

MDC HEARING EXAMINER

May 14, 2026

Case Number:	2026-ZON-032
Property Address:	6640 Hickory Road (aka 9345 Indian Creek Road South) (<i>approximate address</i>)
Location:	Franklin Township, Council District #25
Petitioner:	Charles J. & Judith Ann Williams, by David Retherford
Current Zoning:	I-3
Request:	Rezoning of 5.56 acres from the D-P district to the D-A district to provide for a single-family detached dwelling.
Current Land Use:	Undeveloped
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 9345 Hickory Road is an undeveloped tract of land 5.56 acres in size and currently zoned D-P. This parcel is surrounded by DP to the east, DA to the west and south, and DA and PK-1 to the north,
- The petitioner is requesting to rezone 5.56 acres from the D-P classification to the D-A classification.
- A plat petition was filed in 2025 (2025PLT048) dividing 145.117 acres into 228 lots. 9345 Indian Creek Road corresponds to Block A on that plat. It appears that this Block A was parceled out of the larger subdivision with the Assessor's office and is the parcel in question for this petition.
- According to the Ordinance, the "planned unit development (D-P) is established for the following purposes:
 1. To encourage a more creative approach in land and building site planning.
 2. To encourage efficient and [sic], aesthetic and desirable use of open space.
 3. To encourage variety in physical development pattern.
 4. To promote street layout and design that increases connectivity in a neighborhood and improves the directness of routes for vehicles, bicycles, pedestrians, and transit on an open street and multi-modal network providing multiple routes to and from destinations.

5. To achieve flexibility and incentives for residential, non-residential, and mixed-use developments which will create a wider range of housing types as well as amenities to meet the ever changing needs of the community.
 6. To encourage renewal of alder areas in the metropolitan region where new development and restoration are needed to revitalize areas.
 7. To permit special consideration of property with outstanding features, including but not limited to historical significance, unusual topography, environmentally sensitive areas and landscape amenities.
 8. To provide for a comprehensive review and process of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.
 9. To accommodate new site treatments not contemplated in other kinds of districts.
- The D-A district, by contrast, is intended for very low density residential development and, along with agricultural uses, has a secondary provision for “large estate development of single-family dwellings.”
 - The D-P district is larger and/or more complex developments than what is contemplated for a single-family detached dwelling. Rezoning to D-A would allow for development that better fits this parcel and would remove some requirements that are not contextually appropriate for a D-A property. As such, staff recommends approval of this variance.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
	North:	North: Residential
	South:	South: Residential
	East:	East: Residential / Power station
	West:	West: Residential
Thoroughfare Plan		
Indian Creek Road South	Primary Collector	30-foot existing right-of-way and 80-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	1/28/2026	
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

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book assigns this property the “Suburban Neighborhood” living typology. This 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 1 to 5 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.

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

2017ZON053; 6908 Hickory Road, Rezoning of 4.2 acres from D-A to SU-9, **withdrawn**.

2024ZON115; 6600 Hickory Road, Rezoning of 145 acres from D-A to D-P, **approved**.

2025PLT048; 6600 and 6908 Hickory Road, Approval of a Subdivision Plat, to be known as Bani, Section 1, dividing 145.117 acres into 228 lots, **approved**.

ZONING HISTORY – VICINITY

79-Z-89; 9100 Indian Creek Road (west of site), Rezoning 22.04 acres from the Forest District Zoning Classification to the D-S classification, **approved**.

83-V3-66; 9552 East Southport Road (southeast of site), Variance of development Standards of the Marion County Master Plan Permanent Zoning Ordinance to allow the erection of a detached pole barn in an A-2 zoning district which is not essential to an agricultural enterprise, **approved**.

90-SE1-8; 9205 Indian Creek Road South (southwest of site), Petition for a Manufactured Housing Special Exception to permit the placement of a manufactured home, **approved**.

94-Z-133; 6621 Hickory Road (east of site), Rezoning of 8.4 acres from D-A to SU-18, **approved**.

