Department of Metropolitan Development
Division of Planning
Current Planning Section

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-081
Property Address:	2307 Lafayette Road
Location:	Wayne Township, Council District #12
Petitioner:	Adrian Carpio Torres
Current Zoning:	C-4
Request:	Rezoning of 1.25 acres from the C-4 to the C-5 district, to provide for a used car sales business.
Current Land Use:	Commercial
Staff Recommendations:	Staff recommend **denial** of this petition.
Staff Reviewer:	Jasmine Dillard Nikolich, Senior Planner

PETITION HISTORY

This is the first hearing of this petition.

STAFF RECOMMENDATION

Staff recommend **denial** of this petition.

PETITION OVERVIEW

LAND USE

The 1.25-acre site is comprised of a community commercial parcel developed with an existing used car sales business with frontage along Lafayette Road to the north. Aerial photography indicates that a car sales business has been in operation on this parcel since 2019. The site is surrounded by residential to the south and east, with commercial to the north and west.

REZONING

The request would rezone the property from the C-4 designation to the C-5 zoning district to allow for a used car sales business.

Per the Ordinance, the C-4 (Community-Regional) district is intended for major business grouping and regional-size shopping centers to serve a population ranging from a neighborhood to a major segment of

the total metropolitan area. The district accommodates a number of large traffic generators, such as home improvement stores, department stores, and theatres, and allows limited outdoor activities.

Per the Ordinance, the C-5 (Commercial) district is the General Commercial District designed to provide for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise, by major repair of motor vehicles, by outdoor commercial amusement and recreational activities, or by activities or operations conducted in buildings or structures not completely enclosed.

STAFF ANALYSIS

The Comprehensive Plan recommends community commercial typology and suburban neighborhood for this site. As proposed, this request would not be consistent with the Comprehensive Plan recommendation. Staff would note that rezoning the parcel to C-5 to operate a car sales business would be detrimental to the proximity of residential uses to the south and east due to the interference of environmental public nuisances (increase of traffic flow, excessive noise, pollution, and hazardous material.

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.

Based on the staff analysis of applicable Zoning regulations, planning objectives, and environmental considerations, staff recommend denial of the requested rezone.

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GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial	
Comprehensive Plan	Community Commercial and Suburban Neighborhood	
Surrounding Context	**Zoning**	**Land Use**
North:	C-4	Commercial
South:	D-9	Residential
East:	D-9	Residential
West:	C-4	Commercial
Thoroughfare Plan		
Lafayette Road	Primary Arterial	90-foot existing right-of-way and 102-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	No	
Site Plan	8/10/2026	
Site Plan (Amended)	10/1/2026	
Elevations	10/1/2026	
Elevations (Amended)	N/A	
Landscape Plan	10/1/2026	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019).

Pattern Book / Land Use Plan

- The **Community Commercial** typology provides for low-intensity commercial and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces (Page, 79).
    - Heavy Commercial land uses and land uses involving car sales are not contemplated for the Community Commercial typology.

- The **Suburban Neighborhood** typology is predominately 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 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 (Page, 26).

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)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

2015-ZON-092, Rezoning of 1.25 acres from the C-4 (W-5) and D-4 (W-5) districts to the C-5 (W-5) classification to provide for automobile sales, **denied.**

ZONING HISTORY – VICINITY

2018-CZN-823; 2333 Lafayette Road (east of site); Rezoning of 8.65 acres from the D-4 (W-5) and C-4 (W-5) districts to the D-9 (W-5) classification, **approved.**

2010-ZON-094; 2333 Lafayette Road (north of site); requested rezoning of 7.29 acres from the SO-I (W-5) District to the C-4 (W-5) classification to provide for a commercial parking lot, **approved**.

2010-ZON-088; 2403-2425 Lafayette road and 2620 Kessler Boulevard, North Drive (north of site), requested rezoning of 1.35 acres, from the D-4 and C-4 Districts to the C-4 classification to provide for commercial use, **approved**.

