



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

July 9, 2026

Case Number: 2026-MOD-005
Property Address: 7445 Kentucky Avenue
Location: Decatur Township, Council District #21
Petitioner: Mann Properties, LLC, by Dustin Stevenson (GPD Group, Inc).
Current Zoning: C-S
Request: Modification of the C-S Statement related to 2022-ZON-112, item A. Commercial Area, 2. Site Development to allow for 130 parking spaces (development standards of C-3 district shall be required with a maximum of 78 parking spaces permitted).
Current Land Use: Undeveloped
Staff Recommendations: Approval of the modification request.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this modification request.

STAFF RECOMMENDATION

Staff recommends approval of the modification request.

PETITION OVERVIEW

This 2.18-acre site, zoned C-S, is undeveloped. It is surrounded by undeveloped land to north; Camby Village Boulevard right-of-way to the south, residential uses (undergoing development) to the east; and Kentucky Avenue right-of-way to the to the west, all zoned C-S.

Petition 2022-ZON-112 rezoned this site to the C-S district to provide for commercial and residential uses.

MODIFICATION

The request would modify the C-S Statement related to 2022-ZON-112. The C-S Statement required that commercial development would comply with the C-3 District development standards. See Exhibit A, item A. Commercial area, 2. Site Development.

The modification would allow for 130 parking spaces when 78 parking spaces would be the maximum number of parking spaces permitted by the Ordinance.

The request would represent an approximately 60% increase in the maximum number of parking spaces. However, given the location of this proposed development and the lack of public transportation, staff believes the request for additional parking spaces would be reasonable and supportable. The only option available for customers to visit the restaurant would be vehicular travel.

GENERAL INFORMATION

Existing Zoning	C-S	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Undeveloped
South:	C-S	Camby Village Boulevard right-of-way
East:	C-S	Residential uses
West:	C-S	Kentucky Avenue right-of-way
Thoroughfare Plan		
Kentucky Avenue	Primary Arterial	Existing and proposed 215-foot right-of-way.
Camby Village Boulevard	Local Street	Existing and proposed 70-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	May 28, 2026	
Site Plan (Amended)	N/A	
Elevations	May 28, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	May 28, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood typology. 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.

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

- 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.

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

2022-ZON-112; 7305 Kentucky Avenue, requested rezoning of 58.5 acres from the C-4 district to the C-S district to provide for certain uses permitted in the C-3 and all uses permitted in the D-4 and D-5II districts, **approved**.

VICINITY

2019-ZON-036; 8900 Mooresville Road (includes site), requested rezoning of 121.1 acres from the C-4 and C-S Districts to the C-S classification to provide for all Manufacturing, Research and Development, Utilities, Wholesale Distribution uses permitted by the I-1 District; all Group Living, Community, cultural and Educational Facilities, and Office Uses permitted in the C-1 district; Vocational, Technical or Industrial Training School or Training Facility; Hospital; Animal Care, Boarding and Veterinary Services; Farmer's Market; Artisan Food and Beverage; Business, Home and Personal Services or Repair; Bar or Tavern; Eating Establishment or Food Preparation; Indoor Recreation and Entertainment; Indoor Spectator Venue; Hotel or Motel; Department Store; Grocery Store; Liquor Store; Light and Heavy General Retail; Automobile and Light Vehicle Wash; Automobile Fueling Station; Automobile, Motorcycle, and Light Vehicle Service or Repair; Commercial Parking Lot; Transit Center; and Recycling Station and the following accessory uses: wireless communications facility; game courts; outdoor storage; temporary outdoor display and sales; outdoor seating and patio; recycling collection point; renewable energy facility, solar, geothermal or wind; satellite dish antenna; signs; temporary construction yard, office or equipment storage; temporary outdoor event; and outside vending machines/self-serve kiosk, **denied**.

96-Z-76 A; 7401 Kentucky Avenue (includes site), requested rezoning of 10.99 acres, being in the D-3 and C-4 Districts, to the D-7 classification to provide for multi-family development, **approved**.

96-Z-76 B; 7401 Kentucky Avenue (includes site), requested rezoning of 82.04 acres, being the D-3 and D-7 Districts, to the C-4 classification to provide a community-regional commercial development, **approved**.

