



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 25, 2026

Case Number: 2026-CAP-824 / 2026-CVR-824
Property Address: 4107 East Washington Street
Location: Center Township, Council District #13
Petitioner: Shepherd Community, Inc., by Mindy Westrick Brown
Current Zoning: SU-7 (TOD)

Request: Modification of Commitments related to 2005-ZON-123, to provide for modifying Commitment 4 of Attachment 'C', to permit construction of a community center expansion, with the site plan filed with this petition (development of the site required to be generally compliant with the site plan, file-dated August 9, 2005), and to provide for terminating Commitment 10 of Attachment 'C' requiring existing freestanding sign and sign pole removal within 60 days of the issuance of an Improvement Location Permit .

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed community center expansion without meeting the Mixed-Use and Commercial Design Standards, including private frontage type design standards, frontage design standards, building placement and form standards, building scale and design standards, and block and lot open space standards.

Current Land Use: Community Service Campus
Staff Recommendations: Approval of the modification request and variances of development standards.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing for these petitions.

STAFF RECOMMENDATION

Staff recommends approval of the modification and all the requested variances.

PETITION OVERVIEW

This 5.432-acre site, zoned SU-7 (TOD), is developed with a church, community building, accessory buildings and parking. It is surrounded by a vacant commercial building to the north, zoned C-4 (TOD); railroad right-of-way to the south, zoned D-5 (TOD); single-family dwellings to the east, zoned D-5 (TOD); and single-family dwellings and industrial uses to the west, zoned D-5 (TOD) and I-4 (TOD), respectively.



Petition 2005-ZON-123 rezoned this site to the SU-7 district to provide for a community service campus.

MODIFICATION

The request would modify commitments related to 2005-ZON-123, to provide for an amended site plan related to community center expansion and future development of the site. Commitment Number 4 required development of the site to be generally compliant with the site plan, file-dated August 9, 2005.

The request would also terminate Commitment 10 of Attachment 'C' that required removal of the existing freestanding sign and sign pole.

Staff would agree that the modification responds to the changing needs of the population that the petitioner serves. Plans approved over 20 years ago were appropriate at that time but should be updated to provide services that are now critical to the community that may not have been anticipated or contemplated at that time of the 2005 rezoning.

Development Statement – April 24, 2026

The Development Statement identifies four areas of development that would include church expansion, a gymnasium (expansion of the Community Center), new garages and renovation of the former commercial building (The Porch).

The Statement further explains the need for the modification, requested variances and parking needs.

Overlays

This site is also located within an overlay, specifically the Transit Oriented Development (TOD). "Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology."

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

This site is located within a ¼ mile walk of a proposed transit stop located at the intersection of East Washington Street and Sherman Drive, with a Community Center typology.

Community Center stations have varying types of commercial developments, from large strip centers to shopping malls, along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.



Characteristics of the Community Center typology are:

- A dense mixed-use neighborhood center
- Minimum of two stories at core
- No front or side setbacks at core; 1-10-foot front setbacks / 0-10-foot side setbacks at periphery
- Multi-family housing with a minimum of three units
- Structured parking at the core and attractive surface parking at the periphery

VARIANCES OF DEVELOPMENT STANDARDS

The request would provide for expansion of the community center without meeting the Mixed-Use and Commercial Design Standards, including private frontage type design standards, frontage design standards, building placement and form standards, building scale and design standards, and block and lot open space standard.

Because this site is located within the transit-oriented development overlay, associated design standards are applicable. However, due to the configuration of the site with the narrow access drive (approximately 58 feet wide) along the frontage of East Washington Street, development of the site that complies with the design standards presents a practical difficulty. Consequently, staff supports all of the required variances and believes the deviations from the Ordinance would be acceptable because the services to the community would be expanded to meet current needs.

GENERAL INFORMATION

Existing Zoning	SU-7 (TOD)	
Existing Land Use	Community Service Campus	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	C-4 Vacant commercial building
	South:	D-5 Railroad right-of-way
	East:	D-5 Single-family dwellings
	West:	D-5 / I-3 Single-family dwellings / industrial uses
Thoroughfare Plan		
East Washington Street	Primary Arterial	Existing 80-foot right-of-way and proposed 78-foot right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes – Transit-Oriented Development	
Wellfield Protection Area	No	
Site Plan	April 24, 2026	
Site Plan (Amended)	N/A	
Elevations	April 24, 2026	

Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	April 24, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	April 24, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Community Commercial. 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.

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 – Community Commercial 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.

Large-Scale Schools, Places of Worship, Community-Serving Institution / Infrastructure, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities would not be included in this definition and are considered to be regional special uses).

- Only recommended as adaptive reuse.
- Only recommended if the use contributes to the economic viability of the district / if the use generates a customer base for commercial uses.

- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Schools should not be within 1000 feet of a highway, freeway, or expressway

Red Line / Blue Line / Purple Line TOD Strategic Plan

Blue Line Transit Oriented Development Strategic Plan (2018).

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

2005-ZON-123, 4701 East Washington Street, requested rezoning of 5.4 acres from the SU-34, D-5 and I-4-U districts to the SU-7 classification to provide for a community center and religious uses, **approved**.

