



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 29, 2025

Case Number: 2025-ZON-045
Property Address: 6434 North College Avenue (Approximate Address)
Location: Washington Township, Council District #2
Petitioner: BR Rentals, LLC, by Misha Rabinowitch
Current Zoning: C-1 (FF)(TOD)
Request: Rezoning of 0.72-acre from the C-1 (FF)(TOD) district to the C-3 (FF)(TOD) district to provide for neighborhood commercial uses.
Current Land Use: Offices
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.72-acre subject site is developed with a commercial building and associated parking lot. It is bordered to the north and west by single-family dwellings, zoned D-4, an office building to the south, zoned C-3, and a bank and gas station to the east, zoned C-3.

REZONING

The request would rezone the site from the C-1 district to the C-3 district to allow for additional neighborhood commercial uses not otherwise permitted in the existing zoning district.

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 C-3 District is for the development of an extensive range of retail sales and personal, professional and business services required to meet the demands of a fully developed residential neighborhood, regardless of its size. Examples of such types of uses include neighborhood shopping centers, sales of retail convenience or durable goods, shopping establishments, retail and personal and professional service establishments. At this neighborhood scale of retail, a fine-grain of accessibility requisite for all modes of travel must be provided and maintained. It does not make provision, however, for those businesses that draw customers insignificant numbers from well beyond a neighborhood boundary and are, therefore, unusually heavy traffic generators, such as theaters.

Floodway Fringe

This site has a secondary zoning classification of a Floodway Fringe (FF), which 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 designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless explicitly prohibited by ordinance, all uses allowed by the primary zoning would also be allowable within the FF secondary zoning layer and subject to certain development standards of the Flood Control Districts Zoning Ordinance.

STAFF ANALYSIS

Rezoning the site to the C-3 district would align with the Broad Ripple Village Plan Envision Broad Ripple (2012) recommendation for village mixed-use development of the site since it would allow for a variety of new uses.

Furthermore, the increased list of permitted uses would also promote the implementation of the Red Line Transit-Oriented Development Strategic Plan (2021) that promotes a variety of uses along the transit corridor.

For these reasons, staff is recommending approval of the request.

GENERAL INFORMATION

Existing Zoning	C-1 (FF)(TOD)	
Existing Land Use	Offices	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-4	Residential (Single-family dwelling)
South:	C-3	Office

East:	C-3	Commercial
West:	D-4	Residential (Single-family dwellings)
Thoroughfare Plan		
College Avenue	Primary Arterial Street	78-foot proposed and existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
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

- Broad Ripple Village Plan Envision Broad Ripple (2012)
- Red Line Transit-Oriented Development Strategic Plan (2021)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Broad Ripple Village Plan Envision Broad Ripple (2012) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The site falls within the Red Line Transit-Oriented Development Strategic Plan (2021).
- The closest transit station is located ¼ mile north of the site at the 66th Street and College Avenue intersection. It is categorized as the walkable neighborhood typology.
- Characteristics of this typology include a mix of uses at station area and primarily residential beyond, maximum of three stories throughout, no front or side setbacks at core with zero to 15-foot front

setbacks and zero to 20-foot side setbacks at periphery. A mix of multi-family and single-family housing are recommended with structured parking at the core and attractive surface parking at the periphery.

Neighborhood / Area Specific Plan

- The site falls within the Broad Ripple Village Plan Envision Broad Ripple (2012) and recommends village mixed-use development of the site.
- This land use category consists of a development focused on a mixed-use core of small, neighborhood office/retail nodes, public and semipublic uses, open space and light industrial development. Residential development densities vary from compact single-family residential development and small-scale multi-family residential development near the “Main Street” or “Village Center” and progress to lower densities outward from this core. Village mixed use areas are intended to strengthen existing, historically rural, small towns and cities within Indianapolis, which are intended to continue as neighborhood gathering places and should allow a wide range of small businesses, housing types, and public and semi-public facilities. This category should be compatible in size and scale to existing villages in Marion County. It will allow development of residential and limited commercial uses on smaller lots than in other sections of rural and suburban Indianapolis.
- Potential development in these areas should focus on design issues related to architecture, building size, parking, landscaping and lighting to promote a pedestrian-oriented “village” or “small town” atmosphere, rather than focusing on residential density. Strip commercial development (integrated centers setback from rights-of-way by parking areas), large-scale freestanding retail uses, and heavy industrial development are generally inappropriate within this land use category. The Plan anticipates that this category will typically be designated as a critical area.
- The subject site falls within Critical Area 2 of the neighborhood plan.
- Broad Ripple was originally developed as a distinct village. Over the years, the City of Indianapolis grew out to envelop it. To maintain Broad Ripple’s identity as a distinct place it has been designated as Urban Mixed-Use and Village Mixed-Use. To retain and enhance the village character of Broad Ripple and to promote its evolution into a self-sustaining pedestrian-oriented village it is critical to increase the population density, promote mixed-use development and enhance vitality of the streetscape.

