



METROPOLITAN DEVELOPMENT COMMISSION

February 19, 2025

Case Number: 2024-ZON-138
Property Address: 7947 Camby Road (Approximate Address)
Location: Decatur Township, Council District #21
Petitioner: Arbor Homes, by Domonic Dreyer
Current Zoning: D-A
Request: Rezoning of 22.88 acre from the D-A district to the D-4 classification to provide for residential uses.
Current Land Use: Undeveloped
Staff Recommendations: Approval with commitments.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR FEBRUARY 19, 2025, METROPOLITAN DEVELOPMENT COMMISSION

This petition was heard by the Hearing Examiner on January 23, 2025. After a full hearing, the Hearing Examiner recommended approval of the request. Subsequently, a remonstrator filed an appeal of the Hearing Examiner's decision. A memorandum of her recommendation is attached.

January 23, 2025

This petition was automatically continued from the December 19, 2024 hearing to the January 23, 2025 hearing at the request of a registered neighborhood organization.

STAFF RECOMMENDATION

Staff **recommends approval** subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. A 40-foot half right-of-way shall be dedicated along the frontage of Camby Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. A traffic calming measure per the Department of Public Works standards shall be met.



PETITION OVERVIEW

LAND USE

The 22.88-acre subject site is mostly undeveloped but contains a large barn.

The site is surrounded by undeveloped land to the north, zoned I-2, single-family dwellings and agricultural land to the east, zoned D-A, undeveloped land to the south, zoned D-2, and single-family dwellings to the west, zoned D-A and D-3.

REZONING

The grant of the request would rezone the site from the D-A district to the D-4 district to allow for residential development.

The D-A district holds the agricultural lands of Marion County and provides for a variety of agricultural uses. It is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low-density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.

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.

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 40-foot half right-of-way along Camby Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.



STAFF ANALYSIS

The request would allow the rezoning to the D-4 district to allow for a residential development that would consist of an approximate 50 single-family lots with a multi-purpose path, preserved landscaping area, and entrance landscaping to the development.

Based on the conceptual site plan submitted, staff will be requesting a commitment that a traffic calming measure for the proposed north to south street meet the standards for the Department of Public Works in addition to ensuring the right-of-way dedication request is adhered to.

Per Table 741-302-1: Maximum Block Length, the D-4 district in the Metro Context Area has a 950-foot block length limitation that can only be exceeded if the following are demonstrated:

- a. There are pedestrian ways, provided as an improved pedestrian easement, at intervals of 400 feet or less, bisecting the block from street to street; and
- b. Adequate traffic calming provisions are made; and
- c. The proposed Block must be greater than that shown in Table 741-302-1 because of physical conditions of the land including, but not limited to, topography or the existence of natural resource areas such as jurisdictional wetlands, floodways, wildlife habitat areas, steep slopes or woodlands.

Staff is recommending approval of the rezoning request to the D-4 district since the proposed residential development would align with the suburban neighborhood recommendation of the Comprehensive Plan. Additionally, the two commitments would allow the necessary infrastructure on site and future public infrastructure to be installed.

GENERAL INFORMATION

Existing Zoning	D-A	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Land Use
	North:	I-2 Undeveloped
	South:	D-2 Undeveloped
	East:	D-A Residential (Single-family Dwellings) / Agricultural land
	West:	D-A / D-3 Residential (Single-family dwellings)
Thoroughfare Plan		
Camby Road	Primary Arterial Street	80-foot proposed right-of-way and 30-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	

Wellfield Protection Area	No
Site Plan	November 18, 2024
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 suburban neighborhood development of the site.
- The Suburban Neighborhood 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.
- **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.
 - Hydrological patterns should be preserved wherever possible.
 - Curvilinear streets should be used with discretion and should maintain the same general direction.
 - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

- **Conditions for All Housing**
 - A mix of housing types is encouraged.
 - Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.

- **Detached Housing**
 - The house should extend beyond the front of the garage.
 - Lots should be no more than 1.5 times the size (larger or smaller) of adjacent/surrounding lots, except in cases where lots abut existing residential lots of one acre or more in size. In those cases, lots should be no smaller than 10,000 square feet and no larger than 1.5 times the size of the abutting lot.

