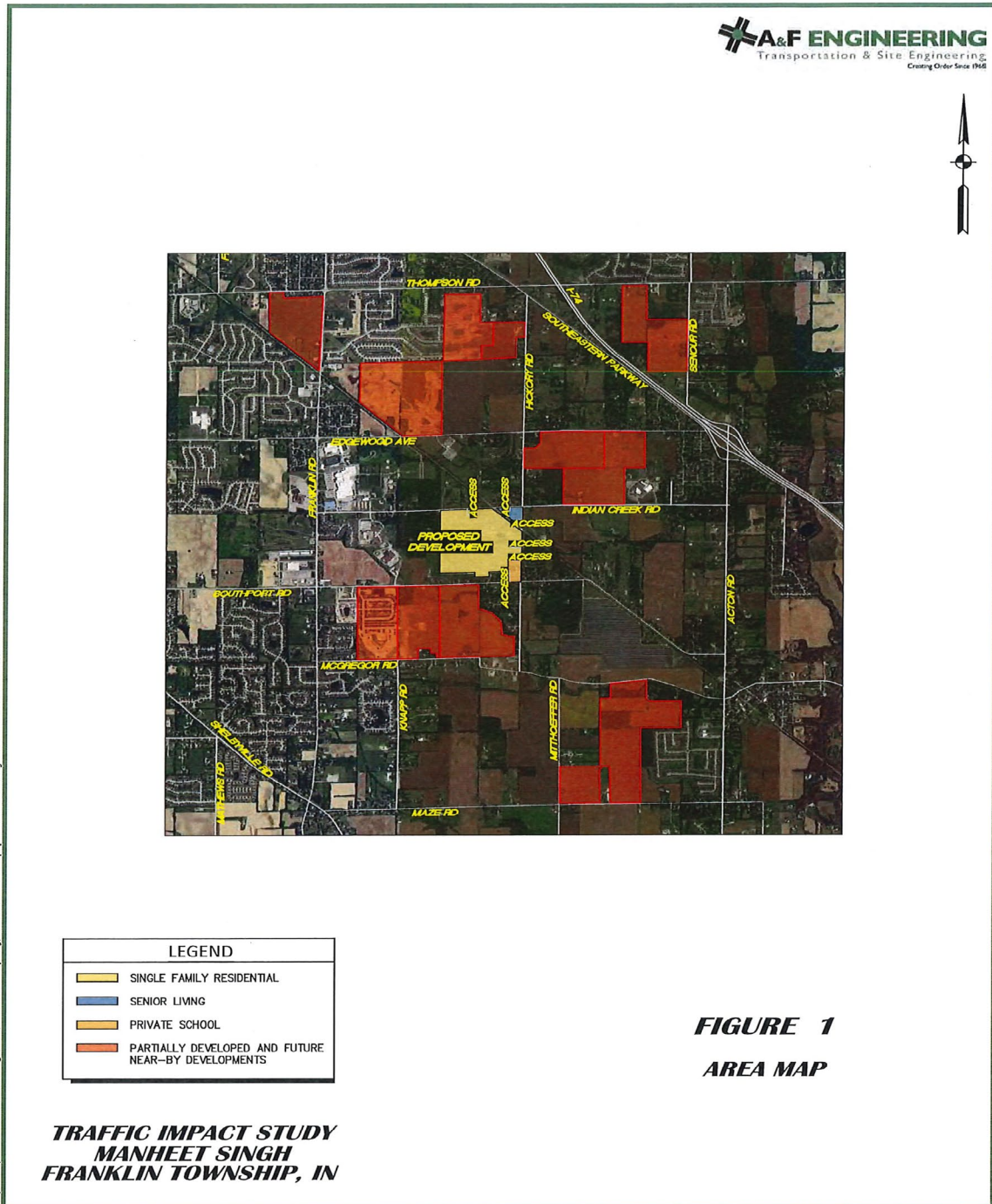




EXHIBIT A-1



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View of site looking north across East Southport Road



View of site looking north across East Southport Road





View looking north across intersection of East Southport Road and Hickory Road



View of site looking west across Hickory Road





View of site looking west across Hickory Road



View of site looking northwest across Hickory Road





View looking north along Hickory Road



View looking south along Hickory Road





View of site looking northwest across Hickory Road



View of site looking southwest across Hickory Road





View of site looking west across Hickory Road



View looking west across intersection of Indian Creek South Drive and Hickory Road





View of site looking southwest across Indian Creek South Drive



View of site looking southwest across Indian Creek South Drive





View of site looking southwest across Indian Creek South Drive



View of site looking south across Indian Creek South Drive



View of site easement along western boundary looking south across Indian Creek South Drive