Department of Metropolitan Development
Division of Planning
Current Planning

MDC HEARING EXAMINER — November 12, 2026

Case Number:	2026-ZON-092
Property Address:	6440 North College Avenue *(approximate address)*
Location:	Washington Township, Council District #2
Petitioner:	BR Rentals LLC (Beth Johnson), by Dinsmore & Shohl LLP (Misha Rabinowitch)
Request:	Rezoning of 0.18-acre from D-4 (TOD) (FF) to C-3 (TOD) (FF) to allow for the development of an eating establishment.
Current Land Use:	Undeveloped
Staff Recommendations:	Staff recommends **approval** of this petition.
Staff Reviewer:	Josh Levesque, Manager—Code Revision and Compliance

PETITION HISTORY

This petition was previously continued from the October 29, 2026, hearing to the November 12, 2026, hearing at the request of staff to allow for further analysis.

The request has been amended to indicate the proposed use of the site. This change has been underlined in the report.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition, subject to a commitment prohibiting the following uses at this site:

- Substation Distribution
- Transit Center
- Wireless Communication Facility
- Assisted Living Facility
- Nursing Home
- Check Cashing / Validation Service
- Outdoor Advertising Off-Premises Sign
- Convenience Store
- Pawn Shop
- Club or Lounge or Bar or Tavern; this shall not exclude a restaurant with a bar as an accessory use nor shall it prohibit a restaurant from serving alcohol provided it is licensed to do so
- Laundromat
- Mortuary/Funeral Home

- Vape Shop/Dab Bar/Tobacco Store
- Business, art, or other post-secondary proprietary school
- Day Car Center or Nursery School
- Schools: Elementary Middle or High Schools
- Hospital
- Plasma (Blood Center)
- Department Store

PETITION OVERVIEW

6440 College Avenue is a parcel equaling roughly 0.18 acre. The property is currently zoned D-4. Properties to the south and east are zoned C-3 while properties to the north and west are zoned D-4. The property to the south at 6434 North College Avenue appears to an office a complex with tenants incorporating such uses a butcher shop, a pastry company, an interior design studio, and a pilates studio.

The petitioner is requesting a rezone from the D-4 district to the C-3 district to allow for the development of an eating establishment. This proposed eating establishment would operate during evenings only. As part of this request, the petitioner is committing to a list of uses that would be prohibited on this site. This list can be seen in the exhibits section below.

The site is roughly 0.125 miles, or an approximate four (4) minute walk, from the Red Line Bus Rapid Transit stop at 66th Street and College Avenue. The 2020 *Red Line Transit-Oriented Development Strategic Plan* identified the area as part of the Walkable Neighborhood typology. This typology calls for a mix of uses at the station area and primarily residential beyond. Additionally, with College Avenue as a primary arterial, this provides the opportunity to develop neighborhood-serving commercial and multifamily residential directly adjacent to a rapid transit line with single-family housing residential in close proximity.

The Ordinance defines the C-3 district as “Neighborhood Commercial District”. This 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” (742-104-C). Rezoning to C-3 would provide opportunities such as the development of a restaurant to increase the range of services available to the fully developed residential neighborhood nearby.

While the Land Use Plan for this parcel calls for 5-8 residential units per acre, a rezone to C-3 would harness the intent of the TOD objective to “provide a concentration of many different and small-scale uses with a fine-grained pattern that integrates and transitions well with the neighborhoods they support” (742-207-B.3). Furthermore, the lower-to-medium commercial intensity seen in C-3 is intended to support surrounding residential and is not seen as wholly incompatible when adjacent to residential districts.

Based on the analysis above, staff is recommending **approval** of the petition, subject to the aforementioned commitment on prohibited uses.

GENERAL INFORMATION

Existing Zoning	D-4 (TOD)	
Existing Land Use	Undeveloped	
Comprehensive Plan	5-8 Residential Units per Acre	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	D-4	North: Residential
South:	C-3	South: Neighborhood Commercial
East:	C-3	East: Neighborhood Commercial
West:	D-4	West: Residential
Thoroughfare Plan		
College Avenue	Primary Arterial	78-foot existing right-of-way and 78-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	Yes, FF	
Overlay	TOD	
Wellfield Protection Area	No	
Site Plan	9/11/2026	
Site Plan (Amended)	N/A	
Elevations	9/11/2026	
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

- Marion County Land Use Plan Pattern Book

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

- Envision Broad Ripple: 5-8 Residential Units per Acre

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

N/A

ZONING HISTORY – VICINITY

2001-ZON-058; 6428 North College Avenue (south of site), Rezoning of 0.33 acre from the D-4 to the C-3 district, **approved.**

2025-ZON-045; 6434 North College Avenue (south of site); 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, **approved.**