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 site falls within the Indy Moves Transportation Integration Plan (2018). More specifically, IndyMoves Pedallndy 2018 proposes an on-street bike lane along Camby Road from Raceway Road to Mooresville Road.



ZONING HISTORY

Zoning History – Vicinity

2020-CZN-834 / 2020-CVR-834; 6400, 6449, 6455, 6500, 6559, 6565, 6600 and 6833 Kentucky Avenue; 6700, 7924, 7944, 8002, 8032 and 8210 Camby Road (north of site), Rezoning of 131.87 acres from the D-A, C-1, C-3 and C-5 districts to the I-2 district and variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for C-3 uses; vocational, technical or industrial school or training facility; hotel, motel or hostel; and heavy general retail (not permitted), **approved**.

2019-ZON-122 / 2020-VAR-001; 6400, 6449, 6455, 6500, 6559, 6565, 6600 and 6833 Kentucky Avenue; 6700, 7700, 7924, 7944, 8002, 8032 and 8210 Camby Road (north of site), Rezoning of 172.94 acres from the D-A, D-3, D-6II, C-1, C-3 and C-5 districts to the I-2 classification and a variance of use to provide for C-3 uses: vocation, technical or industrial school or training facility; hotel, motel or hostel; and heavy general retail, **withdrawn**.

2018-ZON-057; 8133 Camby Road (west of site), Rezoning of 45.6 acres from the D-A district to the D-3 (cluster) classification, **approved**.

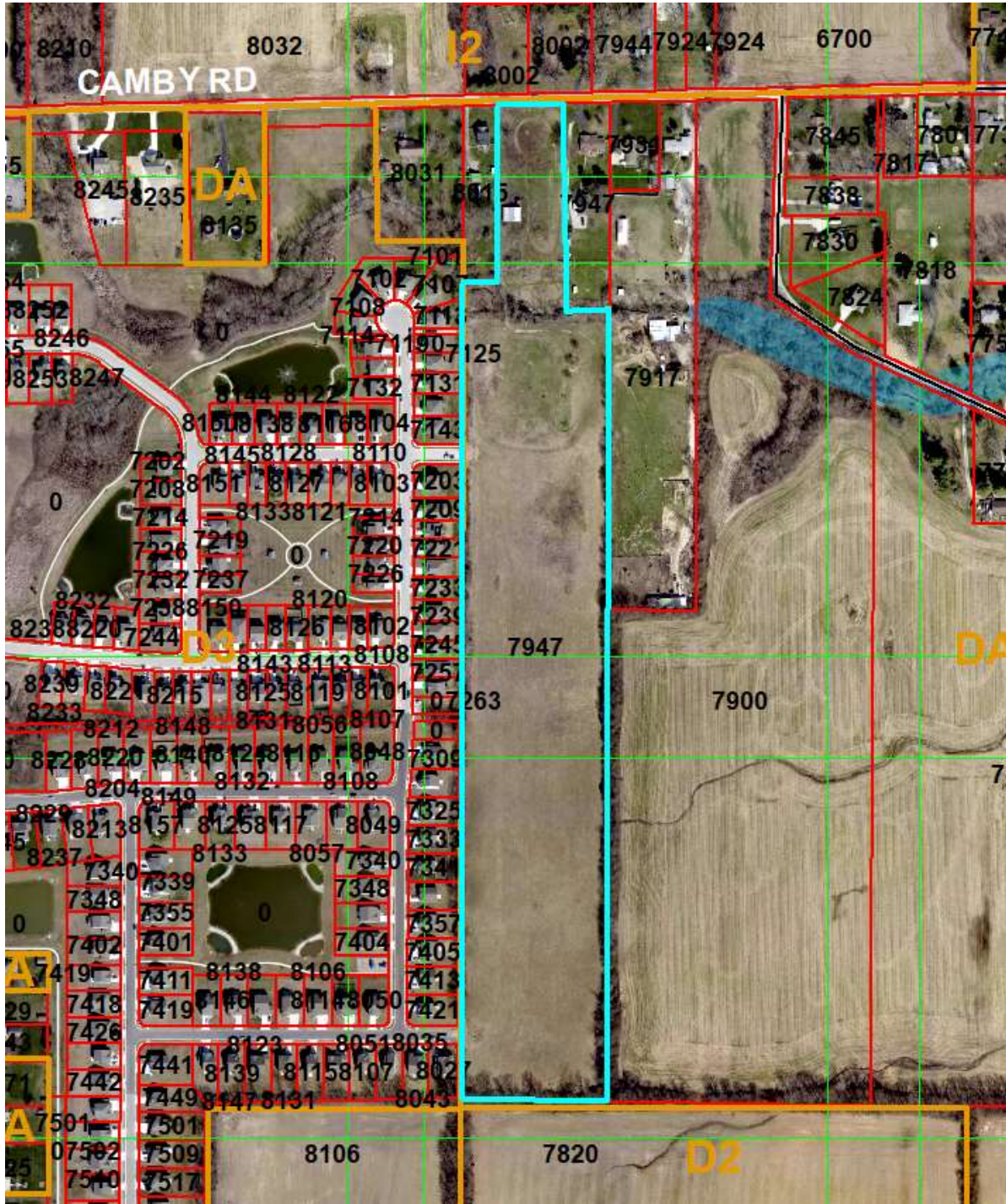
2015-ZON-035; 6400, 6449, 6455, 6500, 6545 and 6565 Kentucky Avenue, 6700, 7700, 7924 and 8032 Camby Road and 6503 Mendenhall Road (northwest of site), Rezoning of 155.03 acres from the D-A, D-3, D-5, D-6II, C-1, C-3 and C-5 districts to the I-2-S classification, **denied**.