2009-ZON-054; 2333 Lafayette Road (north of site), requested rezoning of seven acres, from the SU-I (W-5) District, to the D-9 (W-5) classification to provide for suburban, high-rise, multi- family dwelling uses, **approved**.

2004-ZON-106; 2333 Lafayette Road (north of site), requested rezoning of 14.4 acres from D- S, CS and C-4 to SIJ-I, **approved**.

2004-UV2-016; 2333 Lafayette Road (north of site), requested variance Of use Of the CZO to provide for religious uses and a daycare, **withdrawn.**

2004-AP2-003; 2333 Lafayette Road (north of site), requested appeal of Administrators decision, related to 2004-UV2-016, which stated that a criminal defender rehabilitation facility with life skills training, job training, counseling, and vocational educational services is permitted use in the C-4 district, appeal **withdrawn**.

2002-ZON-049; 2500 Cold Spring Road (east of site), requested rezoning of 18.3 acres from D- S (W-5) to SO-I (W-5), **approved.**

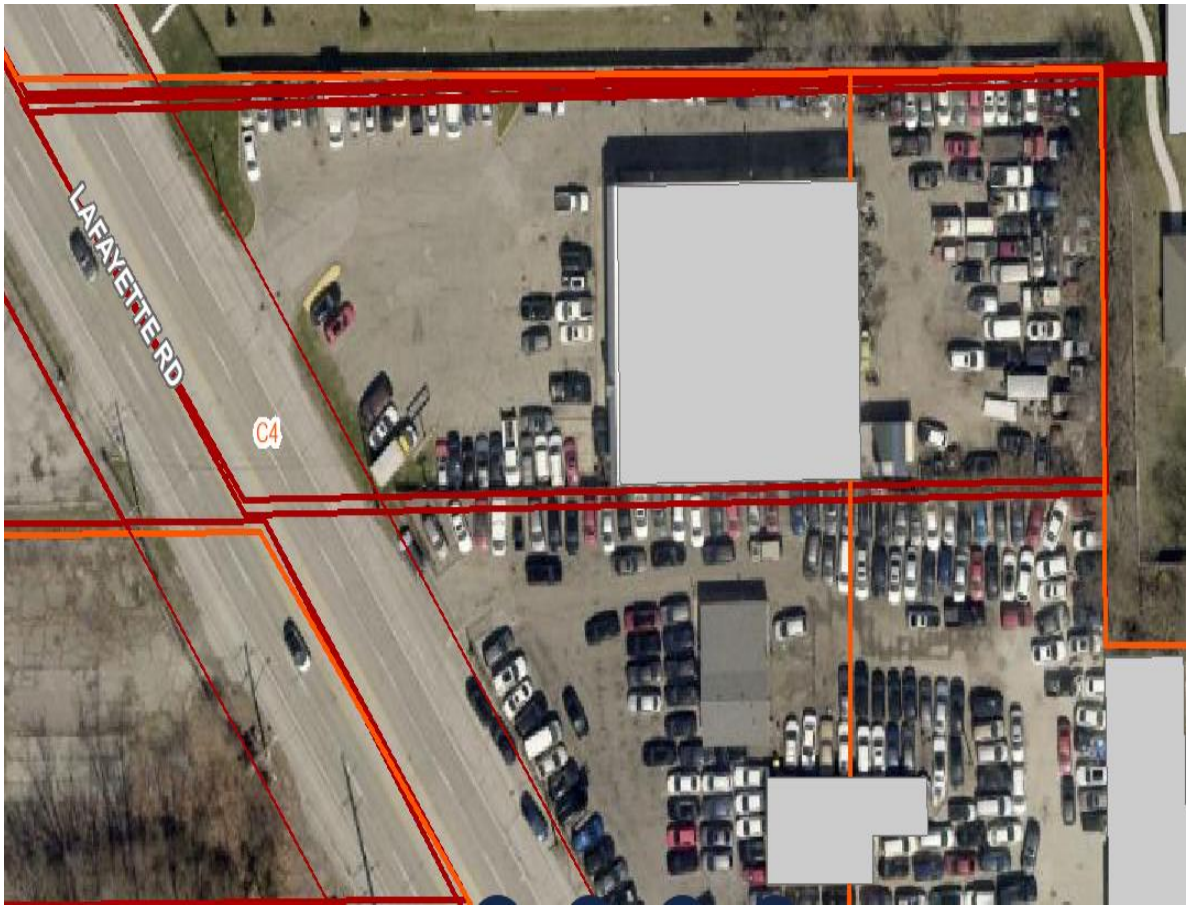
2000-ZON-021; 2605 Kessler Boulevard, North Drive (north of site), requested rezoning of 1.68 acre from to C-5, **approved.**