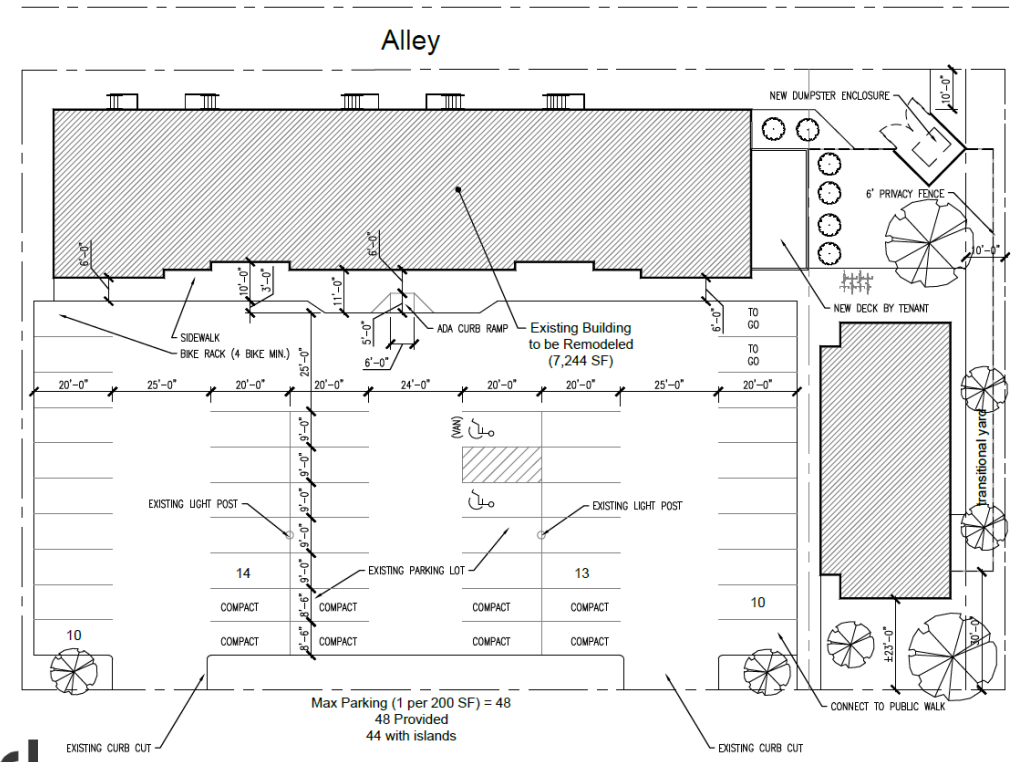
Department of Metropolitan Development
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EXHIBITS

2026ZON092; Aerial Map



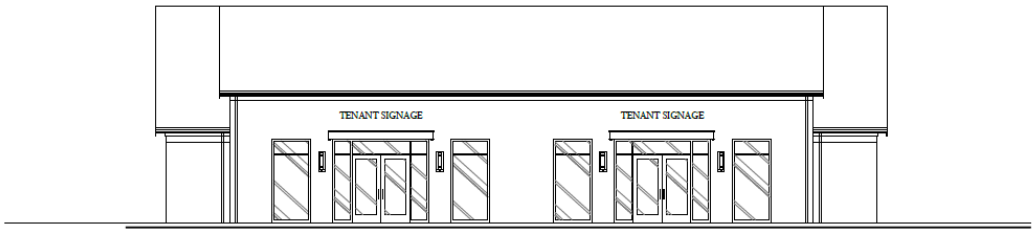
2026ZON092; Proposed Site Plan



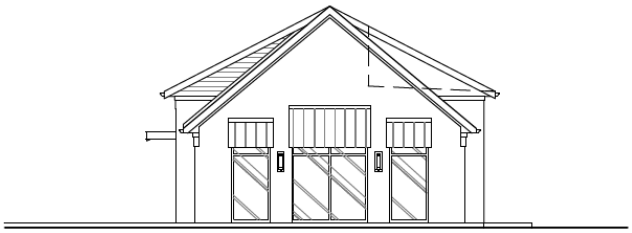
PAD ARCHITECTURE

New Retail Center 001
6434 N. College Ave, Indianapolis, IN
03.31.2026
SD

2026ZON092; Proposed Building Elevations



1 South Elevation
1/8"=1'-0"
0 4' 8' 16'



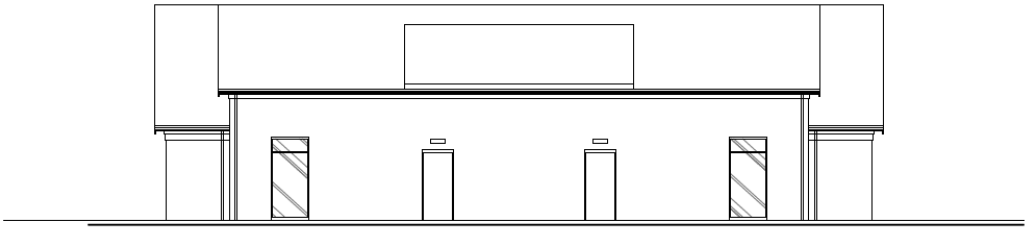
PAD ARCHITECTURE

2 East Elevation
1/8"=1'-0"
0 4' 8' 16'

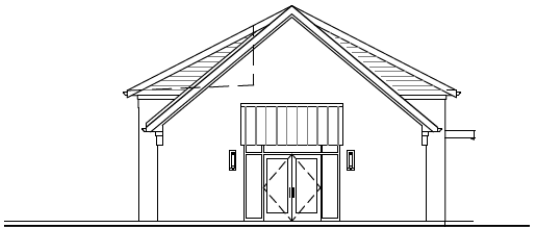
Retail Center - Building 2
6434 N. College Ave, Indianapolis, IN
05.01.2026

201
SD

2026ZON092; Proposed Building Elevations (cont'd)



3 North Elevation
1/8"=1'-0"
0 4' 8' 16'



4 West Elevation
1/8"=1'-0"
0 4' 8' 16'

PAD ARCHITECTURE

Retail Center - Building 2
6434 N. College Ave, Indianapolis, IN
05.01.2026

201
SD

2026ZON092; Photographs



Photo 1: Looking at subject site from College Avenue

2026ZON092; Photographs (cont'd)



Photo 2: Neighborhood commercial strip to the south of subject site

2026ZON092; Photographs (cont'd)



Photo 3: Looking north on College Avenue

2026ZON092; Photographs (cont'd)



Photo 4: Looking at neighborhood commercial strip to the east across College Avenue