



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

April 23, 2026

**Case Number:** 2026-ZON-026  
**Property Address:** 3565 South Keystone Avenue  
**Location:** Perry Township, Council District #22  
**Petitioner:** Farnsworth Metal Recycling, LLC, by Joseph Csikos  
**Current Zoning:** SU-1  
**Request:** Rezoning of 2.70 acres from the SU-1 district to the C-4 district to provide for community regional commercial uses.  
**Current Land Use:** Religious uses / parking lot  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first hearing on this petition.

**STAFF RECOMMENDATION**

Approval, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

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.

**PETITION OVERVIEW**

This 2.70-acre site, zoned SU-1, is developed religious uses and associated parking lot. It is surrounded by Interstate 65 right-of-way to the north, zoned SU-1; commercial uses and religious uses to the south, Street, zoned C-4 and SU-1, respectively, undeveloped land to the east, zoned SU-1; and commercial uses to the west, across South Keystone Avenue, zoned C-4.

**REZONING**

The request would rezone the site to the C-4 district to provide for community regional commercial uses. "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 Comprehensive Plan recommends Village Mixed-Use typology for the site.

Recommended land uses in this typology include detached / attached / small- and large- scale multi-family 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 not be consistent with the Plan recommendation of Village Mixed Use.

### **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 not align with the Comprehensive Plan recommendation of the Village Mixed-Use recommendation.

However, given the surrounding land uses to the west and south that consists of community-regional commercial uses and the proximity of Interstate 65 interchange to the north, staff believes the Village Mixed-Use typology could not be achieved or implemented at this site. In staff’s opinion, the proposed C-4 district would be compatible with the surrounding land uses and would not negatively impact the commercial uses in the area.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	SU-1	
<b>Existing Land Use</b>	Religious uses	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North: SU-1	Interstate 65 right-of-way
	South: C-4 / SU-1	Commercial uses / Religious uses
	East: SU-1	Undeveloped land
	West: C-4	Commercial uses
<b>Thoroughfare Plan</b>		
South Keystone Avenue	Primary arterial	Existing 118-90-foot right-of-way and proposed 102-foot right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	N/A	
<b>Site Plan (Amended)</b>	N/A	
<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.”

### 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.

### 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

**2026-CZN-802 / 2026-CVR-802; 3565 South Keystone Avenue**, requested rezoning of 2.7 acres from the SU-1 district to the C-4 district to provide for community-regional commercial uses and a variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 50-foot-tall pole sign along I-65 and a 14-foot-tall monument sign along Keystone Avenue, **withdrawn**.

**59-Z-169; Eastside of Keystone Avenue-North of National Avenue**, requested rezoning of 10.33 acres, begin the R-4 district, to the SU-1 classification to provide for construction of a church, **approved**.

## VICINITY

**2002-ZON-076; 3639 South Keystone Avenue (south of site)**, requested rezoning of 14.571 acres from C-4 to SU-1 for religious uses, **approved**.

**91-Z-166; 3643 South Keystone Avenue (south of site)**, requested rezoning of 16.8 acres from the I-3 S, D-4, C-ID and C-1 districts to the C-4 classification to provide for retail uses, **approved**.

**91-Z-22; 2660 National Avenue (south of site)**, requested rezoning of 0.92 acre, being in the D-4 district, to the C-ID classification to provide for commercial use, **approved**.

**90-Z-31; 2702 National Avenue (south of site)**, requested rezoning of 5.69 acres, being in the SU-1 district, to the I-3 S classification to provide for a machine shop, **approved**.

**87-Z-217; 2414 and 2660 National Avenue (south of site)**, requested rezoning of 12.0 acres, being in the D-4 district, to the C-ID classification to provide for office-warehouse uses, **approved**.

**84-Z-217; 3519 South Keystone Avenue (north of site)**, requested rezoning of 2.7 acres, being in the C-ID district, to the C-6 classification to provide for a motel, **approved**.

**83-Z-215; 3647 South Keystone Avenue (south of site)**, requested rezoning of 0.77 acre, being in the D-4 district, to the C-1 classification to provide for office use, **approved**.