96-Z-76 C; 8201 Camby Road (includes site), requested rezoning of 52.62 acres, being in the D-3 and D-7 Districts, to the C-S classification to provide for the construction of a self-storage facility, with ancillary uses, including an office and resident manager; office, commercial, multi-family, industrial research and park uses, **approved**.

96-Z-76 D; 8302 Trotter Road (includes site), requested rezoning of 120 acres, being in the D-A District, to the D-3 classification to provide for the construction of single-family residential development at 2.6 units per acre, **approved**.

EXHIBITS

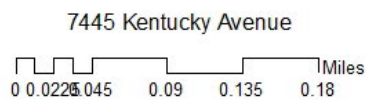
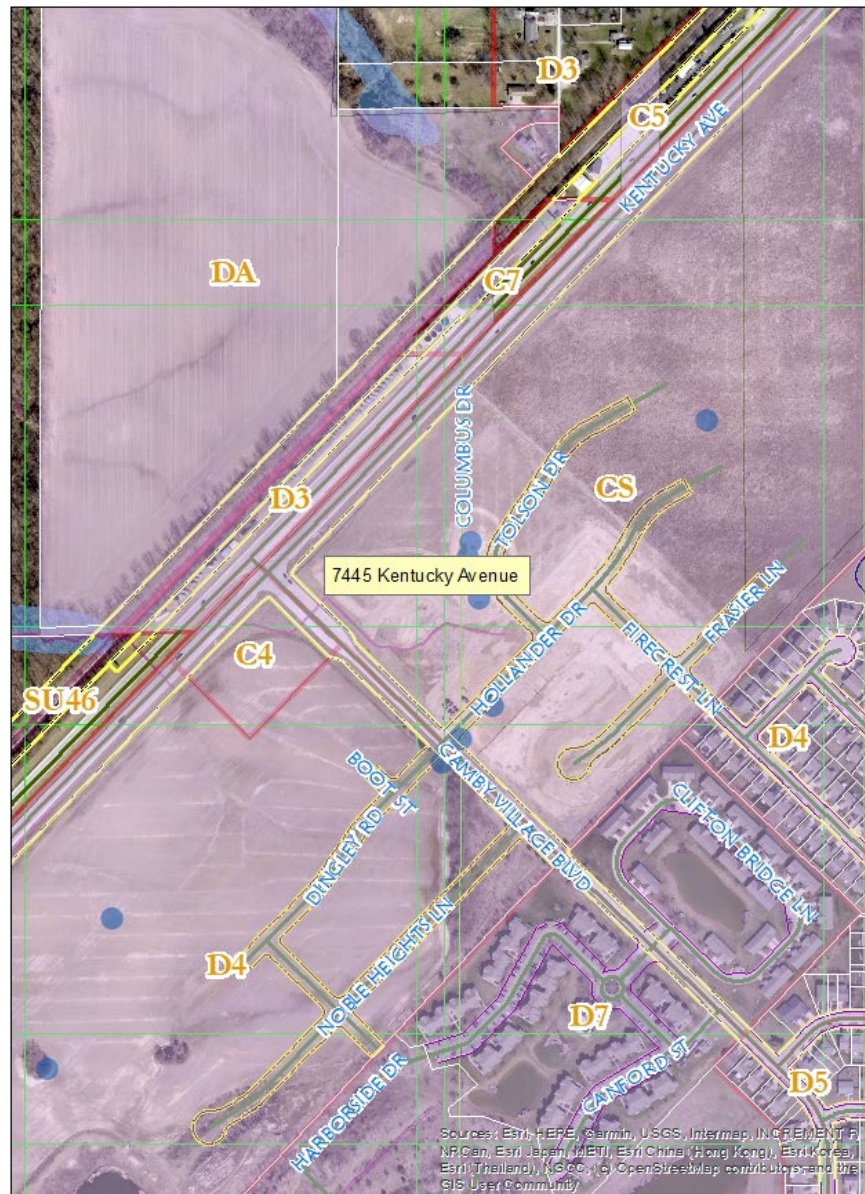


EXHIBIT A

Third Amended C-S Statement

Petitioner respectfully requests that the approximately 58.5 acre +/- site (the "Site") located at the northeast corner of Kentucky Avenue and Camby Village Boulevard (the "Intersection") be rezoned to the C-S district to provide for residential and commercial uses on the Site.

