

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 26, 2025

Case Number: 2025-ZON-047 (Amended)
Property Address: 7525 McFarland Boulevard
Location: Perry Township, Council District #24
Petitioner: Manheet Singh, by Joseph D. Calderon
Current Zoning: SU-1
Request: Rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development.
Current Land Use: Religious Uses
Staff Recommendations: Approval, subject to the commitments noted below:
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued the petition from the May 29, 2025 hearing, to the June 26, 2025 hearing, to amend the request and clarify the legal description.

STAFF RECOMMENDATION

Approval, subject to the following commitment 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 / receptacles provided for the proper disposal of trash and other waste.
2. The final site plan, landscape plan and building elevations shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit.
3. A recorded access easement (in perpetuity) shall be provided that allows for both vehicular and pedestrian connectivity between the site to the east (zoned D-P) and McFarland Boulevard.

PETITION OVERVIEW

This 7.46-acre site, zoned SU-1, is developed with religious uses, associated parking lots and accessory buildings. It is surrounded by multi-family dwellings and open space to the north, zoned D-6; religious uses to the south, zoned SU-1; open space and right-of-way of South Emerson Avenue to the east, zoned C-S and D-P, respectively; and single-family dwellings to the west, across McFarland Boulevard, zoned D-3.

This site was included in Petition 90-Z-201 that rezoned the site to the SU-1 District from the D-6 and C-1 Districts.

REZONING

The request would rezone the site to the D-6II district to provide for multi-family residential development. The D-6II district is intended principally for medium intensity residential development as a transition between areas of high intensity uses and low intensity uses, or land areas characterized by more challenging terrain or unusual land configuration, such as remnant parcels of land resulting from public works improvements, exhausted mining operations, and changed intensity factors (such as between interstate highway locations, commercial development, and lower-density residential areas). Consequently, the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage, and wildlife, should be incorporated into the development plans and to promote the environmental aesthetic.

Permitting a variety of housing types affords flexibility to and opportunity to fulfill the sites challenges. Selective on-site recreational facilities and open space activities must be provided to maximize efficiency, site opportunities, and residents' needs. The district should be in proximity to major thoroughfares, sewers, school and park facilities. The D-6II district has a typical density of 9 to 12 units per gross acre fulfilling the medium density residential recommendation of the Comprehensive General Land Use Plan.

The Comprehensive Plan recommends suburban neighborhood typology for the site.

As proposed, this request would generally align with the Plan recommendation but would have a higher density of 17.4 units per acre.

Site Plan

The site plan, file-dated May 29, 2025, depicts four multi-story buildings consisting of a total of 130 dwelling units.

There would be 225 parking spaces with two detached covered garages in the northern portion of the site and along the eastern boundary.

Staff would note that no landscaping or amenity areas are identified on the site plan. Consequently, staff would request that the final site plan and landscaping plan be submitted that provides for landscaping compliant with the Ordinance, along with amenity areas.

Additionally, no information related to the maximum floor area ratio (FAR) or the minimum livability space ratio (LSR) has been provided. Because the site has minimal development (parking lots), staff would anticipate these ratios would be met and no variances would be required or supported by staff.

Renderings were submitted but the roof lines are not consistent among the documents. Consequently, staff would request Administrator Approval of the elevations prior to the issuance of an Improvement Location Permit to assure that the development would be architecturally appropriate / consistent and well-integrated with the surrounding land uses.

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

As previously noted, the proposed rezoning would be supportable because it would be consistent with the Comprehensive Plan recommendation of suburban neighborhood typology.

Staff, however, is concerned with lack of connection to surrounding land uses and would request an access easement that accommodates for vehicles and pedestrians that would result in appropriate connectivity to adjoining properties, particularly to the abutting site to the east (zoned D-P).