2005-ZON-186; 6600 and 6833 Kentucky Avenue and 8032 and 8210 Camby Road (northwest of site), Rezoning of 43.5 acres from the D-A district to the C-5 classification, **approved**.

92-Z-84; 7902 Mooresville Road (south of site), Rezoning of 80-acres, being in the D-A district, to the D-2 classification to provide for residential development, **approved**.

92-Z-35; 7409 Trotter Road (west of site), Rezoning of 55.0 acres, being in the D-A district, to the D-3 classification to provide for single-family residential development, **approved**.

EXHIBITS





HEARING EXAMINER'S MEMO

MEMORANDUM OF EXAMINER'S DECISION

2024-ZON-138

7947 Camby Road

The petition requests the rezoning of 22.88 acres from the D-A district to the D-4 district to provide for residential uses.

Your Hearing Examiner visited the undeveloped site prior to the hearing and noted scattered residences on large lots west, north, and east of the northern part of the site and undeveloped land abutting the site on the east and south. Two subdivisions abut the site on the west, and they each have a street stubbing into it.

The petitioner's representative described the conceptual proposal to develop 50 lots for a density of 2.19 units per acre. The two stub streets from the subdivisions to the west would be extended into this site, and a gathering amenity would be developed at the north end of the site.

A representative from the Decatur Township Civic Council appeared and stated that the group voted to oppose the rezoning petition, primarily because access is not proposed from Camby Road. A township official also expressed concern that the lack of access from Camby Road is a safety concern in event of an emergency.

Staff explained that the request is at the lower end of the Comp Plan recommendation of suburban neighborhood, and petitioner has agreed to commitments. Staff stated that site access would be reviewed during the platting process.

In your Hearing Examiner's opinion, the D-4 district is compatible with development in the area and is in conformance with the Comp Plan. The site layout is conceptual, and access will be addressed during the platting process. Approval of this petition was recommended.

