Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION II — November 17, 2026

Case Number:	2026-UV2-013
Property Address:	6201 Coffman Road
Location:	Pike Township, Council District #6
Petitioner:	Sandra Oatts
Current Zoning:	I-2
Request:	Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the operation and installation of a kitchen, to prepare and deliver lunches to surrounding warehouses via personal vans (not permitted).
Current Land Use:	Industrial Office Structure
Staff Recommendations:	Staff recommends **approval**
Staff Reviewer:	Sam Sparzo, Senior Planner

PETITION HISTORY

An automatic continuance was filed by a registered neighborhood group at the October 13th BZA II meeting

STAFF RECOMMENDATION

Staff recommends **approval** of the request as proposed

PETITION OVERVIEW

- The subject site is zoned I-2 for industries that present minimal risk and typically do not create objectionable characteristics (dirt, noise, glare, heat, odor, and other nuisances) that extend beyond the lot lines within the district.
- The Marion County pattern books classify the subject site and surrounding area as light industrial. Which supports industrial, production, distribution, and repair within enclosed structures and that are unlikely to create nuisance beyond the lot lines and characterized by freestanding or group buildings within larger industrial parks. The typologies suggest that traffic from uses should be kept separate from local and neighborhood traffic.
- The subject site is located within an integrated center with a variety of commercial uses including a tea house, hair and beauty salons, a Zumba studio, and individual personal trainers.
- The proposed use, an easting establishment and food preparation, is not permitted in the I-2 district as a primary use (743-1). It is permitted in the I-2 district as an accessory use. The

proposed use would not function as a typical restaurant and would have significantly less traffic. The restaurant will not have traditional seating or to-go operations, instead it will consist of lunches being prepared within the building and then delivered to warehouses in the surrounding area. The restaurant will employ 3-4 individuals to prepare the lunches and drive the delivery vans; it will be open Tuesday through Friday from 6:30 am to 11:00 am, closing after the traditional workday lunch period.

- Staff would note that the design of the existing structure is similar to the multi-tenant commercial buildings often found within the C-3 and C-4 districts, where the use would be permitted. While customer and worker access is provided from the front of the structure, loading and delivery services are limited to the internal portion of the site and within the rear of the buildings along the shared private road.
- Staff find the proposed use to be reasonable as it matches the character of the area, and the uses of surrounding properties will not negatively impact on the surrounding properties. Therefore, staff recommend **approval** of the variance.

GENERAL INFORMATION

Existing Zoning	I-2	
Existing Land Use	Industrial	
Comprehensive Plan	Light Industrial	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	I-2	North: Light Industrial
South:	I-2	South: Light Industrial
East:	I-2	East: Light Industrial
West:	D-6II	West: Single-family attached
Thoroughfare Plan		
La Pas Trail and W 62nd	Private and Primary Collector	40 Feet and 90 Feet of ROWs
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	07/26/2026	
Site Plan (Amended)	07/30/2026	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	07/23/2026	
Findings of Fact (Amended)	9/22/2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Pattern Book

Pattern Book / Land Use Plan

- The Marion County Pattern Book recommends Light Industrial

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)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

73-Z-129; 4654 West 62nd Street, (including site). Rezoning of 55.10 acres from the A-2 district to the I-2-S district to provide for the development of an industrial park, **granted**.

2014UV3024; Variance of use of the Industrial Zoning Ordinance to provide for the kenneling and training of service dogs (not permitted). **granted**

ZONING HISTORY – VICINITY

86-UV1-19; 6269 Coffman Road, (north of site). Variance of use of the Industrial Zoning Ordinance to provide for outside storage of rental vehicles, **granted.**

90-UV3-45, 6321 La Pas Trail, (northeast of site). Variance of use of the Industrial Zoning Ordinance to allow for religious uses and offices, **granted.**