Recognizing that rezonings require limited information and that the documents submitted with this request appear to be conceptual, staff would request that final plans be submitted for Administrator Approval. Staff believes the visibility and size of the proposed development merits staff's review of the final site plan, landscape plan, building elevations and connectivity to adjoining properties.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Religious uses / parking lots / accessory buildings	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-6	Multi-family dwellings
South:	SU-1	Religious uses
East:	D-P / C-S	Open Space / Emerson Avenue Right-of -Way
West:	D-3	Single-family dwellings
Thoroughfare Plan		
McFarland Boulevard	Local Street	Existing 68-foot right-of-way and proposed 50-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	April 18, 2025	
Site Plan (Amended)	May 29, 2025	
Elevations	April 18, 2025	
Elevations (Amended)	May 29, 2025	
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. “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 one to five 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

- 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.

Conditions for All Housing

- A mix of housing types is encouraged.
- Developments of more than 30 housing units must have access to at least one arterial street of three or more continuous travel lanes between the intersections of two intersecting arterial streets.
- Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.

- Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
- Developments with densities higher than five dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

Multi-family Housing

- Should be located along arterial or collector streets, parks, or greenways.
- Parking should be either behind or interior to the development.
- Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.

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

2023-ZON-050; 7525 McFarland Boulevard, requested rezoning of 6.43 acres from the SU-1 district to the D-P classification to provide for a senior independent living facility, **approved**.

2021-ZON-146; 7525 McFarland Boulevard, requested rezoning of 13.614 acres from the SU-1 district to the D-P classification to provide for a senior independent living facility and multifamily housing, **denied**.

90-Z-201; 7610 South Emerson, requested rezoning of 27.92 acres, being in the D-6 and C-1 Districts, to the SI-1 classification to provide for the development of a church, **approved**.

VICINITY

88-Z-217; 7451 McFarland Boulevard (north of site), requested rezoning of 1.413 acre, being in the D-3 District, to the D-6 classification to provide for residential development, **approved**.

88-Z-216; 7439 McFarland Boulevard, (north of site), requested rezoning of 1.24 acres, being in the D-3 District, to the D-7 classification to provide for residential development, **approved**.

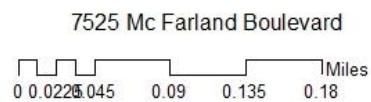
88-Z-7; 7702 South Emerson Avenue (south of site), requested rezoning of 20 acres, being in the A-2 District, to the C-1 classification to provide for kindergarten, day nursery, nursing and convalescent home uses, **approved**.