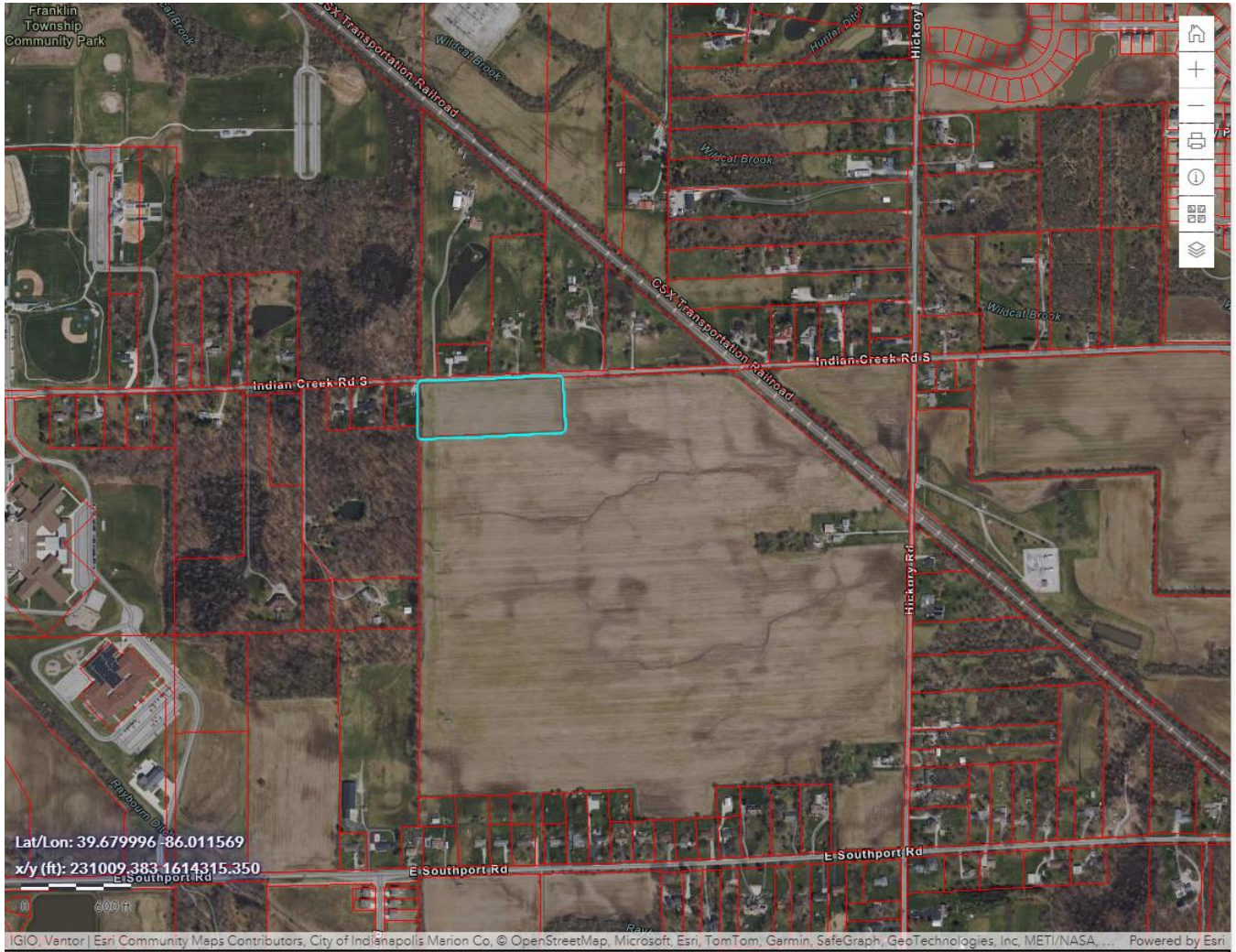
98-V1-86; 6843 Hickory Road (southeast of site), Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a privacy fence being 8 feet in height in the side yard (maximum of 6 feet permitted), **approved**.

2000-UV3-030; 7001 South Hickory Road (southeast of site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for the construction of a single-family dwelling on a 2.12 acre lot containing an existing single-family dwelling (one single-family dwelling permitted per lot), **approved**.