VICINITY

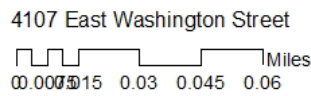
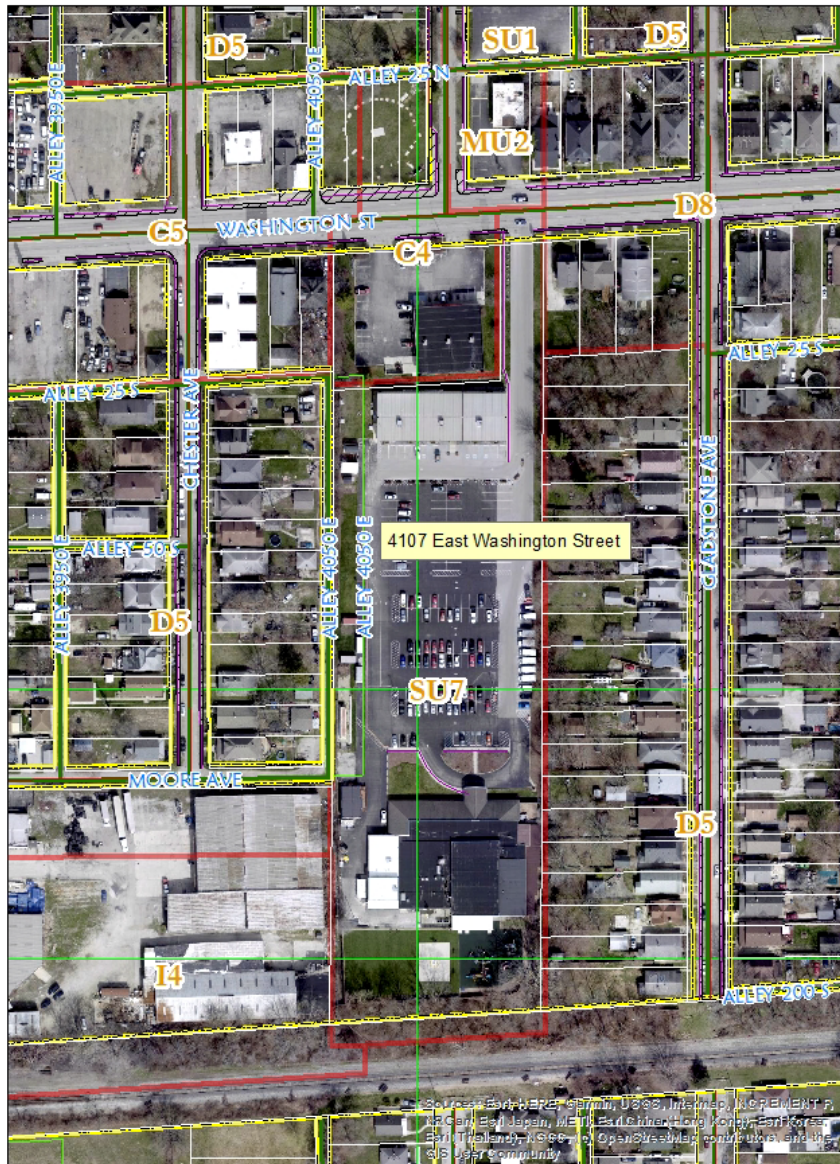
2000-UV3-016; 4109 East Washington Street (east of subject site), requests a variance of use of the Special Districts Zoning Ordinance to provide for a religious use, with associated accessory adult education and daycare activities, within an existing commercial building (not permitted), **granted**.

96-HOV-110; 4107 East Washington Street (subject site), requested a variance of the Sign Regulations to provide for an illuminated four by eight sign addition to an existing pole sign, **granted**.

98-Z-211; 4105 East Washington Street, requests a rezoning of 0.82-acre from D-8 to C-4, to provide for an automotive parts store, **approved**.

97-Z-42; 19-29 North Grant Avenue, requests a rezoning of 0.7-acre from D-5 to SU-1, to provide for a church and other religious uses, **approved**.

EXHIBITS



Source: Esri, DeLorme, Garmin, USGS, Imagery, Mapbox, Microsoft, NOAA, OpenStreetMap contributors, Swatch, and the GIS User Community

Development Statement – April 24, 2026

Development Statement for Shepherd Community Center

- Church Addition which is for the Pantry and Dorms. The Permit Drawings have been completed except for Civil. These have not been submitted for permits.
- Gym Addition which is the Wellness Center addition to the existing Community Center building. The Construction Documents are completed with the exception of the final Civil changes and the engineering for the pre-engineered metal building structure. It is scheduled to begin construction in 2027.
- Garages Construction which is in the northwest corner of the property, south of the Church Addition. The Permit Drawings have been completed except for Civil. These have not been submitted for permits.
- Porch Renovation which is the renovation of the former auto parts store at 4105 E. Washington Street. This is a separate property and is not a part of the SU-7 zoning. The building renovation for the Porch is underway currently, and we will follow with a second phase there that is the sitework to make the driveway connection as shown on the site plan. The site work design has not been completed but the preliminary plan is attached.

Modification. The rezoning petition that established this site with SU-7 zoning (2005-ZON-123) was subject to a commitment that the “development of the site shall be generally consistent with the conceptual site plan, floor plans and elevations plan, file-dated August 9, 2005”. To allow for the proposed addition, a modification petition would need to be filed and approved to update that commitment for the newly proposed site plan, as the gym and garages were not shown on the site plan, and the church addition was shown but in a different configuration.

Variance. Church addition, Gym addition, and Garage construction for an SU-7 zoned Charitable, philanthropic, and not-for-profit institution, existing flag lot property, which is physically unable to meet the requirements of Sec. 744-700 Design Standards for Mixed-use and Commercial Design Standards. Variance needed from Sec. 744-702: Mixed-use and Commercial Design Standards in total, including Table 744-702-3: Private Frontage Design Standards.

Parking. Parking count is based on the existing church, community center and the proposed gym addition. There is a 30% reduction permitted due to the proximity of the site to an improved shelter bus stop. So, the actual required parking is $171 \times 0.70 = 119$ parking spaces. With the church addition, the parking is based on number of sanctuary seats, so as the church seating does not change, then there is no change in the required parking. We currently have 128 parking spaces shown on the overall site plan, so parking is not an issue for the gym project.

