



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-ZON-097
Property Address: 2705 and 2715 North Post Road (Approximate Addresses)
Location: Warren Township, Council District #15
Petitioner: Marco A. Garcia
Current Zoning: D-4 and C-3
Request: Rezoning of 0.99-acre from the D-4 and C-3 districts to the SU-1 district for religious uses.
Current Land Use: Church
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was automatically continued from the October 9, 2025 hearing to the November 13, 2025 hearing at the request of a Registered Neighborhood Organization.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.99-acre subject site is comprised of two (2) parcels (7027816 and 7035580) and is developed with two (2) buildings, and accessory structure, and associated parking areas.

The site is bordered to the north by a gas station, zoned D-4, single-family dwellings to the east and south, zoned D-4, and single-family dwellings to the west, zoned D-5.

REZONING

The grant of the request would rezone the property from the D-4 and C-3 districts to the SU-1 district for religious uses.

The D-4 district is intended for low-or medium-intensity, single-family and two-family residential development. Land in this district needs good thoroughfare access, relatively flat topography, and nearby community and neighborhood services and facilities with pedestrian linkages. Provisions for recreational facilities serving the neighborhood within walking distance are vitally important. Trees fulfill an important cooling and drainage role for the individual lots in this district. The D-4 district has a typical density of 4.2 units per gross acre. This district fulfills the low-density residential classification of the Comprehensive General Land Use Plan. All public utilities and facilities must be present. Development plans, which may include the use of clustering, 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 C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.

The SU-1 classification would permit religious uses by right.

STAFF ANALYSIS

The rezoning would allow for religious use of the two (2) parcels within a cohesive zoning district. The building at 2715 North Post Road would be used for Sunday school and classrooms associated with the main church building at 2715 North Post Road.

Much of the northern parcel consists of a gravel parking lot, which is not permitted. The petitioner was informed that all development standards such as paving the parking lot, meeting parking requirements including total count and minimum sizes, meeting landscape requirements, and providing lighting on site would need to be addressed through the permit process.

Additionally, the unenclosed dumpster on site would need to be fully enclosed per the requirements of the Ordinance.

Development within the SU-1 District would require Administrator's Approval, prior to obtaining an Improvement Location Permit or Sign Permits if proposed. In accordance with the Special Use Districts section the Ordinance, the Administrator would use the development standards of the C-1 district as a guideline for development review and the SU sign regulations.

The proposed rezoning to allow for religious uses would align with the Community Commercial recommendation of the Comprehensive Plan which contemplates small and large-scale places of worship with connectivity to surrounding residential development. The existing sidewalks would connect the property to nearby single-family dwellings and neighboring businesses as recommended and the use would be compatible with the residential development in the immediate area.

For these reasons, Staff is recommending approval of the rezoning to the SU-1 district for religious uses.

GENERAL INFORMATION

Existing Zoning	D-4 and C-3	
Existing Land Use	Church	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-4	Gas Station
South:	D-4	Residential (Single-family dwelling)
East:	D-4	Residential (Single-family dwellings)
West:	D-5	Residential (Single-family dwelling)
Thoroughfare Plan		
Post Road	Primary Arterial Street	134-foot proposed right-of-way and 109-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 5, 2025	
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

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Community Commercial development of the site.

- 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.
- **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.
- **Small-Scale Schools, Places of Worship, Neighborhood Serving Institutions/Infrastructure, and Other Places of Assembly**
 - 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.
- **Large-Scale Schools, Places of Worship, Community Serving Institutions/Infrastructure, and Other Places of Assembly**
 - 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.
- The proposed rezoning to allow for religious uses would align with the Comprehensive Plan.

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)

- Indy Moves Transportation Integration Plan (2018) proposes an off-street multi-use path is proposed along Post Road.

ZONING HISTORY

Zoning History – Site

2008-SE1-001; 2705 North Post Road (subject site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for a religious use in an existing structure, with seventeen off-street parking spaces partially within the 40-foot required front yard, **withdrawn**

2008-ZON-073; 2705 North Post Road (subject site), Rezoning of 0.495 acre, being in the D-4 District, to the C-3 classification to provide for neighborhood commercial uses. **approved.**

2006-SE1-001; 2705 North Post Road (subject site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for a religious use, **denied**

2002-UV3-021; 2705 North Post Road (subject site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for a law office (not permitted) in an existing single-family dwelling and a variance of development standards of the Sign Regulations to provide for a four-foot tall, 20-square foot ground sign (not permitted) and a 2.5-foot-tall directional sign (not permitted), **granted.**

87-UV2-27; 2715 North Post Road (subject site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for a building addition to a bicycle sales and service business established by previous variance (79-UV2-78), **granted.**

79-UV2-78; 2715 North Post Road (subject site), Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a building for bicycle sales and service, **granted.**

59-Z-94; East of Post Road and south of 30th Street (subject site), Rezoning of 19.5 acres, being in A-2 district, to R-4 classification to provide minimum residents for residential use by platting, **approved.**

59-Z-21; East of Post Road and South of 30th Street (subject site), Rezoning of 69 acres, being in A-2 district to R-4 classification to provide minimum requirements for residential use by platting, **approved.**

Zoning History – Vicinity

99-UV2-26; 2801 North Post Road (north of site), Variance of Use and Development Standards of the Dwelling District Zoning Ordinance to provide for a gasoline service station (not permitted) with a front setback of 4.36 feet from the proposed right-of-way of Post Road (minimum 40-feet required), and a variance of development standards of the Sign Regulations to provide for two, one by twelve-foot canopy signs (canopy signs not permitted in a dwelling district), **granted.**

96-V2-48; 8938 Carla Drive (northwest of subject site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to legally establish a six-foot tall privacy fence within the required front yard along North Post Road and Carla Drive (maximum 42 inches in height permitted), **granted.**



Department of Metropolitan Development
Division of Planning
Current Planning

95-UV2-93; 2775 North Post Road (north of site), Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for the sale of stereo and electronics equipment, with a zero-foot side yard setback (minimum five feet required), **granted**.