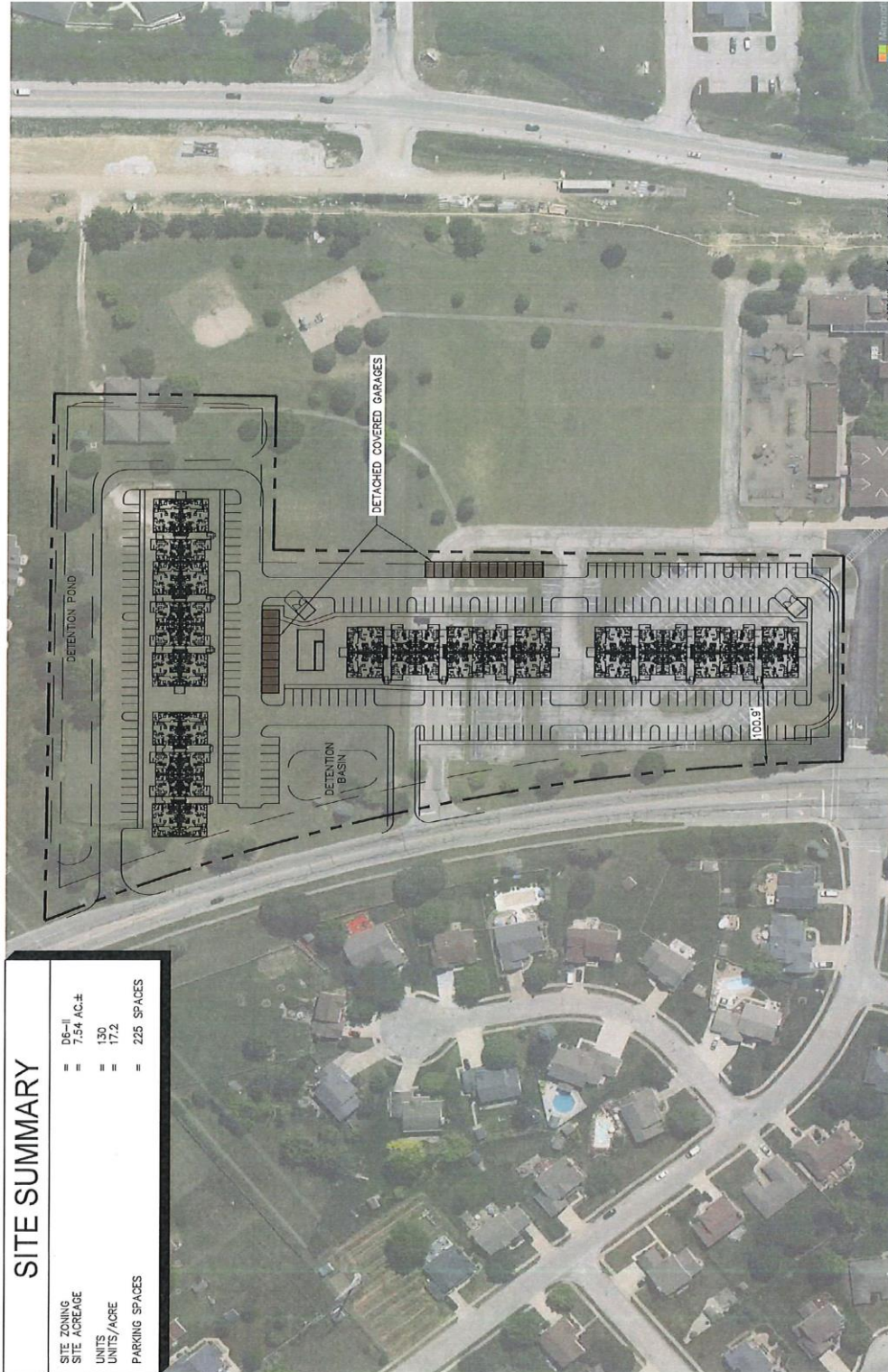
88-Z-6; 5002 East Stop Eleven Road (south of site), requested rezoning of 11.64 acres, being in the A-2 District, to the C-2 classification to provide for neighborhood retail development, **approved**.

88-Z-5; 4601 East Southport Road (north of site), requested rezoning of 51.89 acres, being in the A-2 District, to the D-7 classification to provide for multi-family residential development, **approved**.

88-Z-4; 7502 South Emerson Avenue (south of site), requested rezoning of 21.53 acres, being in the A-2 District, to the D-6 classification to provide for multi-family residential development, **approved**.

88-Z-3; 4802 Stop Eleven Road (west of site), requested rezoning of 174.73 acres, being in the A-2 District, to the D-3 classification to provide for single-family residential development, **approved**.