General Note. From a permitting standpoint, we plan to submit for the Gym Addition separately from the Church Addition and Garages Construction. The Porch Renovation is a separate property, zoned C-4, so it is being submitted separately as well. HOWEVER, for the Zoning Modification, we have shown the whole site on the site plan for context, including the Porch Renovation property, even though that property is not subject to the current, or future, SU-7 Zoning Commitments. As the two adjacent properties are under common ownership and common use, a future driveway connection and multiple sidewalk connections between the properties are proposed.

2005 Commitments

2005-200-123
10
10

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
 MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with LC. 36-7-4-613 or LC. 36-7-4-614, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description: (See Attachment "B".)

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. See Attachment "C" for additional commitments.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of rezoning petition # 2005-ZON-123 by the City-County Council changing the zoning classification of the real estate from the SU-34, D-3 and IAU zoning classification to a SU-7 zoning classification; or

10/17/05 02:43PM MARIA BARTIN MARION CITY RECORDER SAN 17.00 PAGES: 5

Inst # 2005-0172129

MDC's Exhibit B -- page 1

SEP 20 2005

(b) the adoption of approval petition # N/A by the Metropolitan Development Commission;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the SU-7 zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred- sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
4. N/A

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # 2005-ZON-123.

IN WITNESS WHEREOF, owner has executed this instrument this 20th day of September, 2005.

HORNER INVESTMENTS, LLC

Signature: Alan Horner
 Printed: ALAN HORNER

STATE OF INDIANA)
) SS:
 COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Alan Horner behalf of the owner(s) of the real estate, who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this
20th day of September, 20 05
Barbara L. Bender
 Notary Public
BARBARA L. BENDER
 Printed Name of Notary Public
 My Commission expires: 2-7-2007
 My County of residence: Marion

BARBARA L. BENDER
 NOTARY PUBLIC STATE OF INDIANA
 MARION COUNTY
 MY COMMISSION EXP. FEB. 7, 2007

This instrument was prepared by R.J. McConnell, Bose McKinney & Evans LLP, 600 E. 96th Street, Suite 300, Indianapolis, IN 46240

MDC's Exhibit B -- page 2

ATTACHMENT "A"

OPEN OCCUPANCY AND EQUAL EMPLOYMENT OPPORTUNITY COMMITMENT

- (a.) The owner commits that he shall not discriminate against any person on the basis of race, color, religion, ancestry, national origin, handicap or sex in the sale, rental, lease or sublease, including negotiations for the sale, rental, lease or sublease, of the real estate or any portion thereof, including, but not limited to:
- (1) any building, structure, apartment, single room or suite of rooms or other portion of a building, occupied as or designed or intended for occupancy as living quarters by one or more families or a single individual;
 - (2) any building, structure or portion thereof, or any improved or unimproved land utilized or designed or intended for utilization, for business, commercial, industrial or agricultural purposes;
 - (3) any vacant or unimproved land offered for sale or lease for any purpose whatsoever.
- (b.) The owner commits that in the development, sale, rental or other disposition of the real estate or any portion thereof, neither he nor any person engaged by him to develop, sell, rent or otherwise dispose of the real estate, or portion thereof shall discriminate against any employee or applicant for employment, employed or to be employed in the development, sale, rental or other disposition of the real estate, or portion thereof with respect to hire, tenure, conditions or privileges of employment because of race, color, religion, ancestry, national origin, handicap or sex.

EXEMPT PERSONS AND EXEMPT ACTIVITIES

An exempt person shall mean the following:

1. With respect to commitments (a) and (b) above:
 - (a) any not-for-profit corporation or association organized exclusively for fraternal or religious purposes;
 - (b) any school, educational, charitable or religious institution owned or conducted by, or affiliated with, a church or religious institution;
 - (c) any exclusively social club, corporation or association that is not organized for profit and is not in fact open to the general public;

provided that no such entity shall be exempt with respect to a housing facility owned and operated by it if such a housing facility is open to the general public;
2. With respect to commitment b, a person who employs fewer than six (6) employees within Marion County.

An exempt activity with respect only to commitment (a) shall mean the renting of rooms in a boarding house or rooming house or single-family residential unit; provided, however, the owner of the building unit actually maintains and occupies a unit or room in the building as his residence, and, at the time of the rental the owner intends to continue to so occupy the unit or room therein for an indefinite period subsequent to the rental.

Attachment B

Parcel I:

Part of the Southwest Quarter of Section 4 and part of the Northwest Quarter of Section 8, both in Township 15 North, Range 4 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of Haywood's Boulevard Addition as shown on the Plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 448.05 feet with the West line of said Haywood's Boulevard Addition to the POINT OF BEGINNING of the property herein described; thence continuing South 00 degrees 00 minutes 00 seconds West 544.43 feet with said West line to the North line of the Pittsburgh, Cincinnati and St. Louis Railroad; thence South 85 degrees 19 minutes 08 seconds West 275.45 feet with the North line of said railroad to the Southeast corner of a tract of land described in a deed recorded as Instrument No. 68-55390 in said Recorder's Office; thence North 00 degrees 17 minutes 07 seconds West 308.14 feet with the East line of said tract to the South line of the re-subdivision of Finks Addition as shown on the Plat thereof recorded in Plat Book 14, page 82 in said Recorder's Office; thence North 89 degrees 16 minutes 23 seconds East 2.00 feet with said South line to the Southeast corner of said re-subdivision; thence North 00 degrees 04 minutes 47 seconds East 253.95 feet with the East line of said re-subdivision; thence North 80 degrees 00 minutes 00 seconds East 274.08 feet to the Point of Beginning.

