Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-070
Property Address:	6650 South Meridian Street
Location:	Perry Township, Council District #22
Petitioner:	Faith Assembly of God Indianapolis, Inc., by Joseph D. Calderon
Current Zoning:	D-A
Request:	Rezoning of 5.0 acres from the D-A district to the SU-1 district to provide for religious uses.
Current Land Use:	Single-family dwelling / detached accessory building
Staff Recommendations:	Approval
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the September 10, 2026 hearing to the October 15, 2026 hearing, at the request of remonstrator. No new information has 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 Councilor.

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 5.0-acre site, zoned D-A, is developed with single-family dwelling and detached accessory building. It is surrounded by undeveloped land to the north, zoned D-A; single-family dwellings to the south, zoned D-3; single-family dwelling to the east, across South Meridian Street, zoned D-3; and undeveloped land 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 consists of five 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

Existing Zoning	D-A	
Existing Land Use	Single-family dwelling / detached accessory building	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	D-A	Undeveloped
South:	D-3	Single-family dwellings
East:	D-3	Single-family dwellings
West:	D-A	Undeveloped land
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	June 17, 2026
Site Plan (Amended)	N/A
Elevations	June 17, 2026
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."

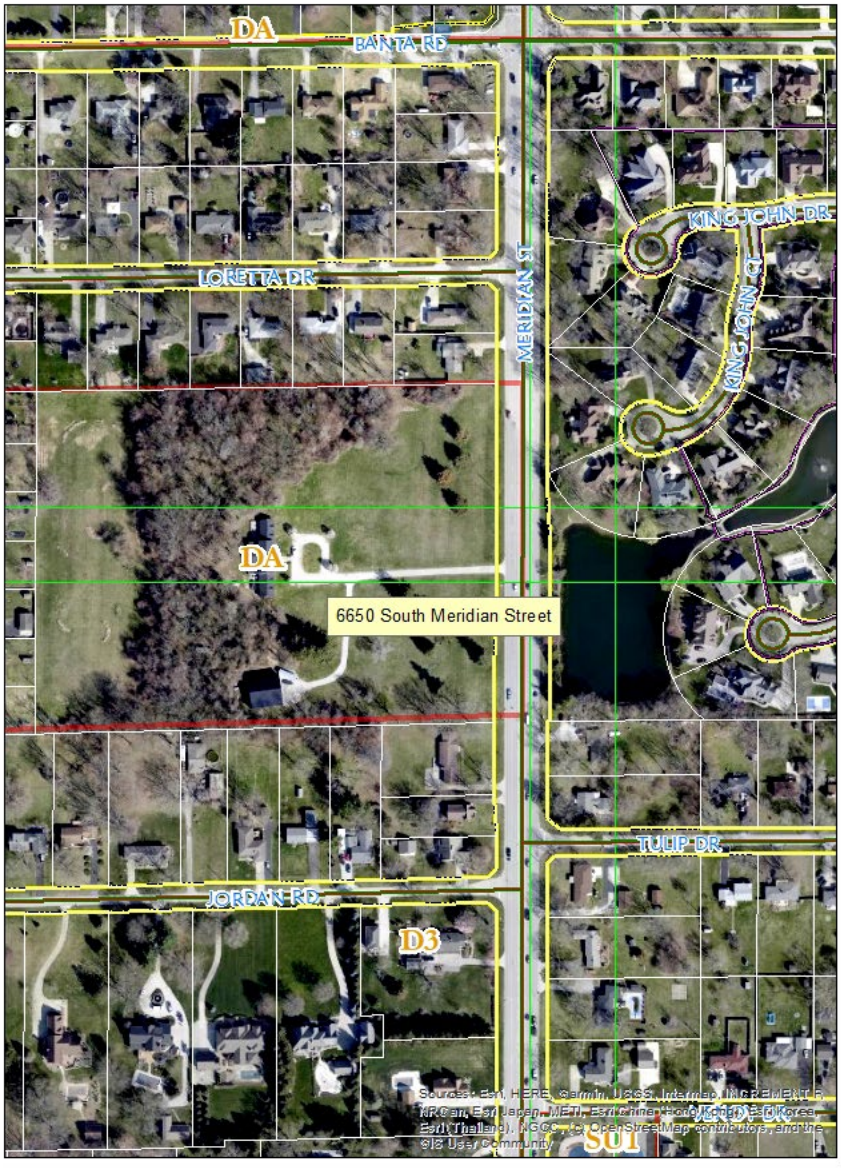
The following listed items describe the purpose, policies and tools:

- 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

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

EXHIBIT A

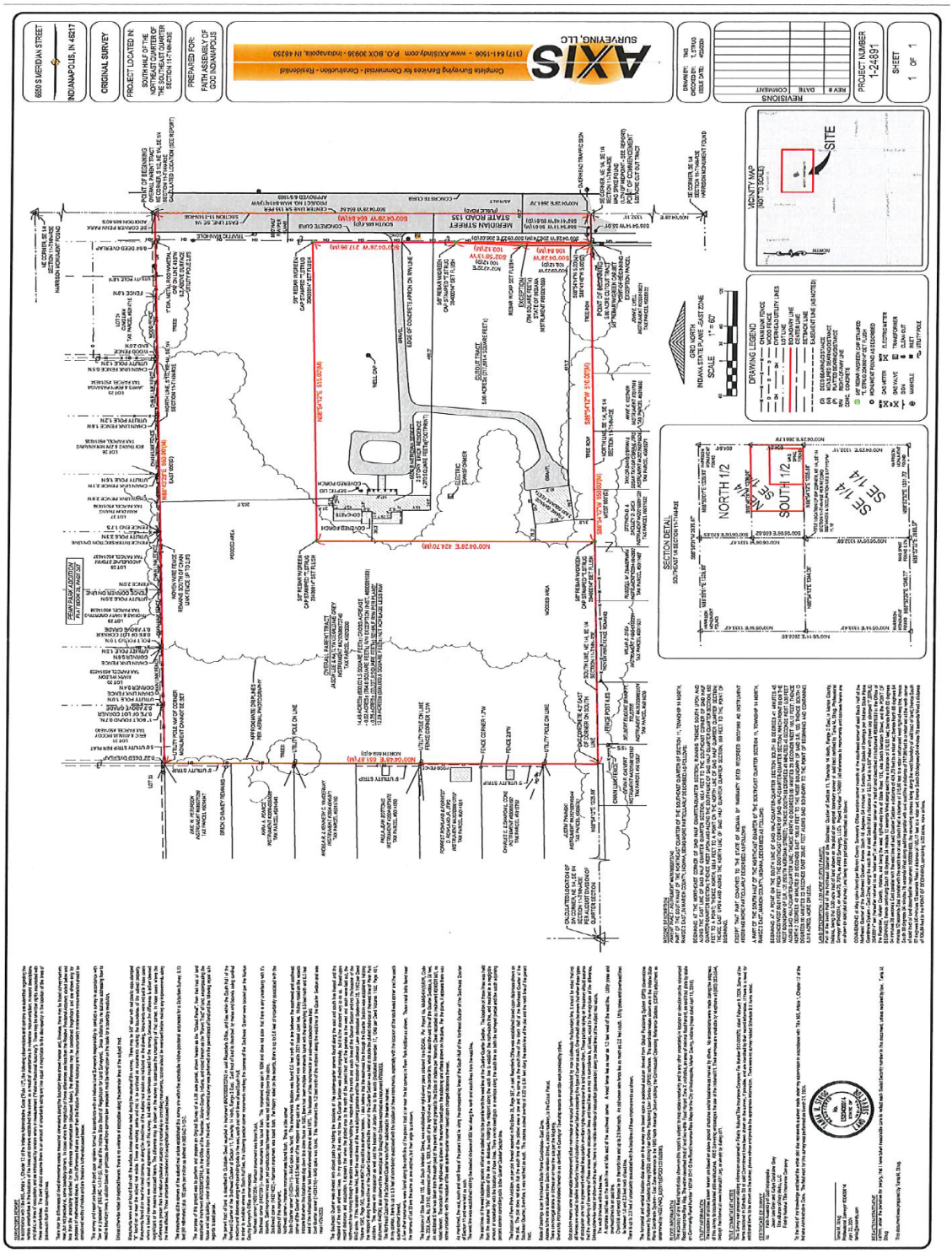

AXIS SURVEYING, LLC
Complete Surveying Services for Commercial - Construction - Residential
(317) 861-1506 - www.AXISIndy.com P.O. BOX 30936 - Indianapolis, IN 46230
6899 S MERIDIAN STREET
INDIANAPOLIS, IN 46217
ORIGINAL SURVEY
PROJECT LOCATED IN: SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 11-T14N-R3E
PREPARED FOR: FAITH ASSEMBLY OF GOD INDIANAPOLIS
