## METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

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| **Case Number:** | 2026-ZON-079 |
| **Property Address:** | 6650 South Meridian Street |
| **Location:** | Perry Township, Council District #22 |
| **Petitioner:** | Immanuel Mizo Methodist Church, by Andi Metzel |
| **Current Zoning:** | D-A |
| **Request:** | Rezoning of 8.68 acres from the D-A district to the SU-1 district to provide for religious uses. |
| **Current Land Use:** | Undeveloped land |
| **Staff Recommendations:** | Approval |
| **Staff Reviewer:** | Kathleen Blackham, Senior Planner |

## PETITION HISTORY

The Hearing Examiner continued this petition from the September 24, 2026 hearing to the October 15, 2026 hearing, at the request of a remonstrator. No new documents have been submitted to the file.

The Hearing Examiner continued this petition from the October 15, 2026 hearing, to the November 12, 2026 hearing, at the request of the City-County Coucilor.

## STAFF RECOMMENDATION

Staff recommends approval of the rezoning, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

> A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development; b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

## PETITION OVERVIEW

This 8.68-acre site, zoned D-A, is undeveloped and surrounded by single-family dwellings to the north, zoned D-3; single-family dwellings to the south, zoned D-3 and D-A; single-family dwelling to the east, across South Meridian Street, zoned D-3; and single-family dwellings to the west, zoned D-A.

This site was included in Subdivision Plat petition 2024-CPL-834 that divided 14.68 acres into two lots to be known as 6650 South Meridian Street Addition. This site (Lot 1) consists of 8.68 acres. See Exhibit A.

### REZONING

The request would rezone the site from the D-A district to the SU-1 district to provide for religious uses. The following regulation would be applicable to all land within the SU-1 district. “No building, structure, premises or part thereof shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this article and until the proposed Site and Development Plan and landscape plan have been filed with and approved on behalf of the Commission by the Administrator or approved by the Commission.”

The Comprehensive Plan recommends suburban neighborhood typology.

Recommended land uses in this typology include detached / attached / multi-family housing; assisted living facilities / nursing homes; 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; small-scale parks; and community farms / gardens.

### Tree Preservation / Heritage Tree Conservation

There are significant amounts of natural vegetation and trees located throughout this site. Due to their inherent ecological, aesthetic, and buffering qualities, the maximum number of these existing trees should be preserved on the site.

All development shall be in a manner that causes the least amount of disruption to the trees.

A tree inventory, tree assessment and preservation plan of all existing trees over 2.5 inches in diameter, shall be prepared by a certified arborist and shall be submitted for Administrator Approval prior to preliminary plat approval and / or prior to any site preparation activity or disturbance of the site. This plan shall, at a minimum: a) indicate proposed development, b) delineate the location of the existing trees, c) characterize the size and species of such trees, d) identify all heritage trees, e) indicate the wooded areas to be saved by shading or some other means of indicating tree areas to be preserved and f) identify the method of preservation (e.g. provision of snow fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for removal shall be indicated as such.

If any of the trees are heritage trees that would be impacted, then the Ordinance requires that the Administrator, Urban Forester or Director of Public Works determine whether the tree(s) would be preserved or removed and replaced.

The Ordinance defines “heritage tree” as a tree over 18 inches Diameter at Breast Height (DBH) and one of the Heritage tree species. Heritage tree species include: Sugar Maple (Acer saccharum), Shagbark Hickory (Carya ovata), Hackberry (Celtis occidentalis), Yellowwood (Cladrastus kentukea), American Beech (Fagus grandifolia), Kentucky Coffeetree (Gymnocladus diocia), Walnut or Butternut (Juglans), Tulip Poplar (Liriodendron tulipifera), Sweet Gum (Liquidambar styraciflua), Black Gum (Nyssa sylvatica), American Sycamore (Platanus occidentalis), Eastern Cottonwood (Populus deltoides), American Elm (Ulmus americana), Red Elm (Ulmus rubra) and any oak species (Quercus, all spp.)