Together with an Easement for Ingress and Egress on and over the following:

Beginning at the Northwest corner of Haywood's Boulevard Addition as shown on the Plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 448.05 feet with the West line of said Haywood's Boulevard Addition; thence South 80 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds East 445.38 feet parallel with the West line of said Haywood's Boulevard Addition to the South line of East Washington street; thence North 85 degrees 34 minutes 48 seconds East 45.08 feet with said South line to the point of beginning.

Parcel II:

Part of the Southwest Quarter of Section 4, Township 15 North, Range 4 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows:

BEGINNING at the Northwest corner of Haywood's Boulevard Addition as shown on the Plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 448.08 feet with the West line of said Haywood's Boulevard Addition; thence South 90 degrees 00 minutes 00 seconds West 274.08 feet to the East line of the re-subdivision of Finks Addition as shown on the Plat thereof recorded in Plat Book 14, page 82 in said Recorder's Office; thence North 00 degrees 04 minutes 47 seconds West 258.71 feet with the East line of said re-subdivision to the Southwest corner of a 0.82 of an acre tract of land as described in a deed recorded as Instrument No. 1894-0050188 in said Recorder's Office; thence North 85 degrees 34 minutes 48 seconds East 216.00 feet with the South line of said tract to the Southeast corner thereof; thence North 00 degrees 04 minutes 47 seconds West 175.00 feet with the East line of said tract to the South line of East Washington Street; thence North 85 degrees 34 minutes 48 seconds East 68.95 feet with said South line to the Point of Beginning.

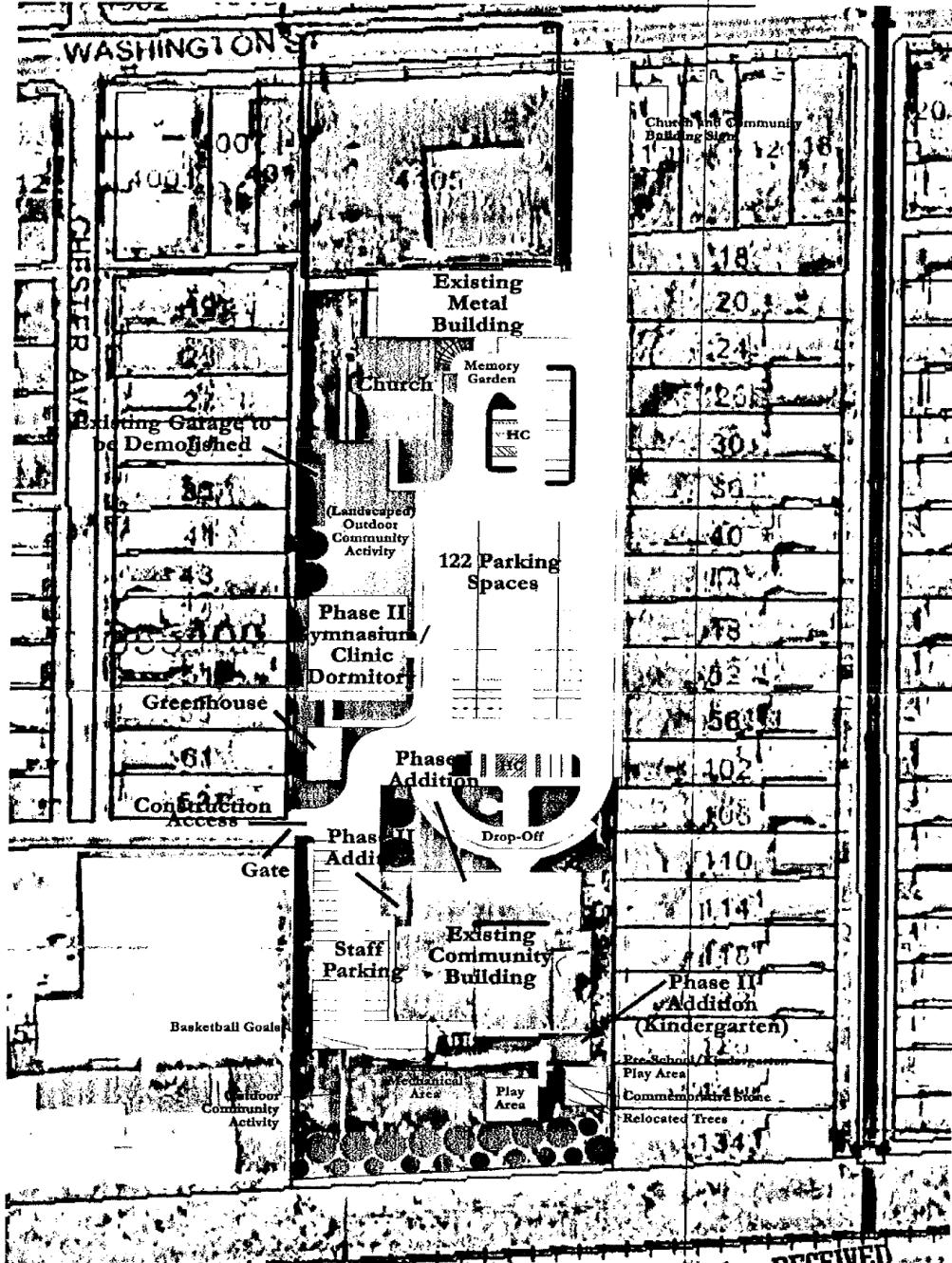
Together with and Easement for Ingress and Egress on and over the following:

Beginning at the Northwest corner of Haywood's Boulevard Addition as shown on the Plat thereof recorded in Plat Book 17, page 147 in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 448.05 feet with the West line of said Haywood's Boulevard Addition; thence South 80 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds East 445.38 feet parallel with the West line of said Haywood's Boulevard Addition to the South line of East Washington street; thence North 85 degrees 34 minutes 48 seconds East 45.08 feet with said South line to the point of beginning.