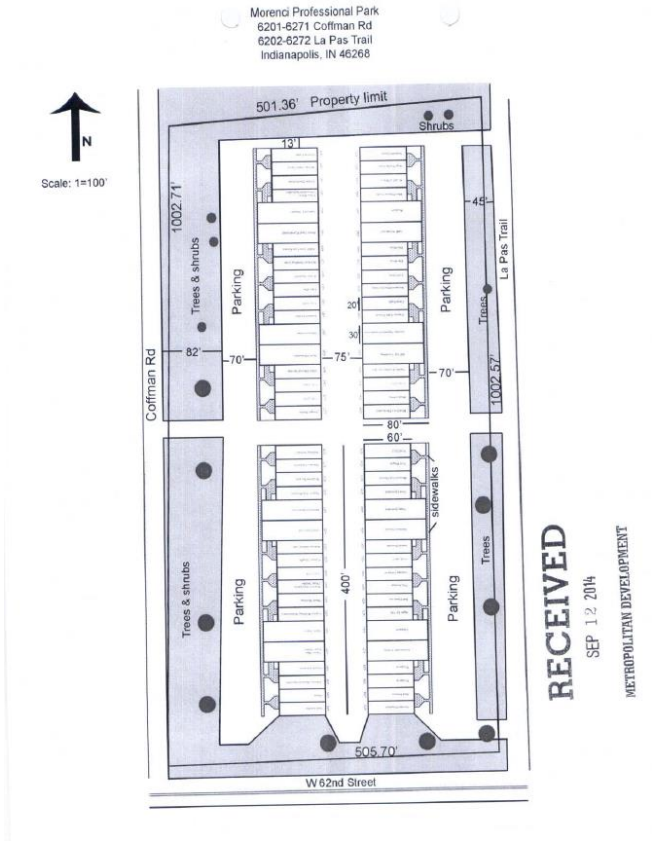
2014-UV3-015, 6202 Morenci Trail, (east of site). Variance of use of the Industrial Zoning Ordinance to provide for religious uses and related offices**, granted.**

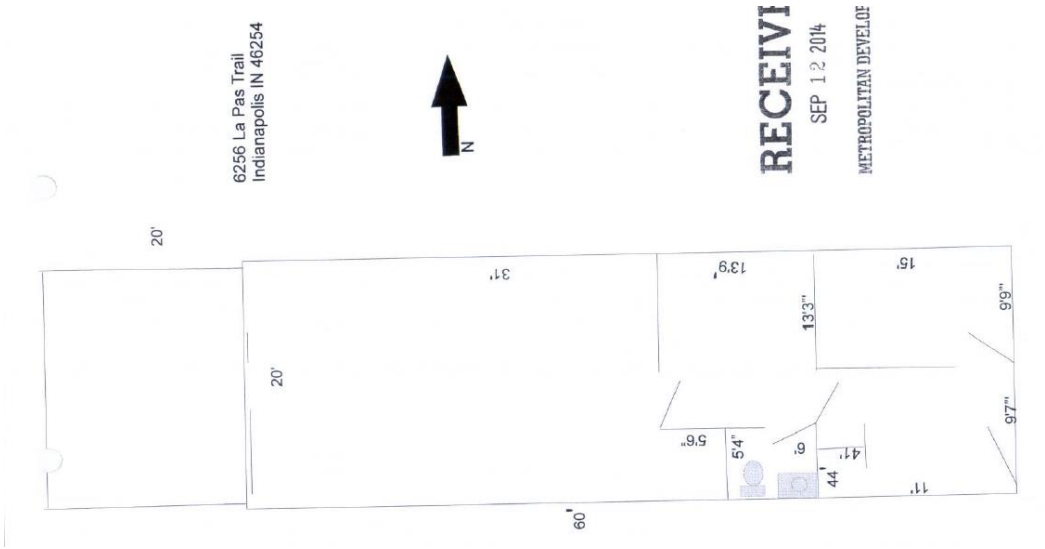
EXHIBITS

2026UV2013; Aerial Map



2026UV2013; Site Plans





2026UV2013; Site Photos



Subject Site; Facing west from parking lot; entrance to proposed café



Subject Site; Facing north in parking lot; from entrance to proposed café



Subject Site; Facing south in parking lot; from entrance to proposed café



Subject Site; Facing east in parking lot; from entrance to proposed café; facing La Pas Trail



Subject Site; Facing west; from vehicle entrance to parking lot; entrance from La Pas Trail



Subject Site; Facing south; from vehicle entrance to parking lot; facing south on La Pas Trail