



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**June 11, 2026**

**Case Number:** 2026-ZON-035  
**Property Address:** 7323 South Mooresville Road  
**Location:** Decatur Township, Council District #21  
**Petitioner:** Redwood Apartments Neighborhoods, by Clark Quinn Law, Joseph Csikos  
**Current Zoning:** D-A (FW) (FF)  
**Request:** Rezoning of 21.66 acres from the D-A (FW) (FF) district to the D-6 (FW) (FF) district to provide for residential uses.  
**Current Land Use:** Agricultural uses.  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged the automatic continuance that was filed by a registered neighborhood organization that continued this petition from the May 14, 2026 hearing, to the June 11, 2026 hearing.

**STAFF RECOMMENDATION**

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

1. A 40-foot half right-of-way shall be dedicated along the frontage of West Southport Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. 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.
3. A final site plan shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP) that provides for safe pedestrian and vehicular circulation throughout the site, including well-connected network of sidewalks and maneuverability of emergency vehicles.

## PETITION OVERVIEW

This 21.66-acre site, zoned D-A (FW)(FF), is developed with agricultural uses, including a single-family dwelling and accessory buildings. It is surrounded by undeveloped land to the north and east, zoned D-4; single-family dwellings to the south, across West Southport Road, zoned D-A (FF) (FW); and single-family dwellings to the west, across South Mooresville Road, zoned D-3 (FW) (FF).

## REZONING

The request would rezone the site to the D-6 district. “The D-6 district provides for medium intensity residential development of a variety of housing types: multifamily dwellings, triplex, fourplex, two-family and single-family attached dwellings. The district is intended for developments in suburban areas well served by major thoroughfares, sanitary sewers, and school and park facilities. In its application, the district need not be directly associated with more intense land uses such as commercial or industrial areas. The development pattern envisioned is one of trees lining curving drives with the ample open space provided for in the district affording a wide variety of on-site recreational facilities. The D-6 district has a typical density of 6 to 9 units per gross acre. This district fulfills the medium density residential recommendation of the Comprehensive General Land Use Plan. Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.”

The Comprehensive Plan recommends village mixed-use typology for the site.

Recommended land uses in this typology include detached / attached / small- and large-scale-multifamily 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; artisan manufacturing and food production; structured parking; and community farms / gardens.

As proposed, this request would align with the Plan recommendation of village mixed-use and generally align with Critical Area 006 recommendations and guidelines.

## Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 40-foot half right-of-way along West Southport Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

## **Floodway / Floodway Fringe – Goose Creek**

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-6 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

## **Stream Protection Corridor**

A stream protection corridor consists of a strip of land, extending along both sides of all streams, with measurements taken from the top of the bank on either side. The width of the corridor is based upon whether the stream is designated as a Category One or Category Two. Category One streams have a corridor width of 60 feet in the compact context area and 100 feet in the metro context area. Category Two streams have a corridor width of 25 feet in the compact context area and 50 feet in the metro context area.

Construction projects over one (1) acre are subject to the requirements of the Environmental Protection Agency (EPA) General Permit and Indiana Department of Environmental Management (IDEM) Construction Stormwater General Permit (CSGP).

The vegetative target for the Stream Protection Corridor is a variety of mature, native riparian tree and shrub species that can provide shade, leaf litter, woody debris, and erosion protection to the stream, along with appropriate plantings necessary for effective stream bank stabilization.

The Stream Protection Corridor is defined as:

“A vegetated area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake, or reservoir, and where alteration is strictly limited. Functionally, stream protection corridors provide erosion control, improve water quality (lower sedimentation and contaminant removal) offer flood water storage, provide habitat, and improve aesthetic value.”

Stream is defined as “a surface watercourse with a well-defined bed and bank, either natural or artificial that confines and conducts continuous or periodic flowing water.”



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

Stream Bank is defined as “the sloping land that contains the stream channel and the normal flows of the stream.”