Attachment "C"

1. A landscape plan shall be submitted for Administrator's Approval, prior to the issuance of an Improvement Location Permit, which provides for effective screening of automobile headlights in the parking lot.
2. All trash containers shall be enclosed in accordance with commercial standards.
3. A four-foot wide sidewalk shall be provided from Washington Street.
4. The development of this site shall be generally consistent with the conceptual site plan, floor plans and elevation plan, file-dated August 9, 2006.
5. All of the required site improvements indicated in Commitments 1-3 shall be completed in conjunction with any Phase I improvements and prior to the issuance of an Improvement Location Permit for any Phase II improvements.
6. The proposed dormitories shall only be used for volunteer work groups, staff members or summer interns.
7. No homeless shelter shall be permitted at this site.
8. The greenhouse shall not be used as a commercial retail operation.
9. The medical clinic shall not include a drug treatment facility or methadone clinic.
10. The existing freestanding sign and sign pole shall be removed within 80 days of the issuance of an Improvement Location Permit.

Site Plan – August 9, 2005



Preliminary AUG
 METROPOLITAN DEVELOPMENT

REC'D

RECEIVED

AUG 09 2005


METROPOLITAN DEVELOPMENT
 MASTER PLAN

SCANNED

Gymnasium Expansion

HALSTEAD architects

1000 N. WASHINGTON STREET
 INDIANAPOLIS, IN 46201
 TEL: 317.444.1100
 FAX: 317.444.1101
 WWW.HALSTEADARCHITECTS.COM



GYMNASIUM ADDITION
 SHEPHERD COMMUNITY CENTER
 4107 EAST WASHINGTON STREET
 INDIANAPOLIS, IN 46201

DRAWING: LIFE SAFETY PLAN
 DATE: FEBRUARY 2015
 PROJECT NUMBER: 2015-0000
 DATE: 02/02/15
 SCALE: 1/8" = 1'-0"

BUILDING CODE REVIEW

1. GENERAL: THIS REVIEW IS FOR THE LIFE SAFETY PLAN ONLY. IT DOES NOT COVER THE ARCHITECTURAL OR STRUCTURAL DESIGN OF THE BUILDING. THE ARCHITECT IS RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE REVIEWER'S RESPONSIBILITY IS LIMITED TO THE LIFE SAFETY PLAN AND TO THE BUILDING CODES APPLICABLE TO THE PROJECT.

2. CODES: THE BUILDING CODES APPLICABLE TO THIS PROJECT ARE THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 INTERNATIONAL FIRE CODE (IFC).

3. COMMENTS: THE LIFE SAFETY PLAN IS IN SUBstantial COMPLIANCE WITH THE BUILDING CODES. THE FOLLOWING COMMENTS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A BASIS FOR DENYING PERMITS OR APPROVALS.

4. REVISIONS: THE ARCHITECT IS REQUESTING REVISIONS TO THE LIFE SAFETY PLAN. THE REVIEWER'S COMMENTS ARE AS FOLLOWS:

5. NOTES TO ELECTRICAL ENGINEERS: SEE SHEETS ELEC-01 THROUGH ELEC-05.

LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION	LINE TYPE
1	EXIT	SOLID
2	EXIT SIGN	DASHED
3	EXIT SIGN (RECESSED)	DASHED
4	EXIT SIGN (FLUORESCENT)	DASHED
5	EXIT SIGN (LED)	DASHED
6	EXIT SIGN (INCANDESCENT)	DASHED
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65	EXIT SIGN (LED)	DASHED
66	EXIT SIGN (INCANDESCENT)	DASHED
67	EXIT SIGN (FLUORESCENT)	DASHED
68	EXIT SIGN (LED)	DASHED
69	EXIT SIGN (INCANDESCENT)	DASHED
70	EXIT SIGN (FLUORESCENT)	DASHED
71	EXIT SIGN (LED)	DASHED
72	EXIT SIGN (INCANDESCENT)	DASHED
73	EXIT SIGN (FLUORESCENT)	DASHED
74	EXIT SIGN (LED)	DASHED
75	EXIT SIGN (INCANDESCENT)	DASHED
76	EXIT SIGN (FLUORESCENT)	DASHED
77	EXIT SIGN (LED)	DASHED
78	EXIT SIGN (INCANDESCENT)	DASHED
79	EXIT SIGN (FLUORESCENT)	DASHED
80	EXIT SIGN (LED)	DASHED
81	EXIT SIGN (INCANDESCENT)	DASHED
82	EXIT SIGN (FLUORESCENT)	DASHED
83	EXIT SIGN (LED)	DASHED
84	EXIT SIGN (INCANDESCENT)	DASHED
85	EXIT SIGN (FLUORESCENT)	DASHED
86	EXIT SIGN (LED)	DASHED
87	EXIT SIGN (INCANDESCENT)	DASHED
88	EXIT SIGN (FLUORESCENT)	DASHED
89	EXIT SIGN (LED)	DASHED
90	EXIT SIGN (INCANDESCENT)	DASHED
91	EXIT SIGN (FLUORESCENT)	DASHED
92	EXIT SIGN (LED)	DASHED
93	EXIT SIGN (INCANDESCENT)	DASHED
94	EXIT SIGN (FLUORESCENT)	DASHED
95	EXIT SIGN (LED)	DASHED
96	EXIT SIGN (INCANDESCENT)	DASHED
97	EXIT SIGN (FLUORESCENT)	DASHED
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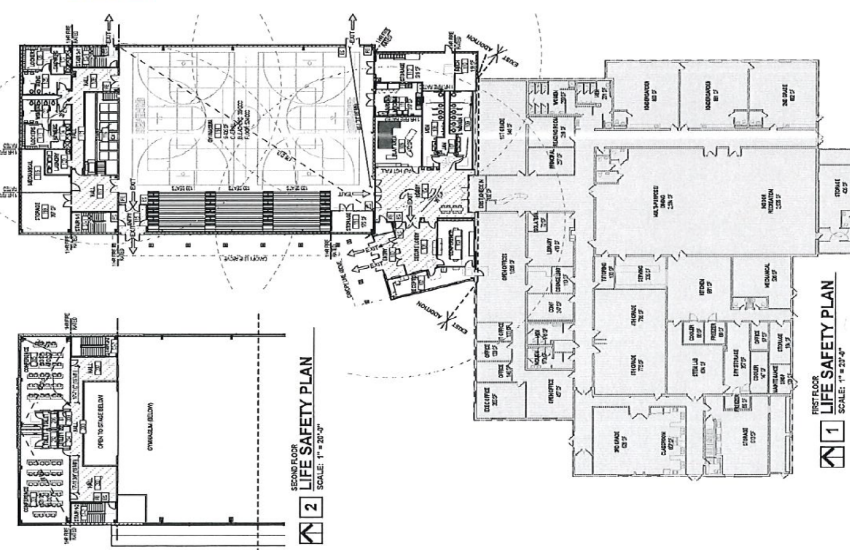
OCCUPANT LOAD SUMMARY