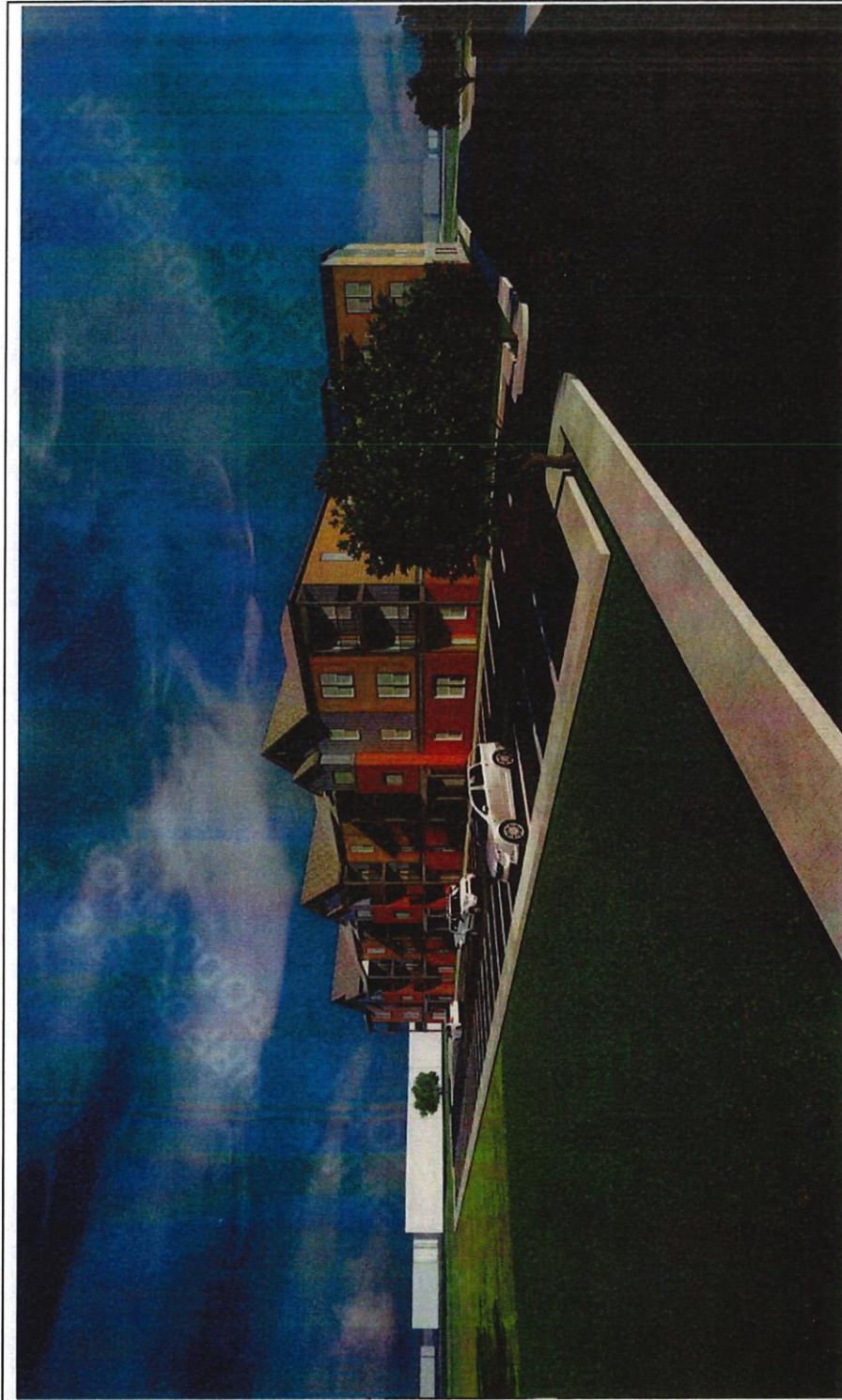
SITE SUMMARY

SITE ZONING	D6-II
SITE ACREAGE	7.54 AC.±
UNITS	130
UNITS/ACRE	17.2
PARKING SPACES	225 SPACES



DATE : 01/15/2025

MCFARLAND BLVD, IN



DATE : 01/15/2025

MCFARLAND BLVD, IN



View looking north at intersection of McFarland Avenue and South Emerson Avenue



View looking east along McFarland Boulevard towards South Emerson Avenue



View looking south along McFarland Boulevard



View looking north along McFarland Boulevard



View of site looking north



View of site looking northeast



View from site looking south



View from site looking west



View from site looking east towards South Emerson Avenue



View from site looking south



View from site looking north



View from site looking east towards South Emerson Avenue



View from site looking west across McFarland Boulevard