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

2005-DV2-018; 6434 North College Avenue (subject site), Variance of development standards of the sign regulations to provide for two, 6.25-foot tall, 57.17-square foot pylon signs located zero feet from the right-of-way of North College Avenue (minimum fifteen-foot setback from the right-of-way required), and located zero feet apart from each other (minimum 300-foot separation required between freestanding identification signs on the same lot), **granted**.

70-Z-223; 6434 North College Avenue (subject site), Rezoning to the C-1 classification, **approved**.

Zoning History – Vicinity

2001-ZON-058; 6426 North College Avenue (south of site), Rezoning of 0.36 acre from the D-4 District to the C-3 classification to provide for commercial use, **approved**.

79-Z-124; 6419 College Avenue (east of site), Rezoning of 0.4 acre, being in D-4 District, to C-3 classification, to provide for a filling station and related retail uses, **approved**.

69-Z-207; North side of East 65th Street, east side of College Avenue (east of site), Rezoning of 1.83 acres, being in U-3 and D-4 districts to C-3 classification to provide for a neighborhood convenience center, **approved**.

EXHIBITS

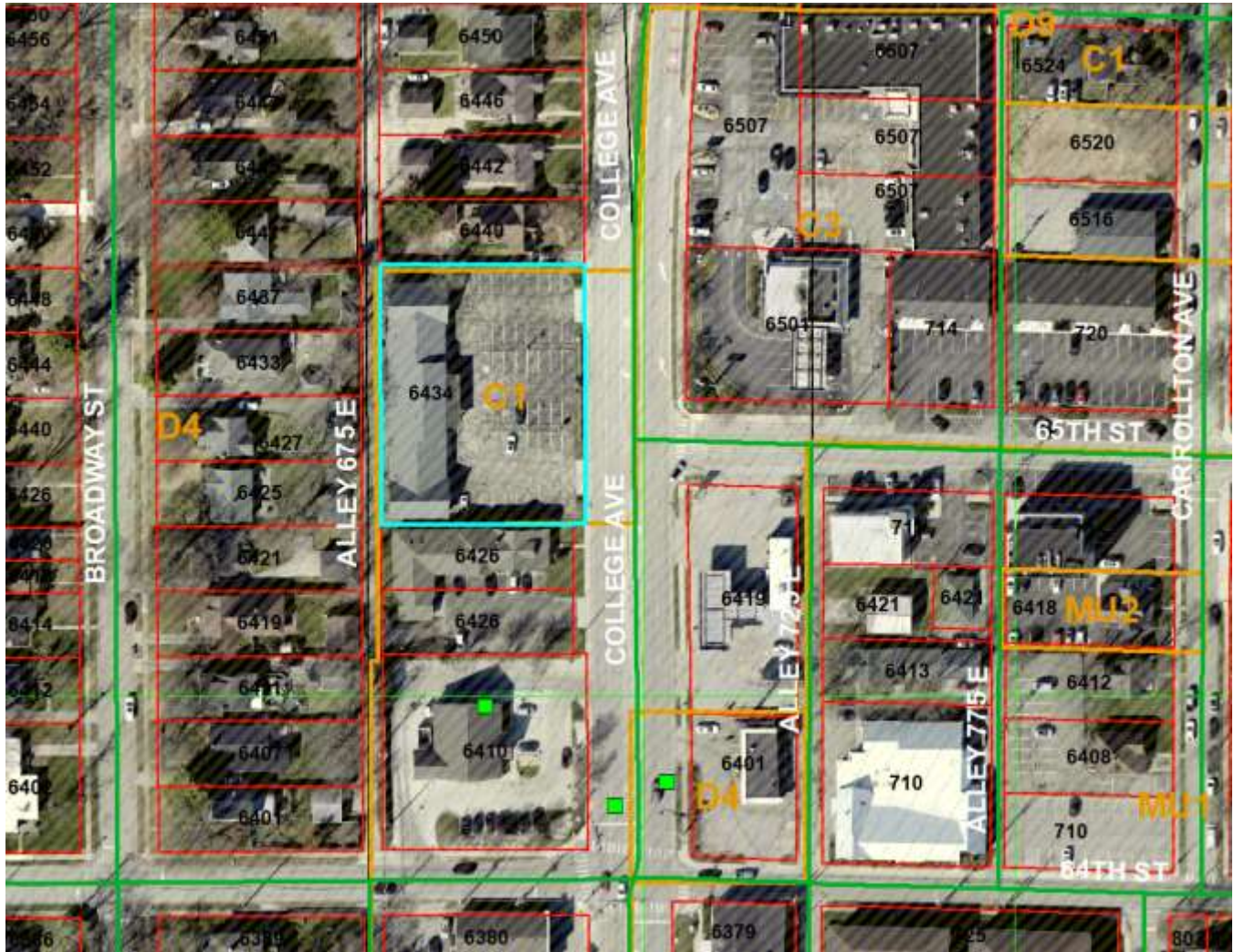




Photo of the subject site.



Photo of the southern portion of the subject site looking west.



Photo of the northern portion of the subject site looking northwest.



Photo of the single-family dwellings north of the site.



Photo of an office south of the site and IndyGo Charging Station.



Photo of a bank east of College Avenue.



Photo of a gas station east of College Avenue.