96-V1-86; 2351 Lafayette Road (north of site), requested variance of development standards of the CZO to provide for operation of a package liquor store within 52 feet of a protected district, **granted**.

89-UV1-15; 2310 Lafayette Road (west of site), requested variance of use and development standards of the CZO to provide for sale and repair of automobiles, with outdoor operations and storage, on a site with deficient drive aisles and setbacks, **granted**.

EXHIBITS

2026-ZON-081; Aerial Map



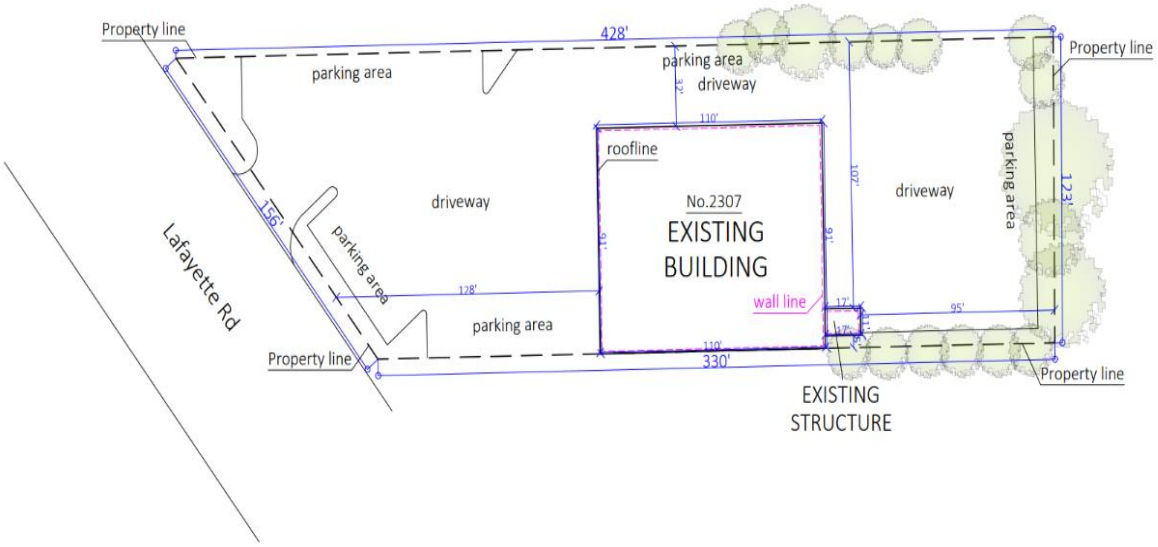
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2026-ZON-081; Site Plan

SITE PLAN
2307 Lafayette Rd
Indianapolis, IN 46222
Parcel ID: 49-06-28-113-006.000-901
Lot area: 1.25 Acres
Paper Size: 11"x17"

N

scale 1"=40'



Disclaimer
This is not a land survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

2026-ZON-081; Photographs

Photograph 1: Subject Site to the North



Photograph 2: Subject Site to the Northeast



Photograph 3: Subject Site to the West



Photograph 4: Residential to the East of Site