1. GENERAL: THE OCCUPANT LOAD SUMMARY IS A SUMMARY OF THE OCCUPANT LOADS FOR EACH ROOM AND FOR THE ENTIRE BUILDING. THE OCCUPANT LOADS ARE BASED ON THE BUILDING CODES AND ON THE ARCHITECT'S ESTIMATE OF THE NUMBER OF OCCUPANTS FOR EACH ROOM AND FOR THE ENTIRE BUILDING. THE OCCUPANT LOADS ARE NOT TO BE USED AS A BASIS FOR DESIGNING THE BUILDING OR FOR OBTAINING PERMITS AND APPROVALS.


2. ROOMS: THE ROOMS ARE LISTED IN THE FOLLOWING TABLE:

ROOM	AREA (SQ. FT.)	OCCUPANT LOAD
101	1000	50
102	1000	50
103	1000	50
104	1000	50
105	1000	50
106	1000	50
107	1000	50
108	1000	50
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199	1000	50
200	1000	50

SECOND FLOOR LIFE SAFETY PLAN
 SCALE: 1" = 20'-0"



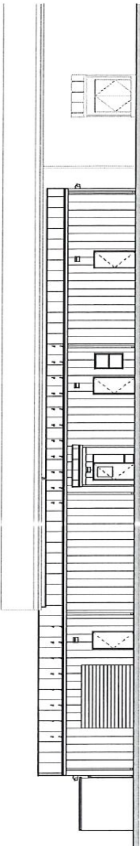
REFLECTOR LIFE SAFETY PLAN
 SCALE: 1" = 20'-0"





Proposed Church Addition

ADDITION TO:
SHEPHERD CHURCH
 Shepherd Community Center
 4109 E WASHINGTON ST
 INDIANAPOLIS, IN 46201
 MARION CENTER
 02/06/2026



Standard Design, Inc.
 200 West 10th Street
 Suite 100
 Indianapolis, Indiana 46202

Fritz
 ENGINEERING SERVICES

ATP
 ENGINEERING

ADDITION TO:
SHEPHERD CHURCH

ISSUES:
 JOB #:
 PREPARED BY:
 DATE:

REVISIONS:

NO.	DESCRIPTION	DATE

HALSTEADARCHITECTS

PLANNING ARCHITECTS
 3738 ALICE ST
 INDIANAPOLIS, IN 46204
 WWW.HALSTEADARCHITECTS.COM

MECHANICAL

1000 AIR CONDITIONING

1100 HEATING

1200 VENTILATION

1300 EXHAUST

1400 FAN

1500 PIPING

1600 DUCTWORK

1700 EQUIPMENT

1800 ACCESSORIES

1900 CONTROLS

2000 ELECTRICAL

2100 PLUMBING

2200 SANITARY

2300 FIRE PROTECTION

2400 PAINTING

2500 FINISHES

2600 FLOORING

2700 CEILING

2800 WALLS

2900 DOORS

3000 WINDOWS

3100 GLAZING

3200 ROOFING

3300 EXTERIOR FINISHES

3400 INTERIOR FINISHES

3500 FURNITURE

3600 LIGHTING

3700 SIGNAGE

3800 LANDSCAPE

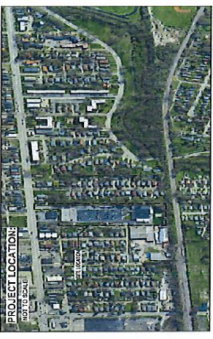
3900 UTILITY

4000 OTHER

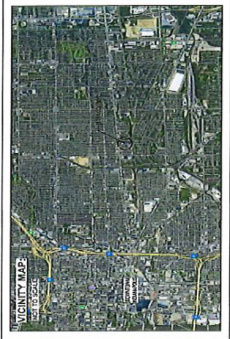
STANDARD ABBREVIATIONS

AC - AIR CONDITIONING
 AD - ALUMINUM
 AF - ASBESTOS FIBER
 AG - ANGLE
 AL - ALUMINUM
 AN - ANGLE
 AP - ANGLE
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PROJECT LOCATION