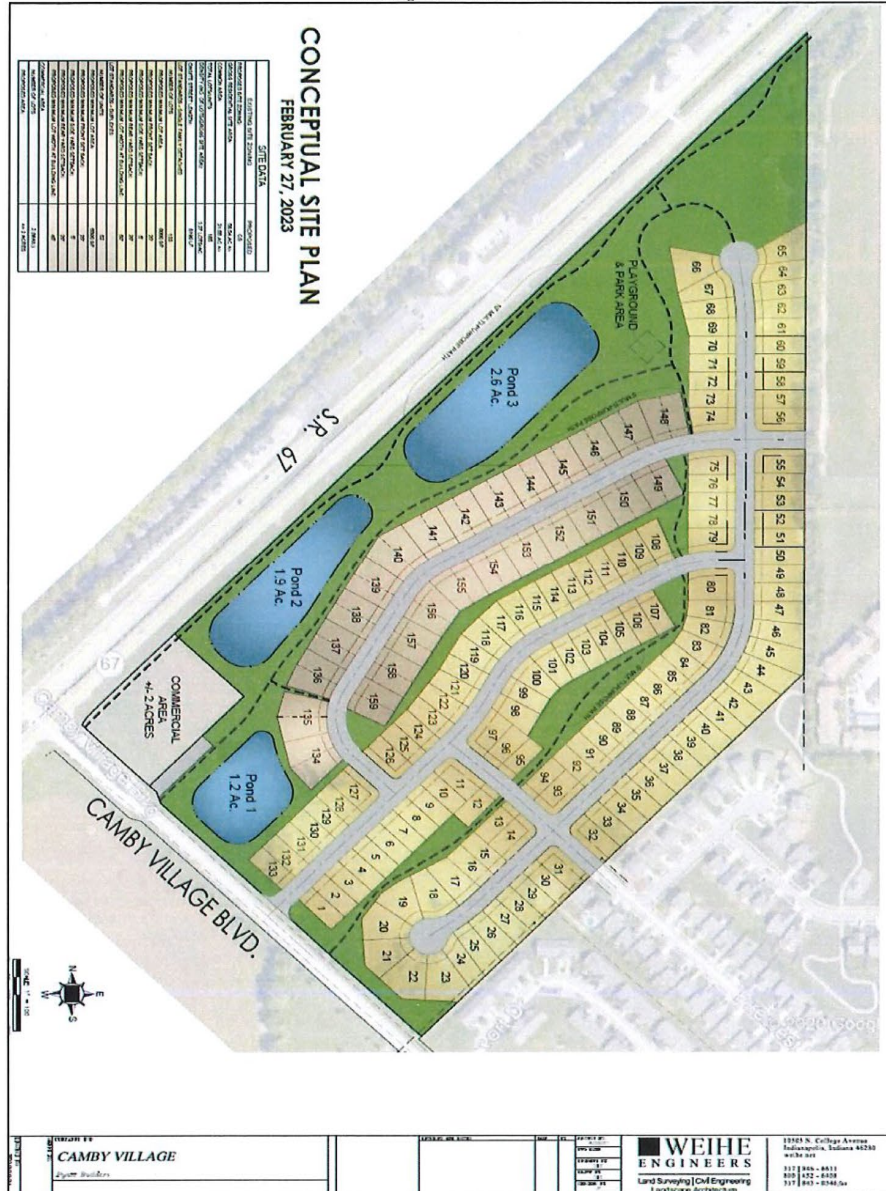
The development proposed by Petitioner includes a Commercial Area and a Residential Area. Attached as Exhibit A is a proposed preliminary Conceptual Site Plan, which approximately depicts the proposed development ("Conceptual Site Plan").