REVISIONS
PROJECT NUMBER 1-24691
SHEET 1 OF 1
VICINITY MAP
SITE
DRAWING LEGEND
SECTION DETAIL
SOUTHEAST 1/4 SECTION 11-T14N-R3E
NORTH 1/2
SOUTH 1/2
NE 1/4 SE 1/4
SE 1/4 SE 1/4
MERIDIAN STREET
STATE ROAD 135
POINT OF BEGINNING
POINT OF COMMENCEMENT
LEGAL DESCRIPTION
SURVEYOR'S REPORT
TITLE COMMITMENT

EXHIBIT B

Heritage Tree Conservation

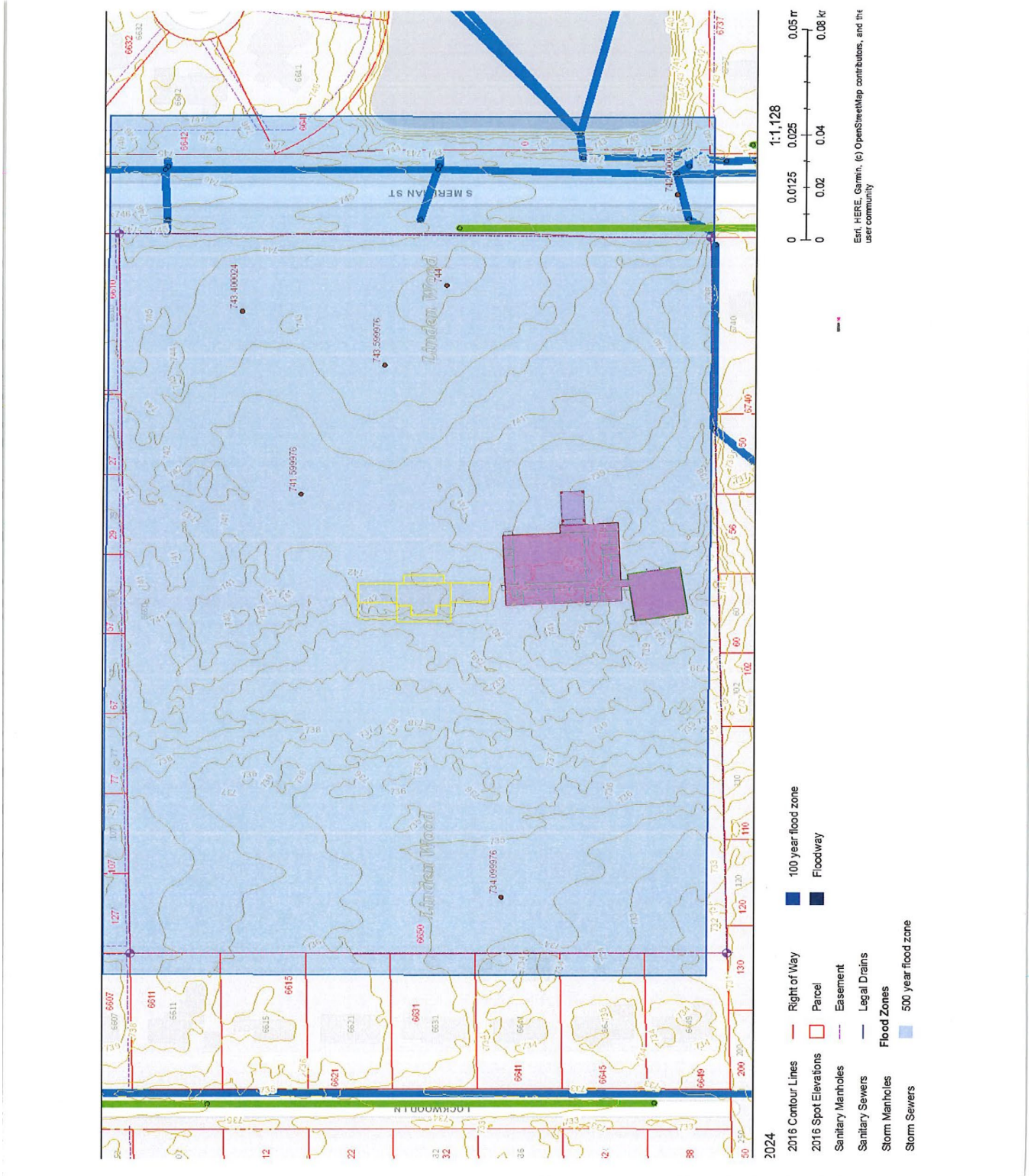
Removal of any Heritage Tree is prohibited unless any of the following determinations are made before removal:

