



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 21, 2024

Case Number: 2024-ZON-130
Property Address: 2717 and 2935 North Ritter Avenue
Location: Warren Township, Council District #9
Petitioner: Jumpstart Childcare Ministry Inc., by Ed Williams
Current Zoning: SU-2 and D-A
Request: Rezoning of 3.84 acres from the SU-2 and D-A Districts to the C-1 District to provide for the continued use of a childcare facility.
Current Land Use: Childcare facility
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 3.84-acre site, zoned SU-2 and D-A, is comprised of two parcels developed with a childcare facility, accessory building and associated parking. It is surrounded by an assisted living facility to the north, zoned C-1; a single-family dwelling to the south, zoned D-A; a school to the east, zoned SU-2; and single-family dwellings to the west, across North Ritter Avenue, zoned D-A.

Petition 96-Z-100 rezoned the site to provide for a private elementary school.



REZONING

The request would rezone both parcels to the C-1 (Office Buffer) District. “The C-1 District is designed to perform two functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt. Since the buildings for office, office-type and public and semipublic uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district, with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.”

The Comprehensive Plan recommends suburban neighborhood typology for the site. The suburban neighborhood typology is comprised primarily of single-family dwellings with a variety of neighborhood serving commercial businesses.

As proposed, this request would not be consistent with the Comprehensive Plan recommendation. However, given the C-1 district to the north and the abutting school to the east, staff believes that the proposed childcare facility would have minimal impact on the surrounding land uses. Furthermore, this facility provides childcare services the other educational facilities (IPS, KIPP Indy and Victory College Prep) in the area.

According to an e-mail from the petitioner’s representative, dated February 21, 2024, childcare services also include before school and after school care for approximately 150 children, with 14 teachers / employees, and with hours of operation from 6:00 a.m. to 6:00 p.m.

GENERAL INFORMATION

Existing Zoning	SU-2 / D-A		
Existing Land Use	Childcare facility / accessory / associated parking		
Comprehensive Plan	Suburban Neighborhood		
Surrounding Context	Zoning	Land Use	
	North:	C-1	Assisted living facility
	South:	D-A	Single-family dwelling
	East:	SU-2	Educational uses
	West:	D-A	Single-family dwellings
Thoroughfare Plan			
North Ritter Avenue	Primary Collector	Existing 50-foot right-of-way and proposed 66-foot right-of-way.	
Context Area	Compact		
Floodway / Floodway Fringe	No		

Overlay	No
Wellfield Protection Area	No
Site Plan	October 7, 2024
Site Plan (Amended)	N/A
Elevations	N/A
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 typologies. 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 – 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.

- Where possible, contributing historic buildings should be preserved or incorporated into new development.
- 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.

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

96-Z-100; 2815 North Ritter Avenue, requested rezoning of 2.6 acres, being in the D-A District to the SU-2 classification to provide for the construction of a private elementary school, **approved**.

VICINITY

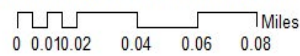
2012-CZN 806 / CVR-806 (Amended); 5501 East 30th Street (north of site), requested rezoning of 4.84 acres from the SUI-1 District to the C-1 classification to provide for a 1840unit assisted living facility and a variance of development standards of the Commercial Zoning Ordinance to provide for a 60-foot tall, 184-unit assisted living facility with 123 parking space, **approved and granted**.

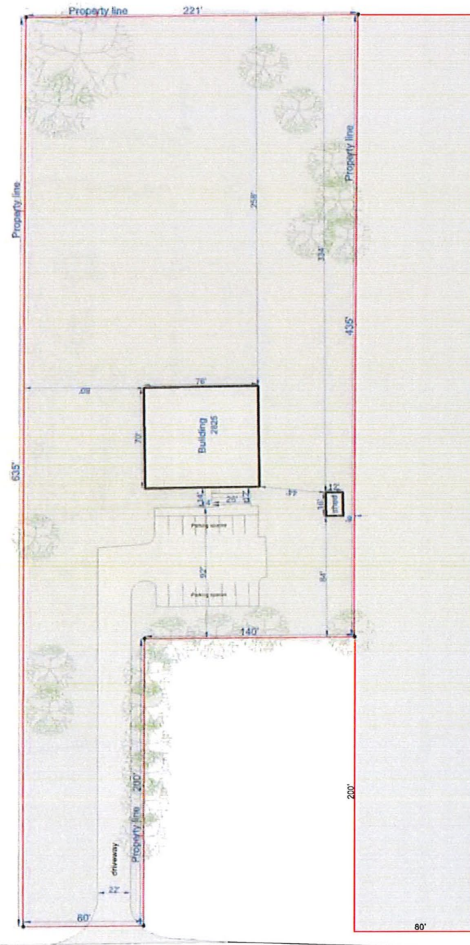
2010-ZON-067; 5801 East 30th Street (north of site), requested rezoning of 2.9 acres from the D-A District to the SU-2 classification, **approved**.

EXHIBITS



2717 and 2825 North Ritter Avenue





Ritter Avenue



1" = 100'

Jump Start Child Care
 2825 N Ritter AV

For zoning purposes only



View looking south along North Ritter Avenue



View looking north along North Ritter Avenue



View of site entrance drive looking south



View of site looking east across North Ritter Avenue



View of site looking east



View of site looking southeast



View of site looking south



View from site looking west along entrance drive