A. Commercial Area.

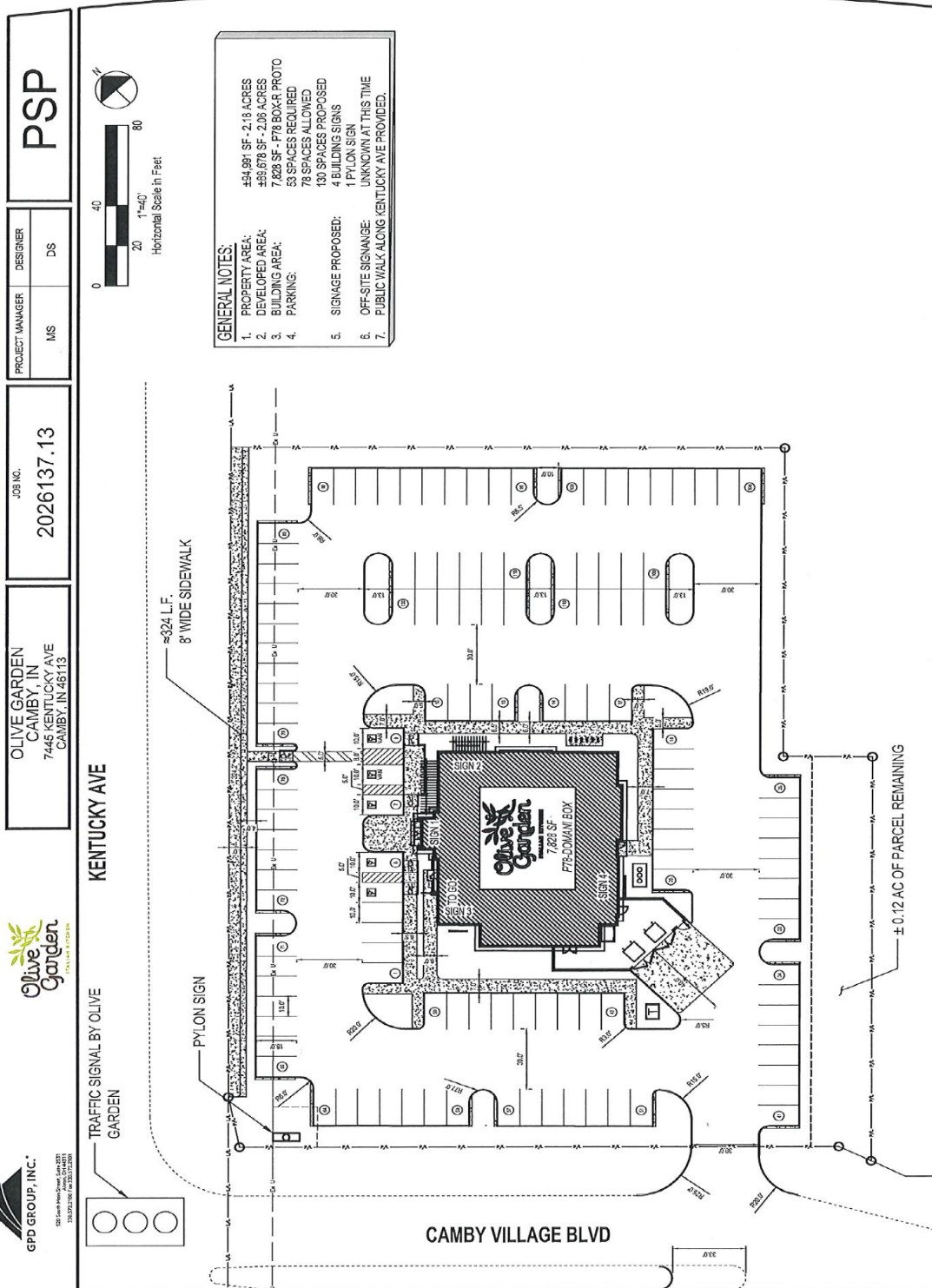
1. **Uses:** All permitted, accessory, temporary and special exception uses permitted in the C-3 zoning district set forth in the Zoning Ordinance shall be permitted on approximately 2 acres at the northeast corner of the Intersection (the "Commercial Area"); provided that the following uses shall not be permitted within the Commercial Area:
 - a. Plasma center
 - b. Substance abuse treatment facility
 - c. Check cashing service
 - d. Tattoo parlor
 - e. Adult entertainment (live and retail)
 - f. Bar; provided that a restaurant that serves alcohol or has a bar area shall be permitted
 - g. Night club
 - h. Extended stay hotel
 - i. Firearm sales
 - j. Fireworks sales (including temporary)
 - k. Liquor store
 - l. Pawn shop
 - m. Gas station
 - n. Vape shop
 - o. Tobacco shop (stand-alone kind)
2. **Site Development:** Development within the Commercial Area shall comply with the development standards for C-3 Zoning District as set forth in the Zoning Ordinance. The Commercial Area shall include a 10' wide multi-purpose asphalt path along Kentucky Avenue as approximately depicted on the Conceptual Site Plan. The multi-purpose asphalt path shall be installed by the Developer of the Commercial Area within six (6) months of the recording of the Final Plat for the Commercial Area.