For Metropolitan Development Commission Hearing on February 19, 2025

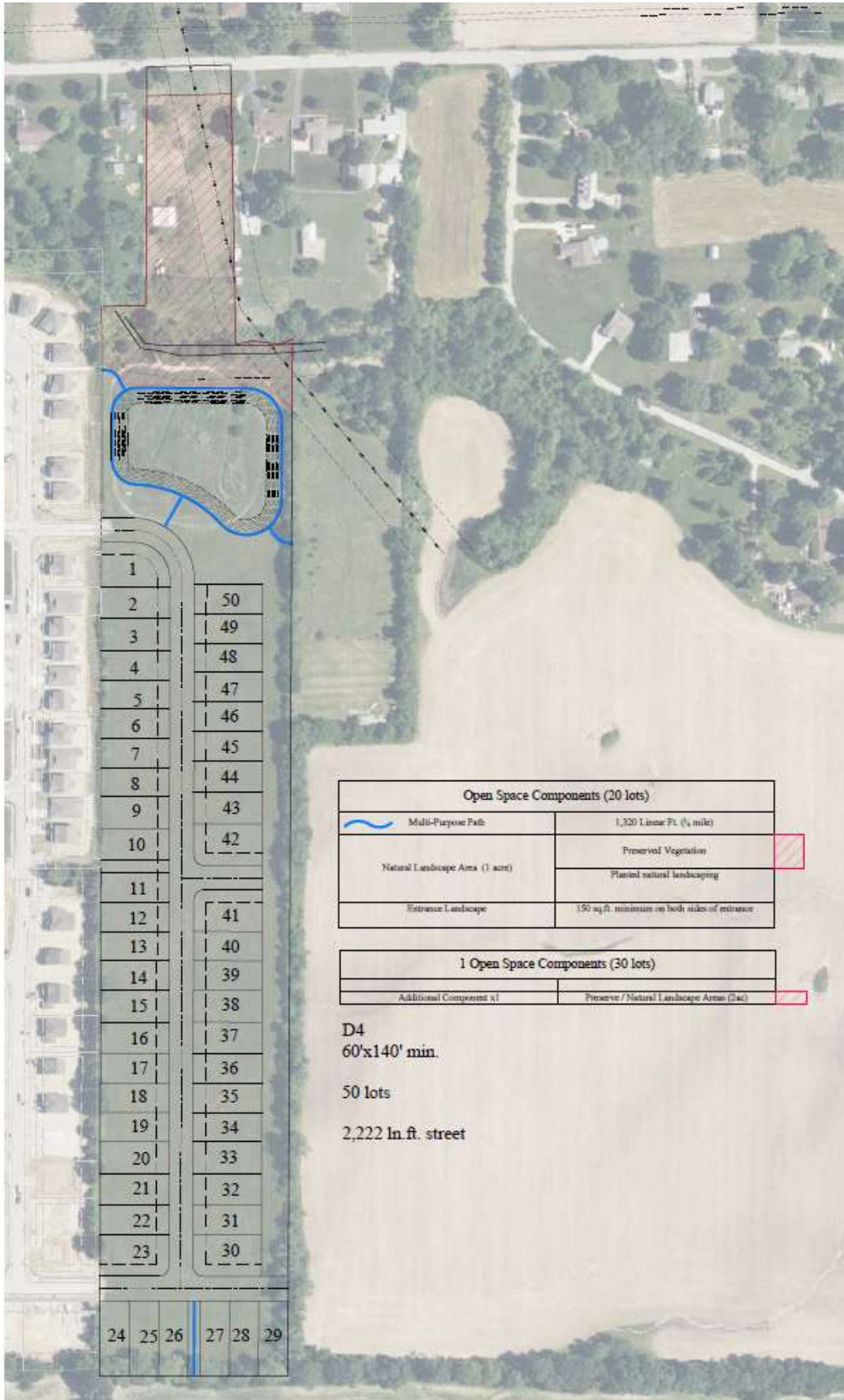




Photo of the subject site looking south from Camby Road and the single-family dwelling to the east.



Photo of the subject site looking south from Camby Road and the single-family dwelling to the west.



Undeveloped industrial land north of the site.



Undeveloped industrial land north of the site.



Single family dwellings west of the site at the Red Board Drive stub.



Photo of the Red Board Drive stub looking east onto the site.



Photo of the site looking north from the Red Board Drive stub.



Photo of the site looking north from the Red Board Drive stub.



Photo of the Wagman Street stub looking east onto the site.



Single family dwellings west of the site at the Wagman Street stub.