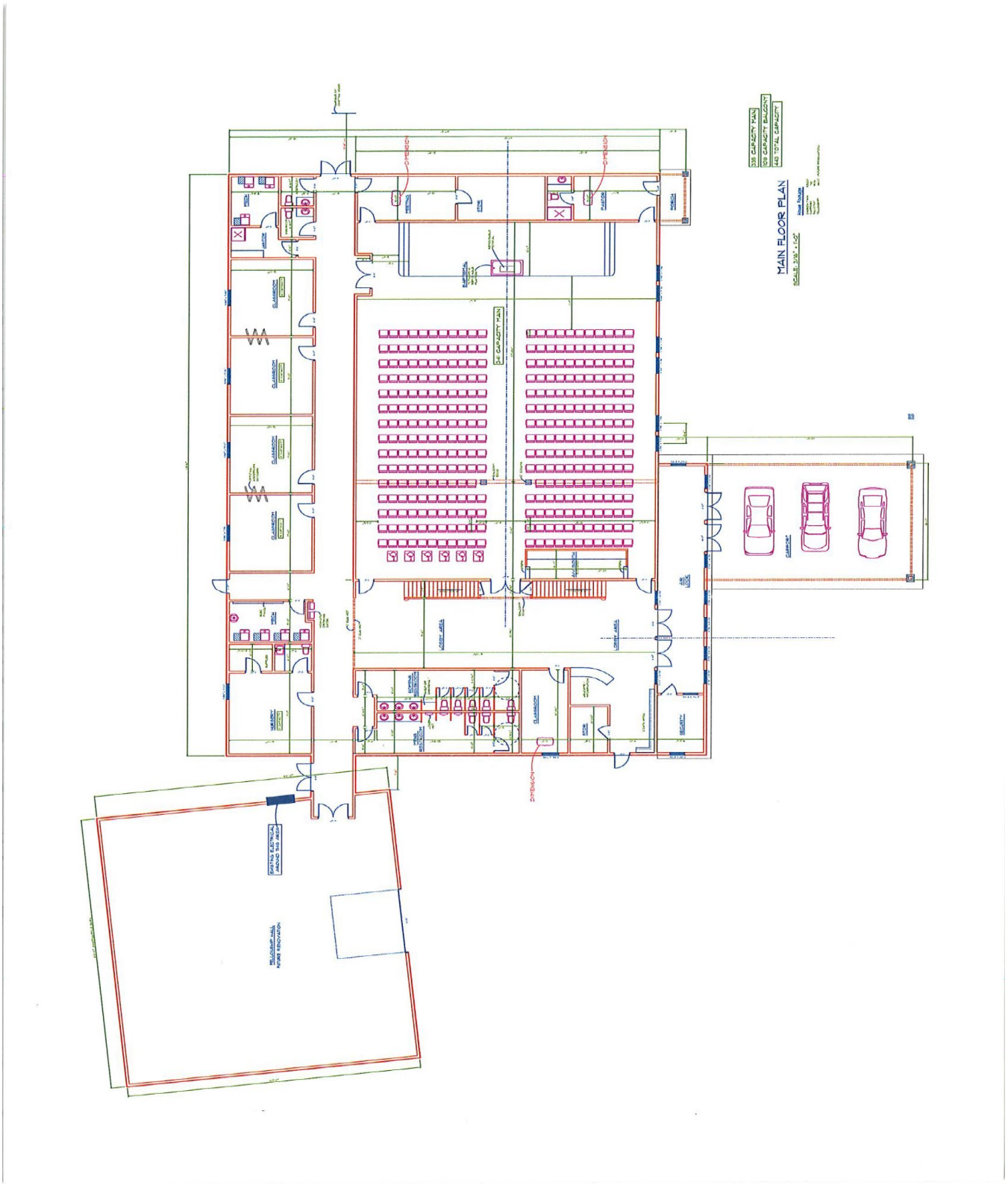
1. The Administrator or the city's Urban Forester determines that the tree is dead, significantly and terminally diseased, a threat to public health or safety, or is of an undesirable or nuisance species.
2. The Director of the Department of Public Works determines that the tree interferes with the provision 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.