B. Residential Area: A residential neighborhood shall be developed on approximately 56.5 acres near the northeast corner of the Intersection (the "Residential Area"), which shall include approximately 20 acres of open space and two types of residential sections as follows:

Exhibit A
 Conceptual Site Plan



SITE PLAN AND ELEVATIONS – MAY 28, 2026





FRONT ELEVATION

STONE VENEER CORONADO STONE APALACHIAN FIELDSTONE ROUGH CUT WOODSTONE GROUT COLOR: LATITECETE #24 "NATURAL GRAY"	STONE VENEER CORONADO STONE ROUGH CUT WOODSTONE GROUT COLOR: LATITECETE #95 "WINK"	CONCRETE ROOF TILE EAGLE ROOF TILE CAPSTRAND "OLIVE GARDEN BLEND"	STANDING SEAM METAL ROOF EXCEPTIONAL METALS COLOR: "MEDIUM BRONZE"	PAINT (WOOD TRIM & FASCIA) BENJAMIN MOORE 2112-10 "MINK"	BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" GROUT COLOR: 90% "SANTILLO", 10% "FERREIRA BLEND"
PRE-FINISH PAINT (DOORS & WINDOWS) "DARK BRONZE"	BRICK CLINKERS CORONADO STONE THEN TUMBLED BRICK 2 1/8" X 8"	CNU BENJAMIN MOORE 2112-10 "MINK"			



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REAR ELEVATION

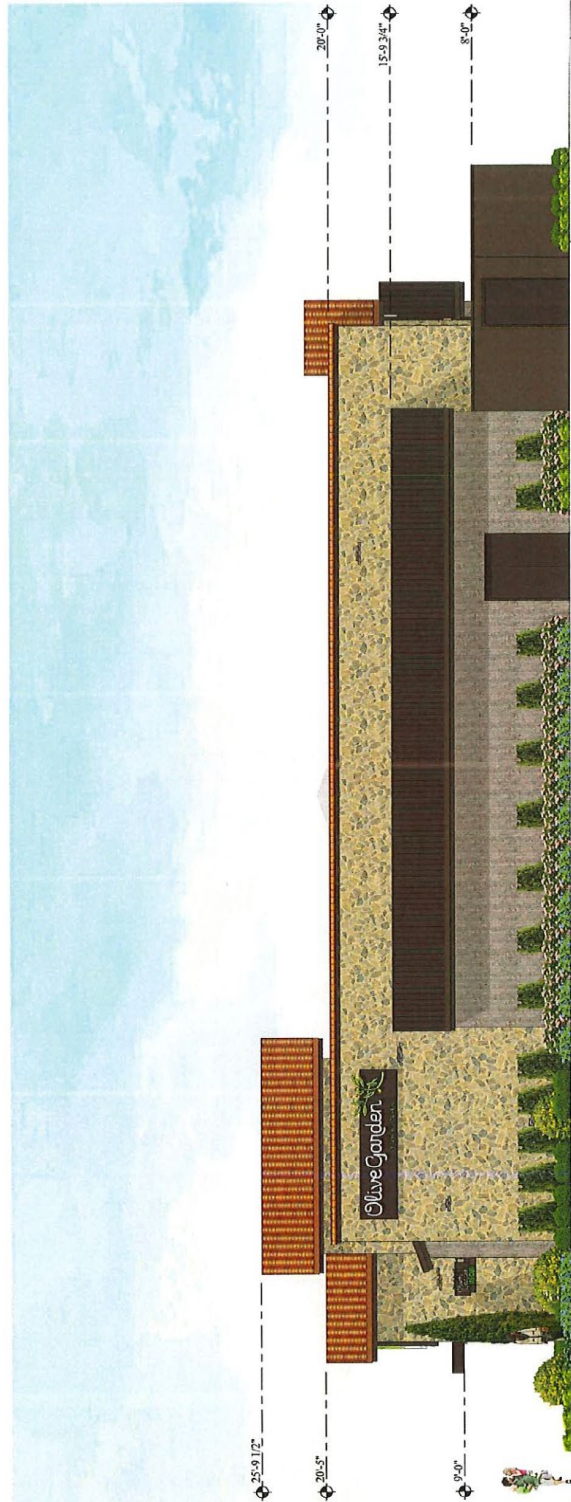
STONE VENEER CORONADO STONE APALACHIAN FIELDSTONE "NATURAL GRAY" LATICRETE #24	STONE VENEER CORONADO STONE ROUGH CUT WOODSTONE "NATURAL GRAY" LATICRETE #95 "MINK"	CONCRETE ROOF TILE EAGLE ROOF TILE CARSTRAND "OLIVE GARDEN BLEND"	STANDING SEAM METAL ROOF EXCEPTIONAL METALS COLOR: "MEDIUM BRONZE"	BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" 90% "SATILLO" - 10% "FERROARA BLEND"
PRE-FINISH PAINT (DOORS & WINDOWS) "DARK BRONZE"	BRICK CLINKERS CORONADO STONE THIN TUMBLED BRICK 2 1/8" X 4"	CMU BENJAMIN MOORE 2112-10 "MINK"	PANT (WOOD TRIM & FASCIA) BENJAMIN MOORE 2112-10 "MINK"	