UTILITY MAP



SUMMARY OF WORK

DESIGN AND CONSTRUCTION OF TRANSIENT SLEEPING ROOMS AND A FOOD PANTRY FOR AN EXISTING CHURCH

PROJECT DATA

BUILDING CODE: 2018 INDIANA BUILDING CODE (IBC) WITH AMENDMENTS
 2009 ASHRAE 90.1 - ENERGY EFFICIENCY PROGRAMS
 2018 INDIANA ENERGY CONSERVATION CODE (IECC) ASHRAE
 2018 INDIANA ELECTRICAL CODE (IEEC) NFPA 70
 2018 INDIANA MECHANICAL CODE (IMC) NFPA 90A
 2018 INDIANA PLUMBING CODE (IPC) ASHRAE 101
 2018 INDIANA FIRE CODE (IFC) INTERNATIONAL FIRE CODE

BUILDING AREA: 15,018 SF - 108 SF CANOPIES + 14,910 SF
 YEAR CONSTRUCTOR: 1991 EXISTING CHURCH
 CONSTRUCTION TYPE: I-3
 OCCUPANCY GROUP: ADDITION R-1, EXISTING A-3

MECHANICAL

1000 AIR CONDITIONING

1100 HEATING

1200 VENTILATION

1300 EXHAUST

1400 FAN

1500 PIPING

1600 DUCTWORK

1700 EQUIPMENT

1800 ACCESSORIES

1900 CONTROLS

2000 ELECTRICAL

2100 PLUMBING

2200 SANITARY

2300 FIRE PROTECTION

2400 PAINTING

2500 FINISHES

2600 FLOORING

2700 CEILING

2800 WALLS

2900 DOORS

3000 WINDOWS

3100 GLAZING

3200 ROOFING

3300 EXTERIOR FINISHES

3400 INTERIOR FINISHES

3500 FURNITURE

3600 LIGHTING

3700 SIGNAGE

3800 LANDSCAPE

3900 UTILITY

4000 OTHER

ADDITION TO:
SHEPHERD CHURCH

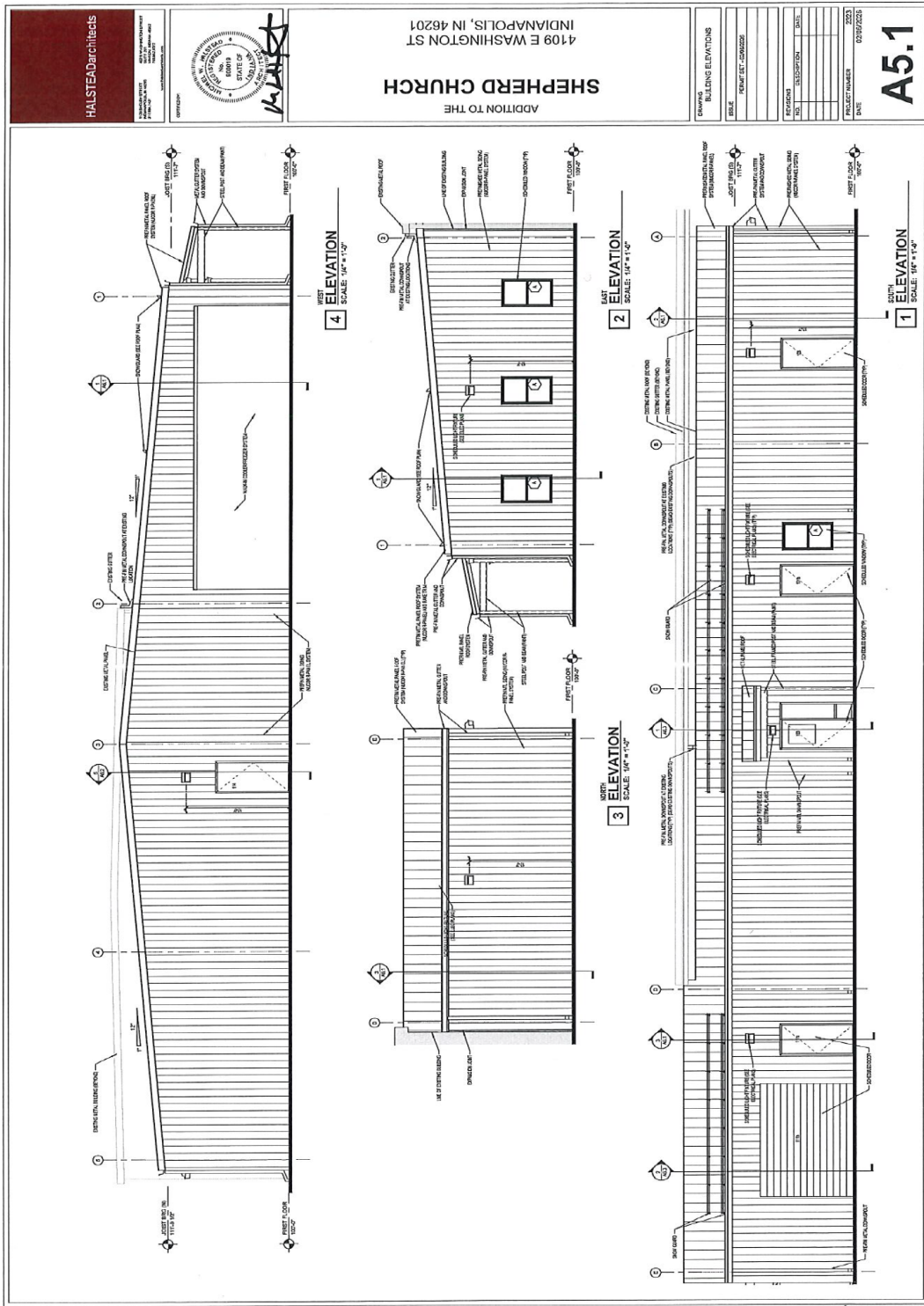
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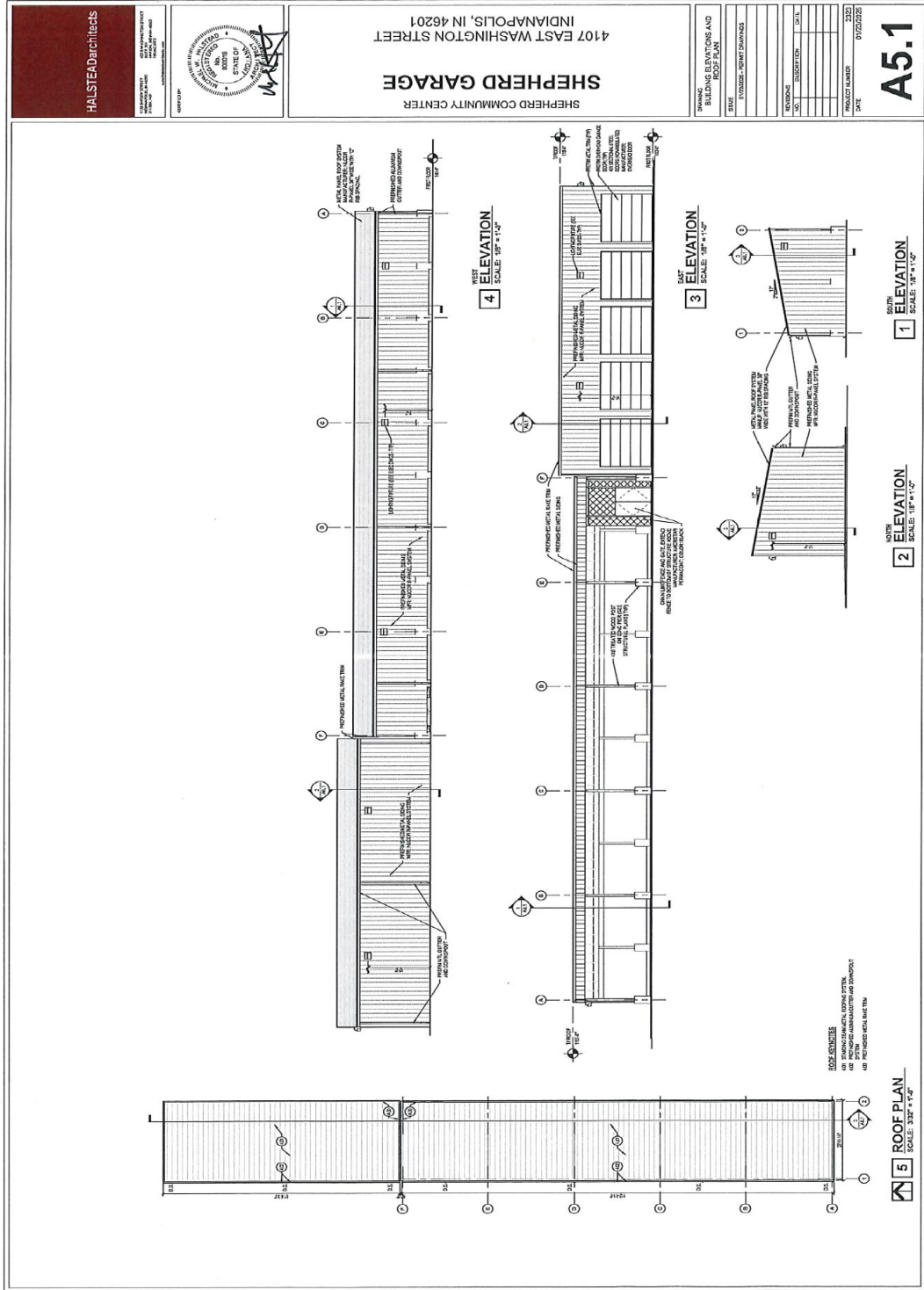
REVISIONS:

NO.	DESCRIPTION	DATE

HALSTEADARCHITECTS

PLANNING ARCHITECTS
 3738 ALICE ST
 INDIANAPOLIS, IN 46204
 WWW.HALSTEADARCHITECTS.COM





The Porch





Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

Buildings on the site are set back from the public right of way in such a way that they are not able to be easily seen from the public right of way nor from surrounding adjacent properties. Therefore any zoning ordinance requirements regarding design standards will neither be beneficial to the community nor injurious to the community if a variance is granted.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Buildings on the site are set back from the public right of way in such a way that they are not able to be easily seen from the public right of way nor from surrounding adjacent properties. Therefore any zoning ordinance requirements regarding design standards will neither be beneficial to the area adjacent to the property nor negatively affect the area in a substantial adverse manner if a variance is granted.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

There is no way to meet the zoning ordinance requirements for design standards as the property is an existing flag lot property that has already been developed for use as a charitable, philanthropic, and not-for profit institution. The developed flag lot is physically unable to meet the design standards requirements meant for new construction of mixed-use and commercial projects or new construction in the Transit Oriented Secondary District. The lot is only approximately 60 feet wide where it connects with the public right of way, and that width is taken up by an already existing access driveway and sidewalk, so the design objectives, private frontage types design standards, frontage design, building placement & form, building scale & design, and block & lot open space requirements are unable to be met.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 ____



View of site looking south across parking lot



View of site looking south across parking lot



View of site looking east across parking lot



View of site looking east across parking lot



View of Community Center looking south



View of Community Center looking southeast



View looking south along western area of site



View of southern portion of site looking east towards proposed Community Center expansion (gymnasium)



View of site looking north



View of site looking north along eastern portion of the site



View looking east at proposed location of Community Center expansion (gymnasium)



View of southern portion of site looking southeast



View of church looking north across parking lot



View of church looking northwest



View from access drive looking west at commercial building (the Porch)