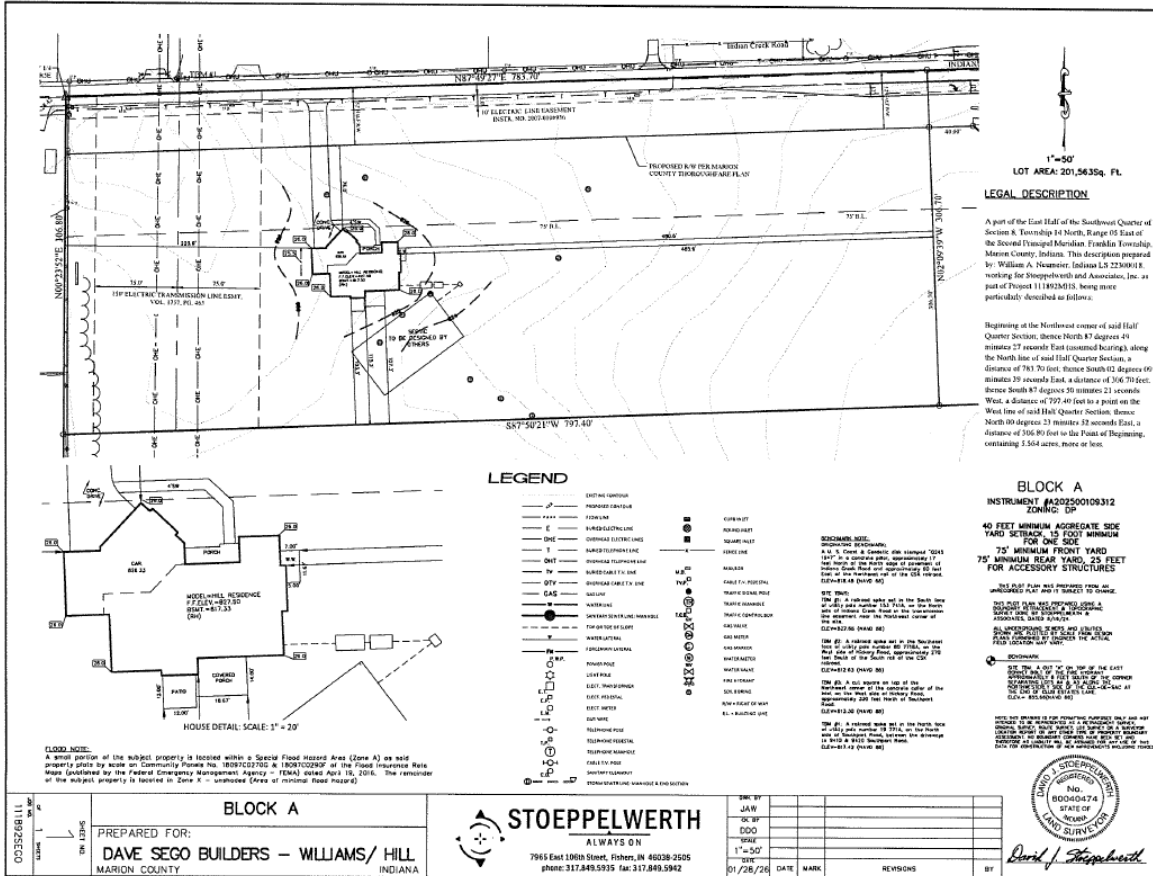
2017-ZON-053; 6908 Hickory Road (south of site), Rezoning of 4.2 acres from the D-A district to the SU-9 district to provide for a fire station, **withdrawn**.

EXHIBITS

2026ZON032; Aerial Map



2026ZON032; Site Plan



2026ZON032; Photographs



Photo 1: Looking due south from Indian Creek Road South at subject parcel

2026ZON021; Photographs (continued)



Photo 2: Looking S/SW from Indian Creek Road South at subject parcel

2026ZON021; Photographs (continued)



Photo 3: Looking at subject property with single-family housing in far distance