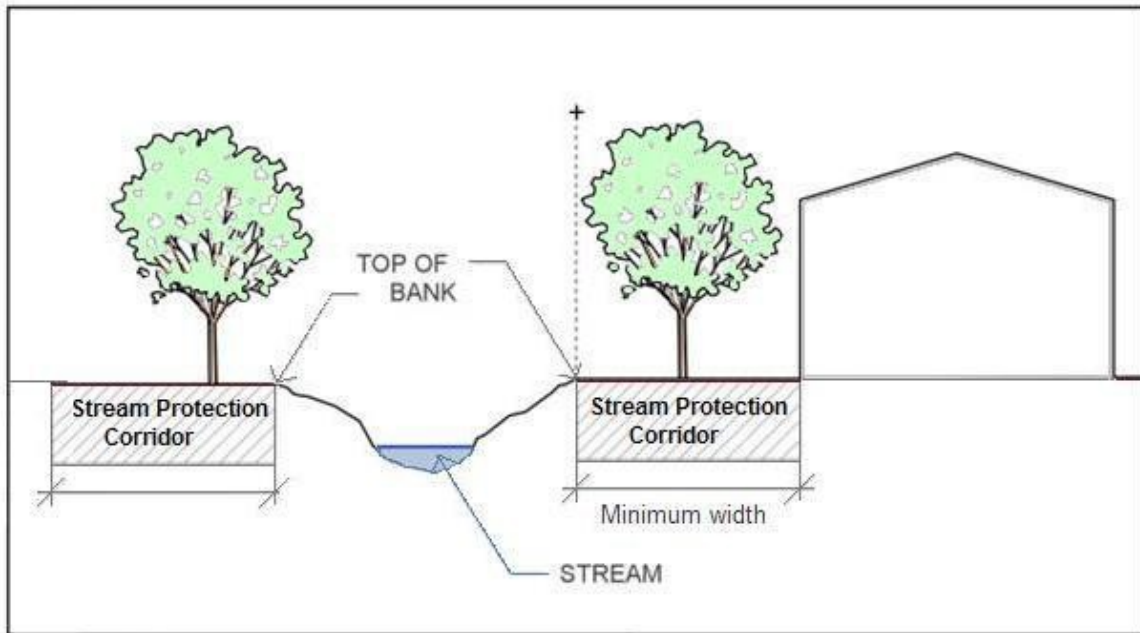
Stream Channel is defined as “part of a watercourse that contains an intermittent or perennial base flow of groundwater origin.”

There are two types of categories of Streams: Category One Streams and Category Two Streams. Category One Stream is defined as: “A perennial stream that flows in a well-defined channel throughout most of the year under normal climatic conditions. Some may dry up during drought periods or due to excessive upstream uses. Aquatic organism such as some fish are normally present and easily found in these streams. The Category One Streams are listed in Table 744-205-2: Category One Streams.”

A Category Two Stream is defined as: “An intermittent stream that flows in a well-defined channel during wet seasons of the year but not necessarily for the entire year. These streams generally exhibit signs of water velocity sufficient to move soil, material, litter, and fine debris. Aquatic organisms, such as fish, are often difficult to find or not present at all in these streams. These streams are identified on the United States Geological Survey (USGS) topographic maps and on the Department of Natural Resources Conservation Service (NRCS) soils maps.”

There are 34 Category One streams listed in the Ordinance. The stream protection corridor is a strip of land on both sides of the stream whose width varies according to whether it is within the Compact or Metro Context Area and whether it is a Category One or Category Two Stream.

Goose Creek lies within the Metro Context Area and is located at the southwest corner of the site. It is designated as a Category One stream requiring a 100-foot-wide stream protection corridor on both sides of the stream, as measured parallel from the top of the bank. Top of the bank is not defined by the Ordinance, other than by Diagram UU, Stream Protection Corridor Cross-section, as shown below.



**Stream Protection Corridor**

## 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 proposed, this request would be consistent with the Comprehensive Plan recommendation of village mixed-use and would provide 99 dwelling units within 17 one-story buildings with attached garages.

Access would be along South Mooresville Road, with emergency access along West Southport Road, with private streets providing access to each of the units.

Staff recognizes that the site plan is conceptual but pedestrian connections throughout the project, including both internal and external, would be required but are not shown. Staff is also concerned with the ability for emergency vehicles to maneuver within this development and provide critical services.

Furthermore, the location of this site within Critical Area 006, results in additional recommendations and guidelines related to land use and development, that includes but not limited to a well-connected pedestrian network. Consequently, staff would request that a final site plan be submitted for Administrator Approval that would provide for these features.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-A (FW) (FF)	
<b>Existing Land Use</b>	Agricultural	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	D-4 Undeveloped land
	South:	D-A (FW) (FF) Single-family dwellings
	East:	D-4 Undeveloped land
	West:	D-A (FW) (FF) Single-family dwellings
<b>Thoroughfare Plan</b>		
South Mooresville Road	Primary Arterial	Existing 80-100-foot right-of-way and proposed 80-foot right-of-way.
West Southport Road	Primary Arterial	Existing 40-80-foot right-of-way and proposed 80-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	Yes – Goose Creek	
<b>Overlay</b>	Yes – Critical Area 006	

<b>Wellfield Protection Area</b>	No
<b>Site Plan</b>	March 23, 2026
<b>Site Plan (Amended)</b>	May 18, 2026
<b>Elevations</b>	N/A
<b>Elevations (Amended)</b>	N/A
<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	N/A
<b>Findings of Fact (Amended)</b>	N/A
<b>C-S/D-P Statement</b>	N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

The Comprehensive Plan recommends Village Mixed-Use typology. “The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.”