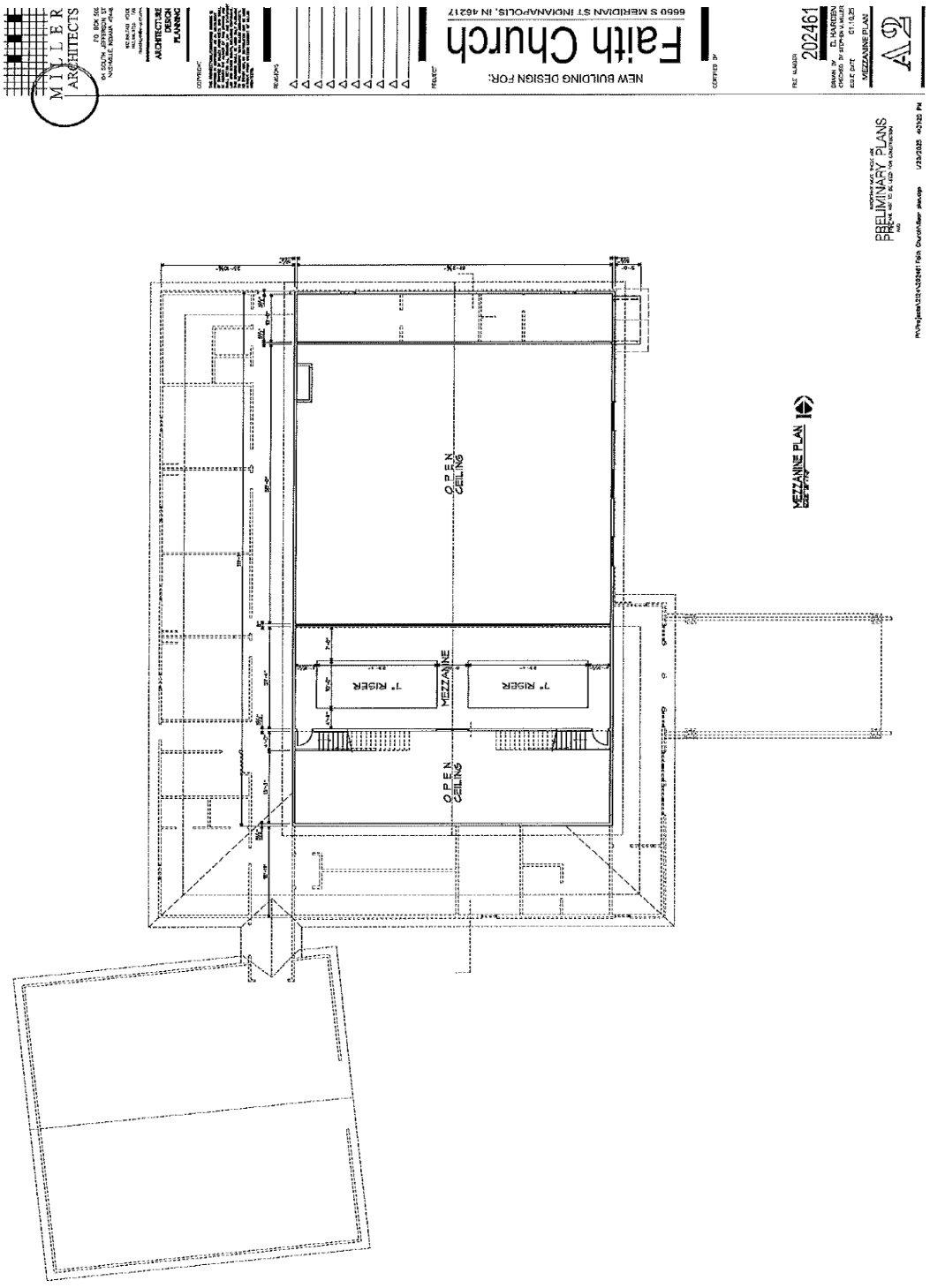
Table 744-503-3: Replacement Trees		
Size of tree removed or dead (inches)	**Number of Trees to be planted to replace a Heritage Tree**	**Number of Trees to be planted to replace an existing tree**
Over 36 DBH	15	10
25.5 to 36 DBH	11	8
13 to 25 DBH	8	6
10.5 to 12.5 DBH	6	4
8.5 to 10 DBH	5	4
6.5 to 8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