The Ordinance also provides for replacement of heritage trees if a heritage tree is removed or dies within three years of the Improvement Location Permit (ILP) issuance date. See Exhibit B, Table 744-503-3: Replacement Trees.

**Planning Analysis**

As proposed, this request would align with the Plan recommendation of suburban neighborhood, that recommends places of worship. .

Staff would note that development of the site would require Administrator Approval and would be reviewed using C-1 development standards.

**GENERAL INFORMATION**

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|---|---|---|
| **Existing Zoning** | D-A | |
| **Existing Land Use** | Undeveloped | |
| **Comprehensive Plan** | Suburban Neighborhood | |
| **Surrounding Context** | **Zoning** | **Land Use** |
| North: | D-3 | Single-family dwellings |
| South: | D-3 / D/A | Single-family dwellings |
| East: | D-3 | Single-family dwellings |
| West: | D-A | Single-family dwellings |
| **Thoroughfare Plan** | | |
| South Meridian Street | Primary Arterial | Existing 100-foot right-of-way and proposed 102-foot right-of-way. |
| **Context Area** | Metro | |
| **Floodway / Floodway Fringe** | No | |

| | |
|---|---|
| **Overlay** | No |
| **Wellfield Protection Area** | No |
| **Site Plan** | August 4, 2026 |
| **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

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 1 to 5 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 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.

- 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.

*Large-Scale Schools, Places of Worship, Community Servicing Institutions / Infrastructure, 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:

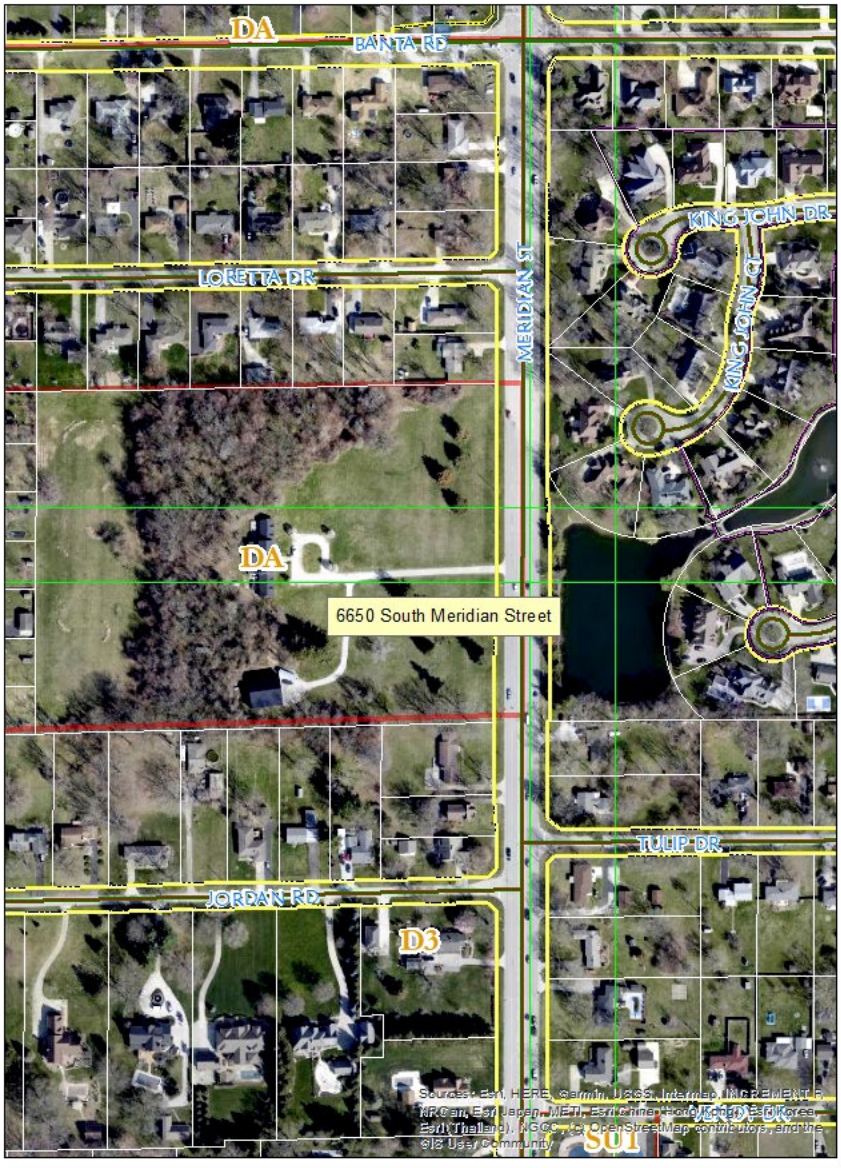
- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