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RIGHT ELEVATION

STONE VENEER CORONADO STONE "MOUNTAIN SUNSET" LATICRETE #24 "NATURAL GRAY"	STONE VENEER CORONADO STONE "RUSTIC CEDAR" LATICRETE #95 "MINK"	CONCRETE ROOF TILE EAGLE ROOF TILE CAPSTRANO "OLIVE GARDEN BLEND"	STANDING SEAM METAL ROOF EXCEPTIONAL METALS COLOR: "MEDIUM BRONZE"	PANT (WOOD TRIM & FASCIA) BENJAMIN MOORE 2112-10 "MINK"	BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" 90% "SALTILLO", 10% "FERROARA BLEND"
PRE-FINISH PAINT (DOORS & WINDOWS) "DARK BRONZE"	BRICK CLINKERS CORONADO STONE THIN TUMBLED BRICK 2 1/8" X 8"	CMU BENJAMIN MOORE 2112-10 "MINK"			



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LEFT ELEVATION

STONE VENEER CORONADO STONE APPALACHIAN FIELDSTONE ROUGH CUT WOODSTONE GROUT COLOR: LATCRETE #24 "NATURAL GRAY"	STONE VENEER CORONADO STONE ROUGH CUT WOODSTONE GROUT COLOR: LATCRETE #95 "MINK"	CONCRETE ROOF TILE EAGLE ROOF TILE CAPREKANO "OLIVE GARDEN BLEND"	STANDING SEAM METAL ROOF EXCEPTIONAL METALS COLOR: "MEDIUM BRONZE"	PANT (WOOD TRIM & FASCIA) BENJAMIN MOORE 2112-10 "MINK"	BRICK VENEER CORONADO STONE SICILIAN BRICK 2 1/2" X 8" 95% "SANTILLO", 10% "FERRARA BLEND"
PRE-FINISH PAINT (DOORS & WINDOWS) "DARK BRONZE"	BRICK CLINKERS CORONADO STONE THIN TUMBLE BRICK 2 1/4" X 8"	CMU BENJAMIN MOORE 2112-10 "MINK"			



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View looking north along Kentucky Avenue



View looking south along Kentucky Avenue



View of site looking north across Camby Village Boulevard



View of site looking north across Camby Village Boulevard



View of ongoing development of the residential areas to the east of the site