

METROPOLITAN DEVELOPMENT COMMISSION

October 15, 2025

Case Number: 2025-ZON-113
Property Address: 1318 South Lynhurst Drive
Location: Wayne Township, Council District #17
Petitioner: Lynhurst Baptist Church, by Kevin Lawrence
Current Zoning: D-P
Request: Rezoning of 1.65 acres from the D-P district to the D-P district to provide for a development consisting of six small dwellings, five two-family dwellings, and a community center.
Current Land Use: Vacant.
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

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

1. 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.
2. The site shall be developed in substantial compliance with the site plan, file-dated August 15, 2025.

PETITION OVERVIEW

This 1.65-acre site, zoned D-P, is vacant and surrounded by a playground and vacant land to the north, a mobile home park to the south; single-family dwellings to the east, across South Lynhurst Drive; and single-family dwellings to the west, all zoned D-3.

Petition 2020-ZON-083 rezoned the site to provide for 18, 312-square foot single-family dwellings, a community building, a community garden, and parking lot.

Petition 2009-UV1-033 provided for a homeless drop-in center for young adults.

REZONING

The request would rezone the site from the D-P district to the D-P district to provide for a development consisting of six small dwellings, five two-family dwellings, a community center, a community garden, and parking lot.

Supportive services would include “case-management, primary care, dental care, behavioral healthcare, life-skills / nutritional training, vocational rehabilitation, and peer support.”

When this site was rezoned in 2020, development of the site included 18, 312-square-foot single-family dwelling units and a 2,015-square foot community building that would provide supportive services, including but not limited to, a 360-square-foot storm shelter below the community building, and a laundry facility. A parking lot consisting of 13 spaces and a community garden was also included in the project. See Exhibit A.

Commitments associated with the 2020 rezoning have not been modified and remain in effect for development of this site. See Exhibit B.

This request is very similar to the 2020 approved development, except for the introduction of a new housing typology (duplexes), a reduction of the single-family dwellings and the two-phase development.

D-P Statement

The Development Statement, file dated September 24, 2025, submitted with this petition amended the previous Statement to provide for a new housing typology what would include duplexes and a reduction of units from 18 to 16 dwellings units.

The Development Statement described the type and square footage of dwelling units proposed for this site that would be developed in two phases as follows:

Phase 1

Six 384-square feet dwelling units

Phase 2

Community Building (2,015 square feet)

Two multi-level duplex homes of 1,736 square feet

Three multi-level duplex homes of 3,472 square feet

Site Plan

The site plan, file dated August 15, 2025, delineates the two phases. Phase 1 would include the six dwelling units located west of the proposed community building and parking lot. The community building, parking lot, duplexes, and community garden would be constructed in Phase 2.

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

The request would have a higher density than recommended by the Neighborhood Plan but serves as a transition that would be a less dense community than the adjacent mobile home park to the south. Additionally, the proposed development would offer a more affordable housing option.

The development would provide small dwelling units for those who need housing and shelter. The 384-square foot unit would include a small kitchen and one bedroom with a connecting bathroom. It would also be critical that sanitary sewer and public water would serve all 16 dwellings.

The request is generally consistent with the Plan recommendation of residential development and the increased density would support the proposed BRT Blue Line and associated transit-oriented development along West Washington Street to the north.

For all these reasons, staff supports this request.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Vacant	
Comprehensive Plan	Residential development at 3.5 to five units per acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-3	Playground / Shelter
South:	D-3	Mobile home community
East:	D-3	Single-family dwellings
West:	D-3	Single-family dwellings
Thoroughfare Plan		
South Lynhurst Drive	Primary arterial	Existing 70-foot right-of-way and proposed 95-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 15, 2025	
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	September 24, 2020	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

The West Washington Street Corridor Plan (2012)

This Plan recommends residential development at 3.5 to five units per acre, with a recommended D-3 district.

This density is consistent with single-family residential development in suburban areas of the city and in transitional areas between suburban and urban patterns of development. Development at this density should not take place on mass transit corridors. Multi-family residential development is acceptable but is unlikely considering the density ranges recommended.

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)



**Department of Metropolitan Development
Division of Planning
Current Planning**

- Identify roadways for planned expansions or new terrain roadways
- Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

2020-ZON-083; 1318 South Lynhurst Drive, requested rezoning of 1.65 acres from the D-3 district to the D-P district to provide for 18, 312-square-foot single-family dwellings at a density of 11 units per acre, **approved**.

2009-UV1-033; 1318 South Lynhurst Drive, requested a variance of use of the Dwelling Districts Zoning Ordinance to provide for a homeless drop-in center for young adults (16-24), **granted**.