## ZONING HISTORY

**2026-ZON-070; 6650 South Meridian Street,** requested rezoning of five acres from the D-A district to the SU-1 district to provide for religious uses, **pending**.

**2024-CVR-834 / 2024-CPL-834; 6650 South Meridian Street,** requested a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One and approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acre into two lot, **denied / approved**.

## EXHIBITS

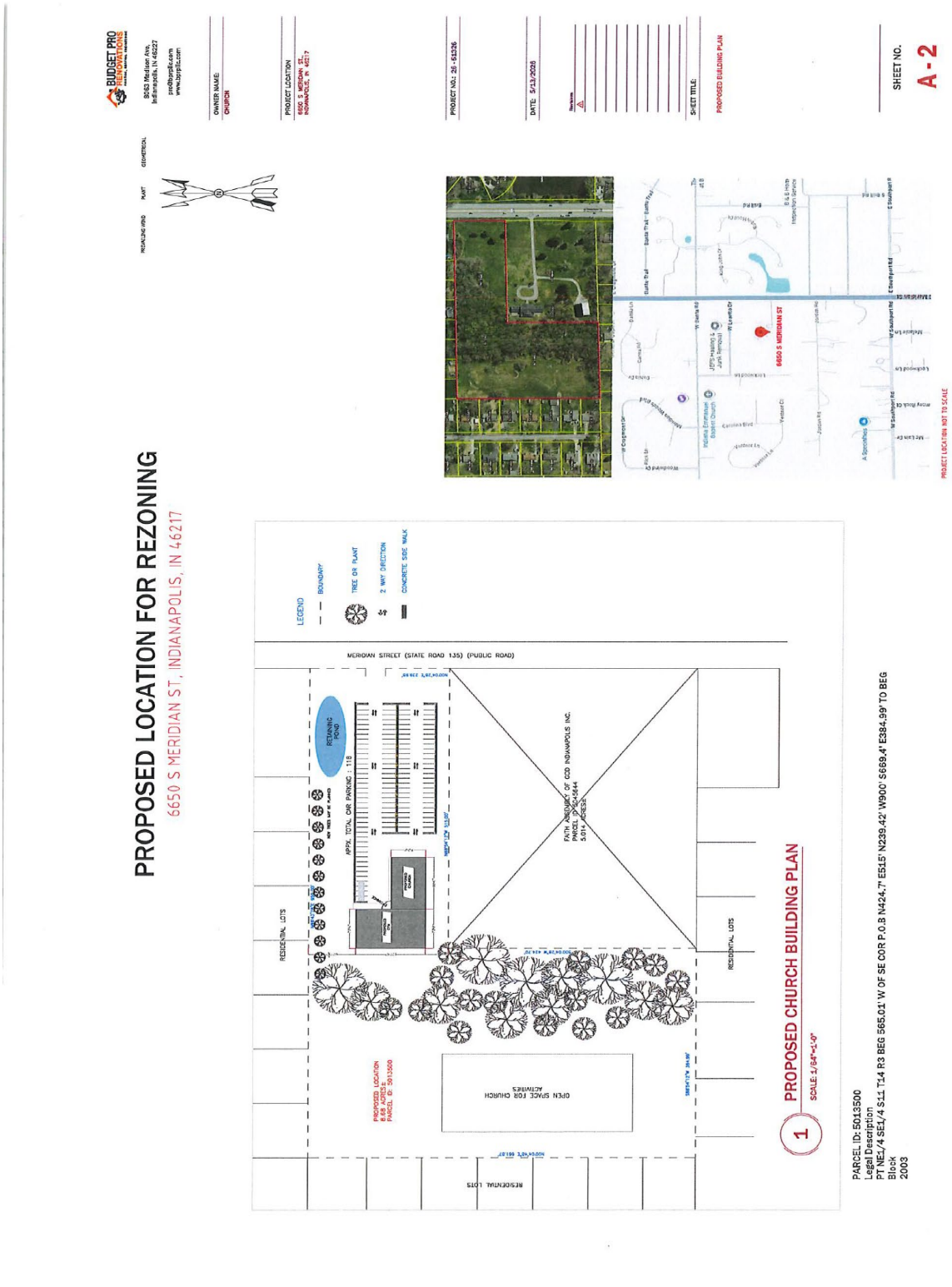



6650 South Meridian Street

N

0 0.012525 0.05 0.075 0.1 Miles

# SITE PLAN


BUDGET PRO RENOVATIONS
OWNER NAME:
CHURCH
PROJECT LOCATION
6650 S MERIDIAN ST,
INDIANAPOLIS, IN 46217
PROJECT NO: 25 - 61526
DATE: 5/13/2025
SHEET TITLE:
PROPOSED BUILDING PLAN
SHEET NO.
A - 2
PROPOSED LOCATION FOR REZONING
6650 S MERIDIAN ST, INDIANAPOLIS, IN 46217
LEGEND
BOUNDARY
TREE OR PLANT
2 WAY DIRECTION
CONCRETE SIDE WALK
MERIDIAN STREET (STATE ROAD 135) (PUBLIC ROAD)
REZONING AREA
APPX. TOTAL CAR PARKING : 118
PATH AREA(ROW) OF COD INDIANAPOLIS INC.
PARCEL ID: 5014844
SQ.FT. / ACRES
RESIDENTIAL LOTS
OPEN SPACE FOR CHURCH ACTIVITIES
PROPOSED LOCATION
6650 S MERIDIAN ST
PARCEL ID: 5013500
1 PROPOSED CHURCH BUILDING PLAN
SCALE: 1/64"=1'-0"
PARCEL ID: 5013500
Legal Description
PT NE1/4 SE1/4 S11 T14 R3 BEG 565.01' W OF SE COR P.O.B N424.7' E515' N239.42' W900' S668.4' E384.99' TO BEG
Block
2003
PROJECT LOCATION NOT TO SCALE