This site is also located within Critical Area 006. This Critical Area is intended to promote master-planned, walkable suburbanism with a **high degree of both vehicle and pedestrian connectivity**. Development should include a spectrum of housing types and a mix of neighborhood-serving commercial uses and neighborhood gathering places. Development should not consist of a single housing type or land use.

### 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 – Village Mixed-Use 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.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- Where possible, contributing historic buildings should be preserved or incorporated into new development

*Conditions for All Housing*

- Should be within a one-quarter-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.

*Large-scale Multi-family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of more than two acres and at a height greater than 40 feet.)*

- Should be located along an arterial or collector street.
- Mixed-Use structures are preferred.
- Parking should be either behind or interior to the development.

The Pattern Book also addresses modified uses when a site is located within a Critical Area

- Added Uses
  - No uses are added
- Modified Uses
  - Multi-family housing – Should be located at the core of the site, rather than the edges.
  - All uses – Development should emphasize horizontal, rather than vertical mixed use, with different uses in different buildings. **Site design should include a well-connected intrasite pedestrian network with buildings connected directly to pedestrian sidewalks or pathways.** Vehicular drives and parking should be designed to minimize conflicts with pedestrian access. Development at the edges of the site should be sensitive to the massing and character of adjacent uses
- Removed Uses
  - No uses removed.

**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-ZON-097; 6402 West Southport Road and 7300 South Mooresville Road (north/east of site)**, requested rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development, **approved**.

**2024-ZON-098; 6545 West Southport Road (south of site)**, requested rezoning of 104.8 acres from the D-A district to the D-P District to provide for a detached single-family residential development of a maximum of 323 dwelling units, with amenities and accessory, temporary and special exception uses permitted in the D-4 district, except for two-family dwellings and group homes, which would be prohibited, **approved**.

**2020-ZON-032; 6007 West Southport Road (southeast of site)**, Rezoning of 4.78 acres from the D-A district to the D-S district, **withdrawn**.

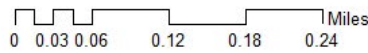
**94-Z-218; 5820 West Southport Road (northeast of site)**, Rezoning of 37.675 acres from D-A to D-4 for residential subdivision, **approved**.

**94-Z-51; 5630 West Southport Road (east of site)**, Rezoning of 80 acres, being in the D-A District, to the D-4 classification to provide for single-family residential subdivision, **approved**.

EXHIBITS



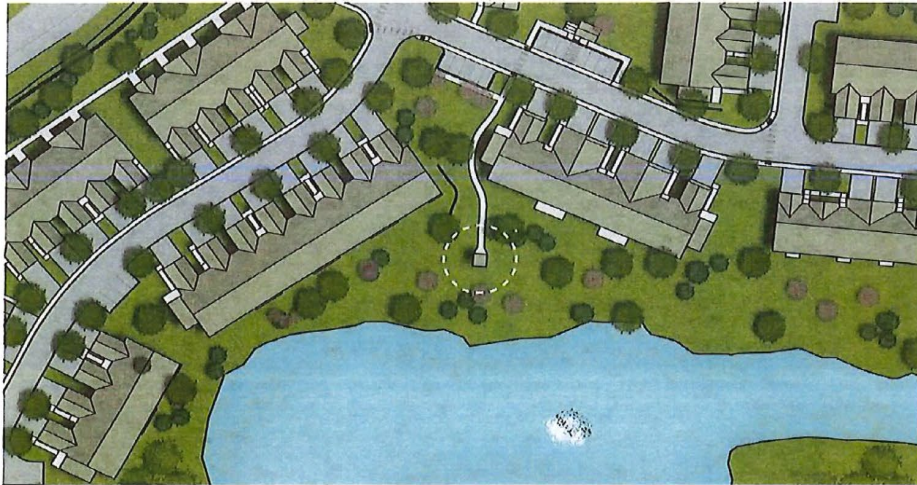
7323 South Mooresville Road



Site Plan – May 18, 2026



RESIDENT AMENITY AREA PRECEDENT PLAN & IMAGES





View looking south on South Mooresville Road



View looking north across intersection of South Mooresville Road and West Southport Road



View looking south along South Mooresville Road



View looking east along West Southport Road



View of site looking east across South Mooresville Road



View of site looking east across South Mooresville Road



View of site looking east across South Mooresville Road



View of site looking east across South Mooresville Road



View of site looking east across South Mooresville Road



View of site looking north across West Southport Road