VICINITY

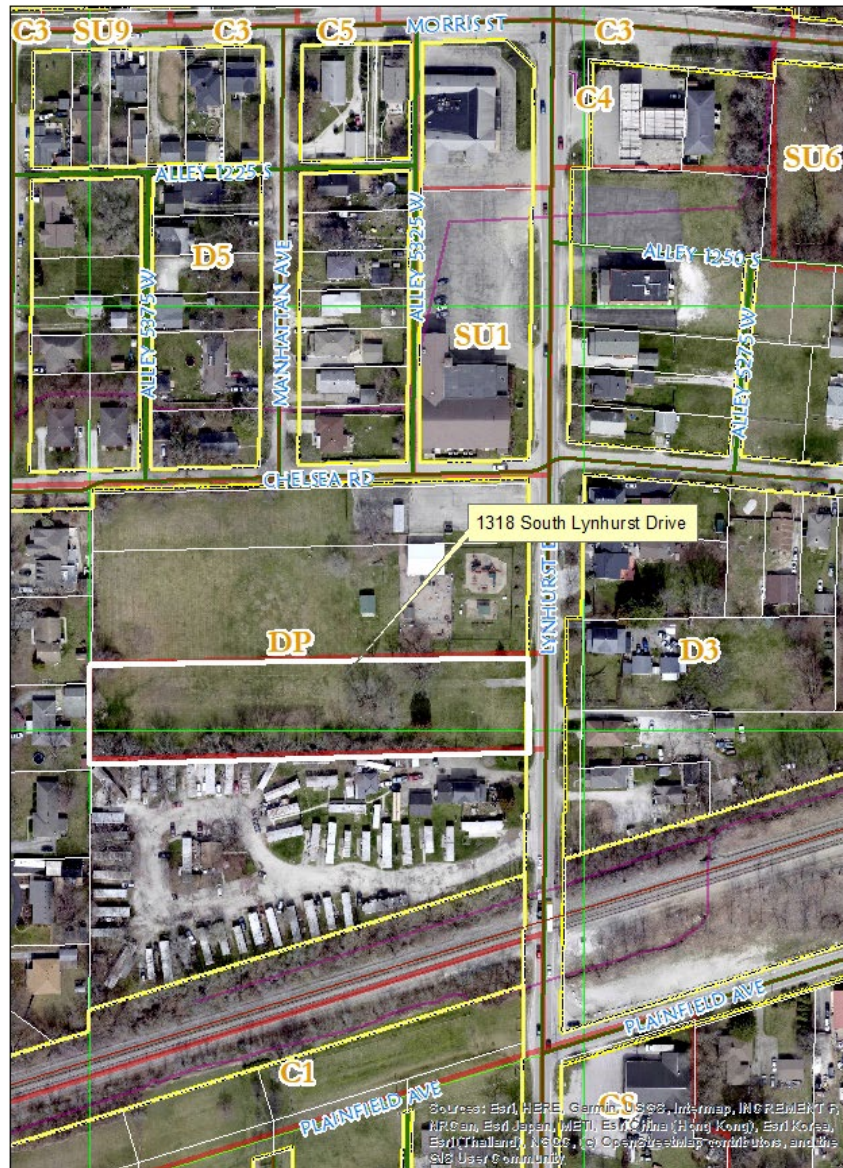
95-UV3-92; 1249 south Lynhurst Drive (north of site), requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the placement of a second single-family residence on one lot with a main floor area of 1,025 square feet, **denied**.

95-SE3-14; 1249 South Lynhurst Drive (north of site), requested a special exception of the Dwelling Districts Zoning Ordinance to provide for the placement of a manufactured home, **denied**.

91-V3-98; 1229 South Biltmore Avenue (north of site), requested a variance of development standards of the Dwelling District Zoning Ordinance to permit the construction of an attached garage with a zero-foot side yard setback and a six-foot aggregate setback, **granted**.