DMD INDY
DEPARTMENT OF METROPOLITAN DEVELOPMENT
DIVISION OF PLANNING | CURRENT PLANNING

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

## EXHIBIT A

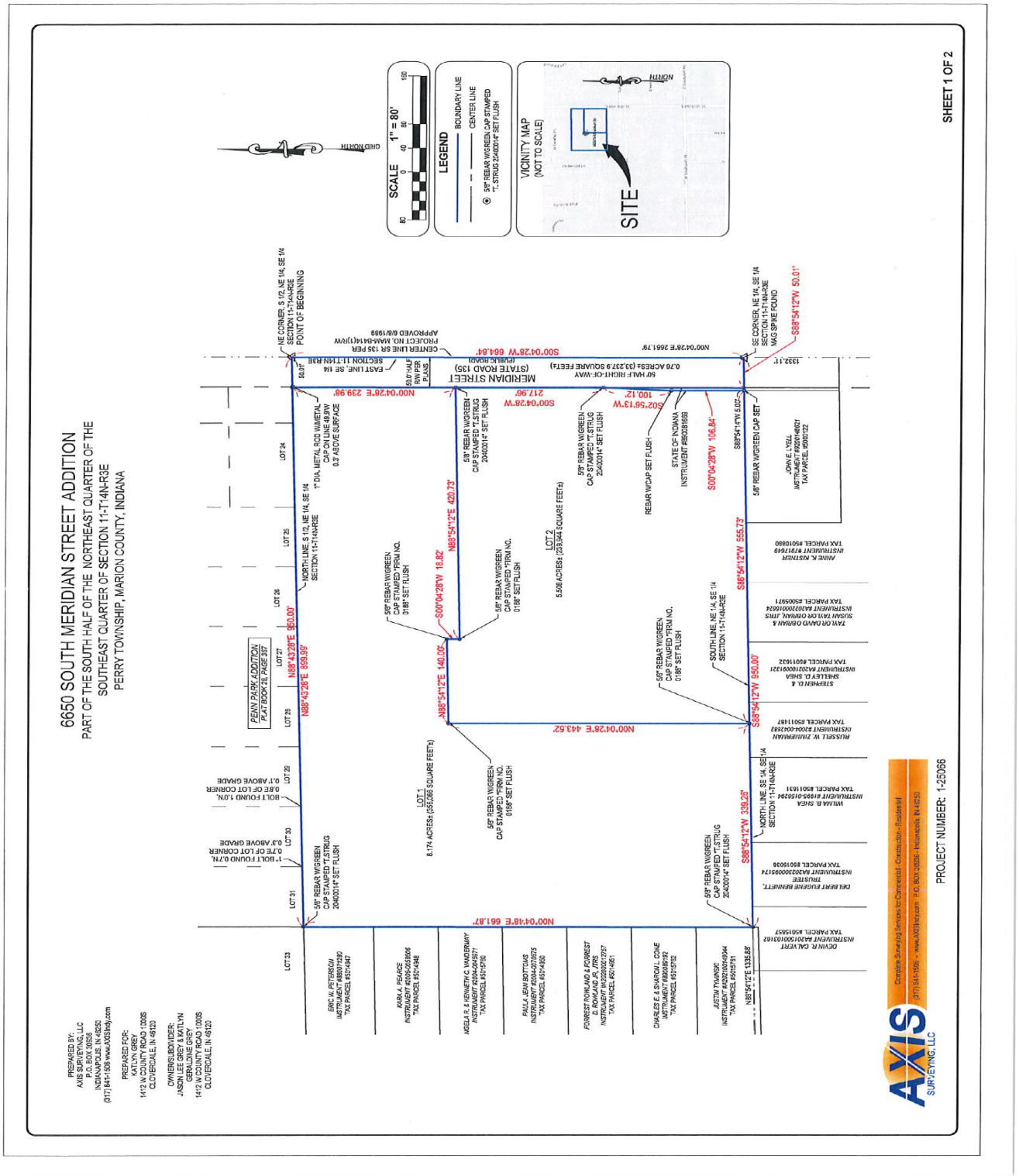


**EXHIBIT B**

**Heritage Tree Conservation**

Removal of any Heritage Tree is prohibited unless any of the following determinations are made before removal:

1. The Administrator or the city's Urban Forester determines that the tree is dead, significantly and terminally diseased, a threat to public health or safety, or is of an undesirable or nuisance species.
2. The Director of the Department of Public Works determines that the tree interferes with the provision of public services or is a hazard to traffic.
3. The Administrator determines that the location of the tree is preventing development or redevelopment that cannot be physically designed to protect the tree.
4. The site from which the tree is removed is zoned D-A and the tree is harvested as timber or similar forestry product.

| **Table 744-503-3: Replacement Trees** | | |
|---|---|---|
| **Size of tree removed or dead (inches)** | **Number of Trees to be planted to replace a Heritage Tree** | **Number of Trees to be planted to replace an existing tree** |
| Over 36 DBH | 15 | 10 |
| 25.5 to 36 DBH | 11 | 8 |
| 13 to 25 DBH | 8 | 6 |
| 10.5 to 12.5 DBH | 6 | 4 |
| 8.5 to 10 DBH | 5 | 4 |
| 6.5 to 8 | 3 | 2 |
| 4 to 6 | 2 | 2 |
| 2.5 to 3.5 | 1 | 1 |



View looking south along South Meridian Street



View looking north along Meridian Street



View of site looking north from the adjacent property to the south



View of site looking north from the adjacent property to the south



View of site looking north from adjacent property to the south



View of site looking northwest