87-AP-12; 2775 North Post Road (north of site), Approval to modify conditions of a previous grant (86-UV2-130) requiring the installation of landscaping, **granted**.

82-UV3-37; 2775 North Post Road (north of subject site), Variance of Use and Development Standards to provide for the operation of an arcade within 500 feet of a residential district, **withdrawn**.

82-Z-64; 2901 North Post Road (north of subject site), Rezoning of six acres from the C-2 District to the SU-1 classification to provide for a church, **approved**.

72-UV3-145, 2775 North Post Road (north of site), Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a retail convenience store, **granted**.

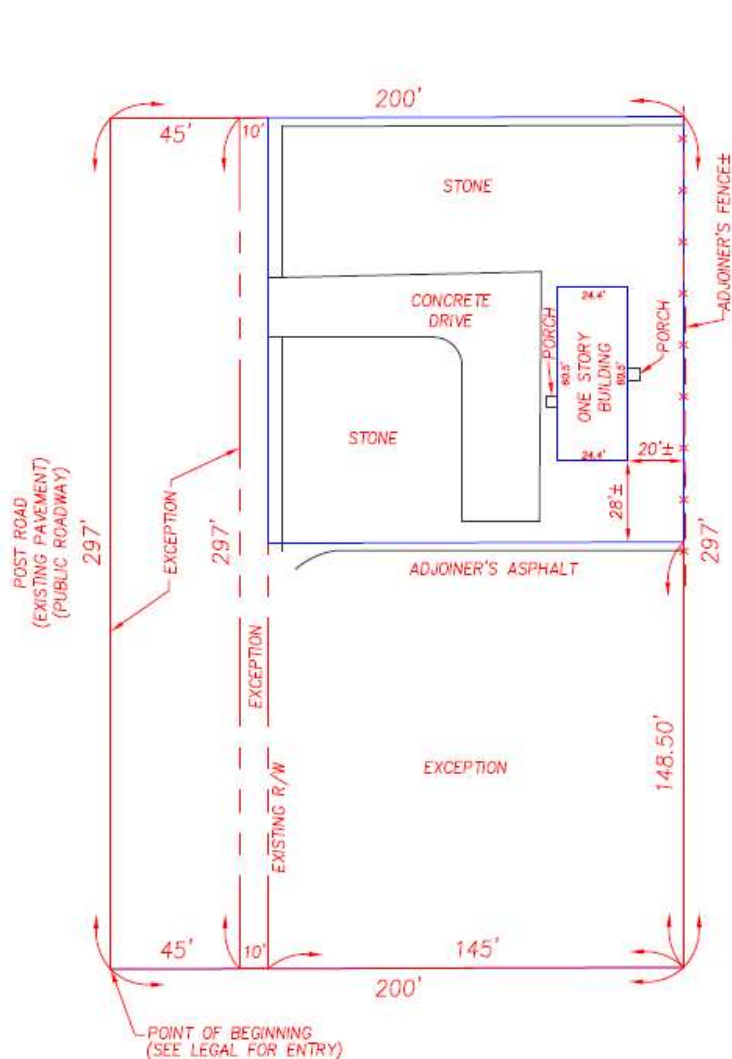
72-V3-15; 2791 North Post Road (north of site), Variance of use and Development Standards of the Dwelling District Zoning Ordinance to permit the erection of a neighborhood convenience market, with pole sign, with off-street parking provided, **granted**.

[illegible]

AERIAL MAP

SURVEYOR LOCATION REPORT

I hereby certify to the parties named above that the real estate described herein was inspected under my supervision on the date indicated and that to the best of my knowledge, this report conforms with the requirements contained in Sections 27 through 29 of 865 IAC 1-1-12 for a SURVEYOR LOCATION REPORT. Unless otherwise noted there is no visible evidence of possession lines found.



SCALE: 1"=60'

LEGEND

R/W RIGHT-OF-WAY
 - x - x - FENCE±

NOTE: FENCE LOCATIONS SHOWN ARE APPROXIMATE. AN ACCURATE BOUNDARY SURVEY IS REQUIRED TO DETERMINE EXACT LOCATIONS.



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CERTIFIED: 01/18/2023

Chad L. Brown

Chad L. Brown
 Registered Land Surveyor,
 Indiana #21100002
 Drawn By: JEC
 Job No.: S23-15020
 Sheet 2 of 3



Photo the primary building at 2705 North Post Road used as a church.



Photo of an accessory building at 2705 North Post Road.



Photo of the existing gravel lot at 2715 North Post Road looking south.



Photo of the existing building on site at 2715 North Post Road.



Photo of the existing gravel lot at 2715 North Post Road looking east.



Photo of a gas station north of the site.



Photo of single-family dwellings west of the subject site.



Photo of single-family dwellings west of the subject site.