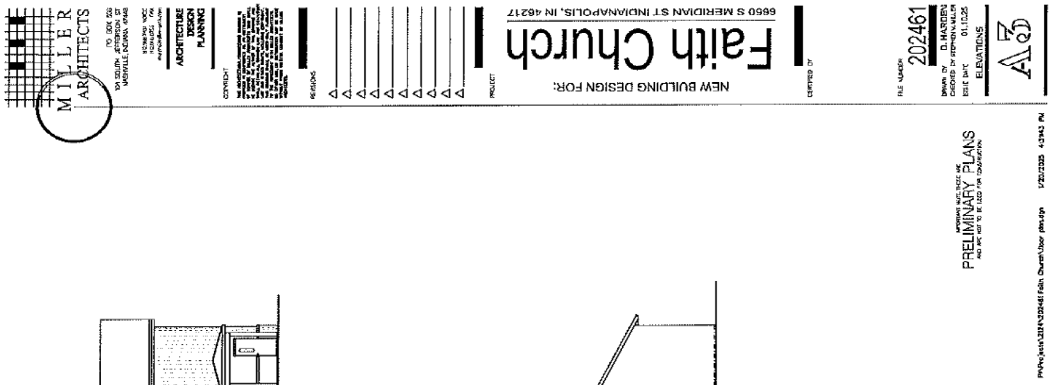
Department of Metropolitan Development
Division of Planning
Current Planning