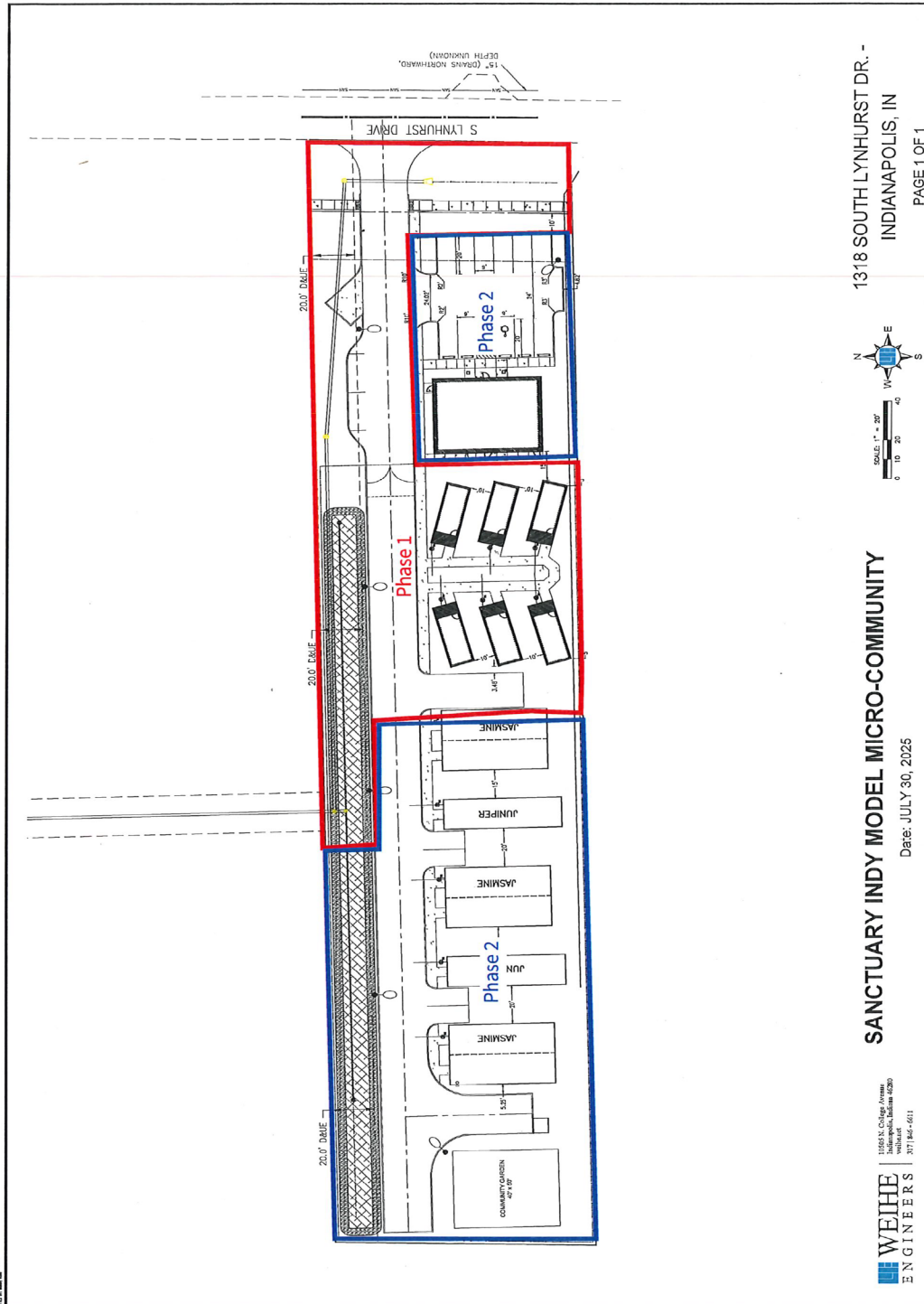
86-HOV-3; 1250 South Lynhurst Drive (north of site), requested a variance of development standards of the Sign Regulations to provide for a two-sided ground sign located 15 feet from the right-of-way, **granted**.

EXHIBITS



1318 South Lynhurst Drive

00.000 0.015 0.03 0.045 0.06 Miles



Updated D-P Statement – September 16, 2025

September 16, 2025

**Zoning Modification Petition
2025-MOD-019**

Kathleen Blackham
Kathleen.Blackham@indy.gov
Metropolitan Development
Commission 200 East Washington
Street Indianapolis IN 46204

Description

Local non-profit (501(c)(3)) organization, Sanctuary Indy, is pursuing D-P (Planned Unit Development) zoning approval to build a micro-community at 1318 South Lynhurst Drive, Indianapolis Indiana 46241. The project consists initially of six (6) small homes, each being 384 square feet (including a porch), and will ultimately include two (2), multi-level duplex homes of 1,736 square feet, three (3) multi-level duplex homes of 3,472 square feet, and a community center of approximately 2,015 square feet. Sanctuary Indy's goal with this project is to provide safe, secure shelter for the chronically homeless population in a community setting with available intensive services to best set the residents up for success. A detailed description of the project is included with this submission.