**72-Z-89; 3510 South Keystone Avenue (north of site)**, requested rezoning of 15.82 acres, being the D-4 district to the C-4 classification, to provide for indoor tennis and office buildings, **approved**.



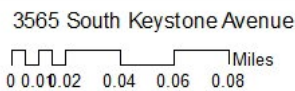
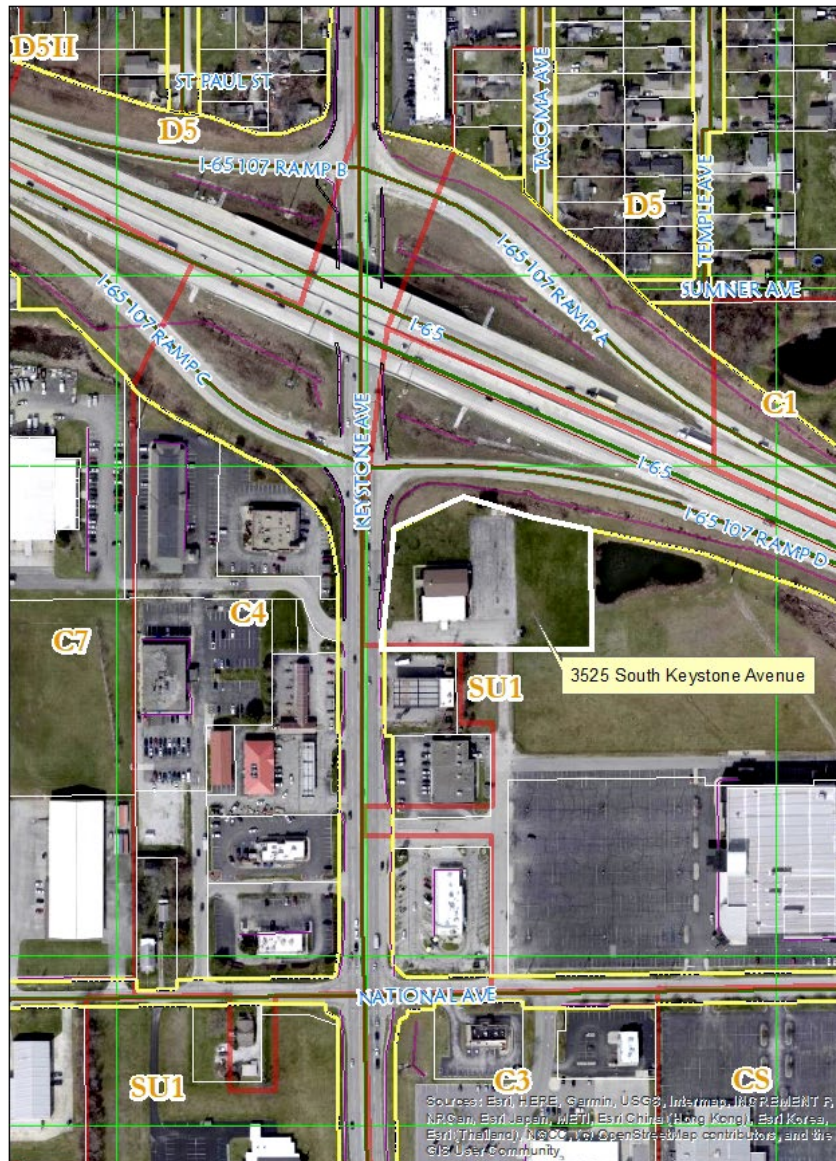
Department of Metropolitan Development  
Division of Planning  
Current Planning

**70-Z-23; 2400-2500 blocks of East National Avenue (south of site)**, requested rezoning of 7.25 acres, being in the D-4 district, to the C-3 classification to provide for professional offices, and retail sales, **approved**.

**64-Z-126; 3615-3619 South Keystone Avenue (south of site)**, requested rezoning of 0.688 acres, being in the R-2 district, to the B-4 classification to provide for the construction of a Shell Gasoline Service Station, **approved**.

EXHIBITS

Aerial





View looking south along South Keystone Avenue



View looking north along South Keystone Avenue



View of site looking northwest



View of site looking north



View of site looking north



View of site looking northeast