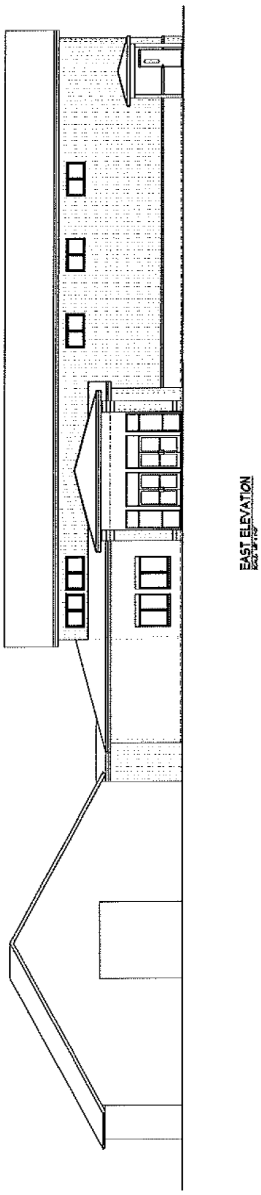
Site Plan

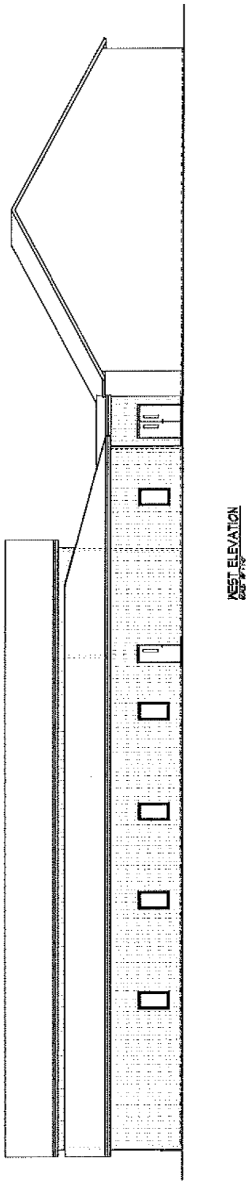


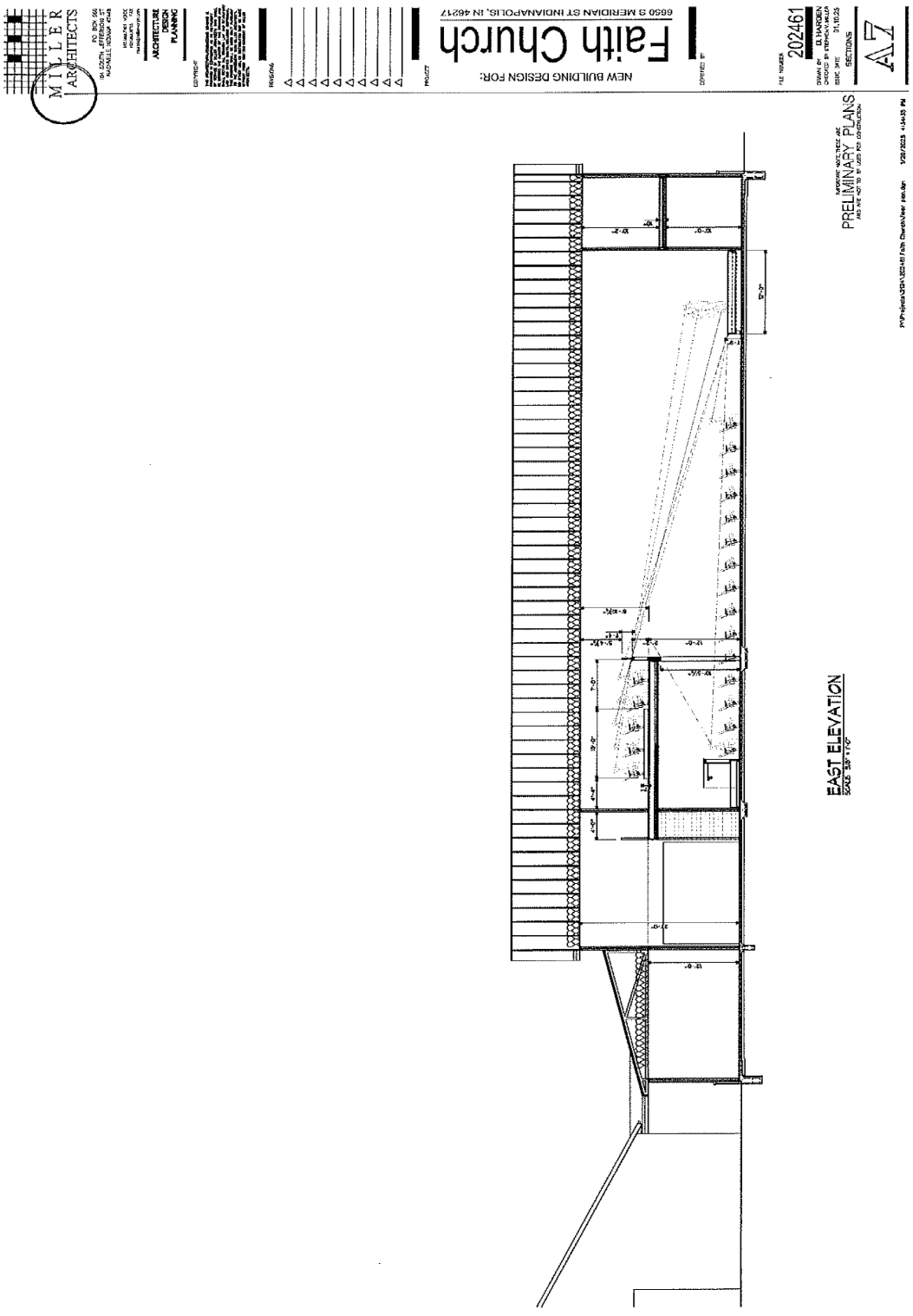

MAIN FLOOR PLAN

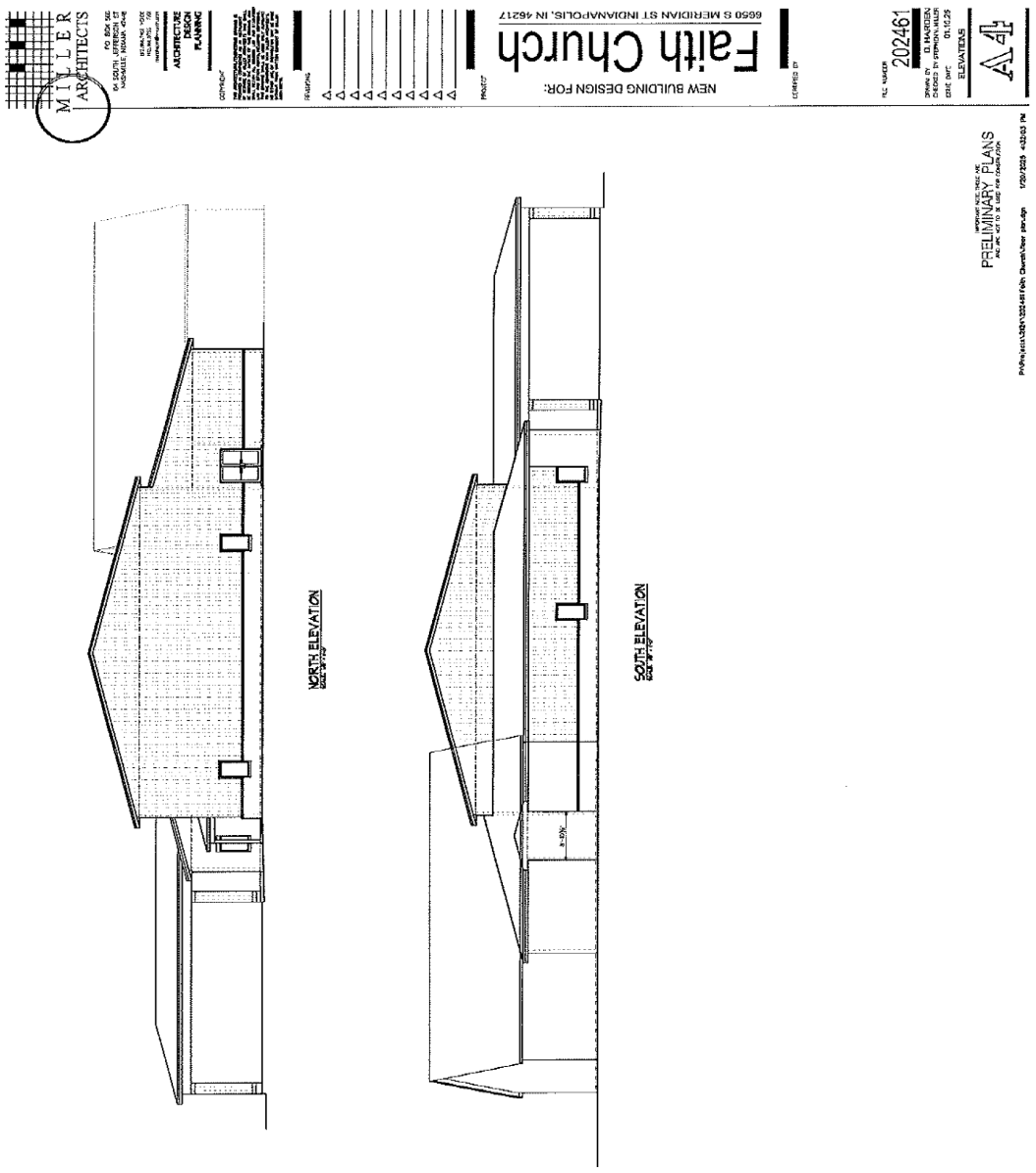

MILLER ARCHITECTS
NEW BUILDING DESIGN FOR:
Faith Church
6660 S MERIDIAN ST INDIANAPOLIS, IN 46217
202461
MEZZANINE PLAN
A2
PRELIMINARY PLANS
MEZZANINE PLAN
OPEN CEILING
MEZZANINE
7' RISER
7' RISER
OPEN CEILING


MILLER ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
NEW BUILDING DESIGN FOR:
Faith Church
6650 S MERIDIAN ST INDIANAPOLIS, IN 46217
202461
ELEVATIONS
A2.0
PRELIMINARY PLANS


EAST ELEVATION


WEST ELEVATION


MILLER ARCHITECTS
ARCHITECTURE INTERIOR PLANNING
NEW BUILDING DESIGN FOR:
Faith Church
6650 S MERIDIAN ST INDIANAPOLIS, IN 46217
202461
DL HARDEN
SECTIONS
A7
PRELIMINARY PLANS
EAST ELEVATION


MILLER ARCHITECTS
ARCHITECTURE INTERIOR PLANNING
NEW BUILDING DESIGN FOR:
Faith Church
6650 S MERIDIAN ST INDIANAPOLIS, IN 46217
202461
A1.1
ELEVATIONS
PRELIMINARY PLANS
NORTH ELEVATION
SOUTH ELEVATION



View looking north along South Meridian Street



View looking south along Meridian Street



View from site looking east across South Meridian Street



View from site looking southeast across South Meridian Street



View of site looking southwest



View of site looking west



View of site looking southwest



View of site looking south



View of site looking west



View from site looking north



View from site looking north



View from site looking east towards South Meridian Street