The proposed site, currently zoned D-P, is owned by Lynhurst Baptist Church, 1250 South Lynhurst Drive, Indianapolis IN 46241. The project will closely align to the currently approved D-P zoning plan for this site, and Sanctuary Indy is prepared to begin construction on the first six homes immediately upon zoning and permit approval, which will provide a safe, secure, and warm home for ten chronically homeless individuals.

The proposed development will be constructed in two phases. The first phase will include the aforementioned six small homes of 384 square feet for chronically homeless individuals. One of the homes will be a missional residence and will house a full-time member affiliated with Sanctuary Indy who will provide consistent on-site services. Support services are also already available, and will continue to be available, at Lynhurst Baptist Church. Phase two will include the community building and additional homes for chronically homeless families as outlined in the attached and described above.

Each of the proposed homes in phase one consist of a common area with a kitchette with appliances and cabinets. Each home will have one bedroom with a connecting bathroom. A model of these homes is available for tour on site at Lynhurst Baptist Church.

Submitted by,



Kevin Lawrence
Legal Representative for Sanctuary Indy

EXHIBIT A – Approved Site Plan November 10, 2020

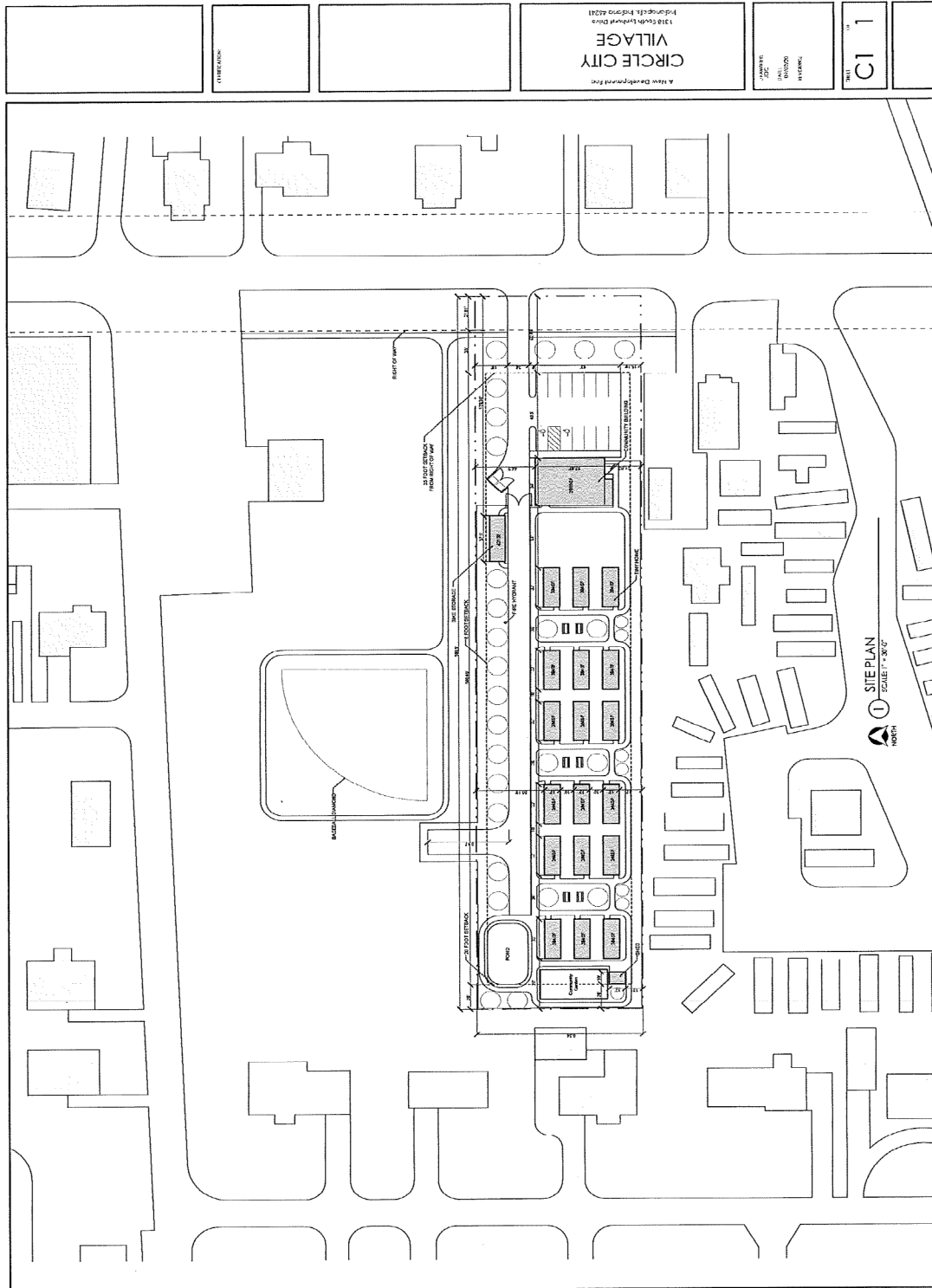


EXHIBIT B – 2020-ZON-083 Commitments

A202100064234

05/14/2021 09:13 AM

**KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER**

FEE: \$ 35.00

PAGES: 5

By: GW

JS **STATEMENT OF COMMITMENTS**

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL**

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: Part of the East half of the Northeast quarter of Section 13, Township 15 North, Range 2 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, to-wit:

Beginning on the East line of said section at a point 813.95 feet South of the Northeast corner thereof; thence West parallel to the North line of said section 583 1/2 feet, more or less, to the land of the Indianapolis Gun Club; thence South parallel to the West line of said East half of said quarter section, 123.19 feet; thence East parallel with said North line 583 1/2 feet to the East line of said section; thence North 123.19 feet to the PLACE OF BEGINNING.

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. Development shall be in accordance with the D-P Statement and the site plan, both file dated November 10, 2020.
3. A sidewalk shall be installed along South Lynhurst Drive between the southern boundary of the site and the parking lot to the north (approximately 285 feet) prior to occupancy of any of the single-family dwellings.
4. The site shall be subject to a Noise Disclosure Statement executed on January 16, 2021, recorded as Instrument Number A202100042183
5. A 47.5-foot half right-of-way shall be dedicated along the frontage of South Lynhurst Drive 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).

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 2020-ZON-083 by the City-County Council changing the zoning classification of the real estate from a D-3 zoning classifications to a D-P zoning classification; or
 - (b) the adoption of approval petition # _____ by the Metropolitan Development Commission;
- and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the D-P zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

- 1. The Metropolitan Development Commission;
- 2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
- 3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
- 4. _____
- 5. _____

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition #2020-ZON-083.

IN WITNESS WHEREOF, owner has executed this instrument this 6th day of April, 20 21

Signature: [Signature]
Printed: Virgil K. Tharp
Title: President of Lynhurst Comm.
Organization: Lynhurst Baptist Church
Name:

Signature: _____
Printed: _____
Title: _____
Organization: _____
Name: _____

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Virgil Tharp owner(s)
(title / organization name) of the real estate who acknowledged the execution of the foregoing
instrument and who, having been duly sworn, stated that any representations therein contained are
true.

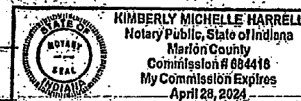
Witness my hand and Notarial Seal this
6th day of April, 20 21

Kimberly Michelle Harrell
Notary Public

Kimberly Michelle Harrell
Printed Name of Notary Public

My Commission expires: April 28, 2024

My County of residence: Marion



I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security
number in this document unless required by law. Leon Longard

This instrument was prepared by Leon Longard

IN WITNESS WHEREOF, owner has executed this instrument this 6th day of April, 20 21

Signature: [Signature]
 Printed: Virgil K. Tharp
 Title: President of Adair Community
 Organization: Lynchburg Baptist Church
 Name: _____

Signature: _____
 Printed: _____
 Title: _____
 Organization: _____
 Name: _____

STATE OF INDIANA)
) SS:
 COUNTY OF MARION)

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 Notary Public
Kimberly Michelle Harrell
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 My County of residence: Marion



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 number in this document unless required by law. Leon Longard

This instrument was prepared by Leon Longard

- (a) any not-for-profit corporation or association organized exclusively for fraternal or religious purposes;
- (b) any school, educational, charitable or religious institution owned or conducted by, or affiliated with, a church or religious institution;
- (c) any exclusively social club, corporation or association that is not organized for profit and is not in fact open to the general public;

provided that no such entity shall be exempt with respect to a housing facility owned and operated by it if such a housing facility is open to the general public;

- 2. With respect to commitment b, a person who employs fewer than six (6) employees within Marion County.

An exempt activity with respect only to commitment (a) shall mean the renting of rooms in a boarding house or rooming house or single-family residential unit; provided, however, the owner of the building unit actually maintains and occupies a unit or room in the building as his residence, and, at the time of the rental the owner intends to continue to so occupy the unit or room therein for an indefinite period subsequent to the rental.



View looking south along South Lynhurst Drive



View looking north along South Lynhurst Drive



View from site looking southwest



View of site looking west



View from site looking northwest



View from site looking northwest



View from site looking northeast across South Lynhurst Drive



View from site looking southeast across South Lynhurst Drive