

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 27, 2026

Case Number: 2026-ZON-051
Property Address: 4150 North High School Road
Location: Pike Township; Council District #5
Petitioner: Nica Auto & Fleet Repair, by David Dearing
Current Zoning: C-4
Request: Rezoning of 1.9 acres from the C-4 district to the C-7 district to provide for used car sales and heavy vehicle repair.
Current Land Use: Automobile repair
Staff Recommendations: Recommends approval, subject to the commitments
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance file by a registered neighborhood organization that continued this petition from the July 9, 2026 hearing, to the August 13, 2026 hearing.

The Hearing Examiner continued this petition from the August 13, 2026 hearing, to the August 27, 2026 hearing, at the request of staff to provide time to confirm some details.

Based on the site plan, parking is proposed on all four sides of the existing building. Staff would request that all unpaved parking areas and access drives be paved and striped in accordance with the Ordinance by November 30, 2026.

Otherwise, staff continues to recommend approval subject to the following two commitments:

1. 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 / receptables provided for the proper disposal of trash and other waste.
2. All parking areas and access drives / lanes shall be paved and striped, in accordance with the Ordinance by November 30, 2026.

STAFF RECOMMENDATION

Approval, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms 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 / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 1.75-acre site is developed with a 15,000-square-foot commercial building and associated parking. It is surrounded by multi-family dwellings to the north, zoned D-7; commercial uses to the south across Gateway Drive (private street), zoned C-3; commercial uses to the east, zoned C-3; and truck / trailer parking to the west, zoned C-S.

Petition 2025-ZON-001 rezoned the site to the C-4 district to provide for an automobile repair shop.

Rezoning

This request would rezone the site to the C-7 district. "The C-7 (High Intensity) District is designed to provide specific areas for commercial uses which have unusually incompatible features relative to other commercial uses, such as major outdoor storage or display of sizeable merchandise and the outdoor parking and storage of trucks, materials or equipment essential to the operation of these uses. Many of these uses generally are not visited by customers but rather involve service operations from headquarters with some on-site fabrication of parts. The nature of operation or appearance is more compatible with industrial than retail commercial activities. Because of the character and intensity of these uses, this district should be appropriately located on major commercial arterial thoroughfares and near interstate freeways, but not in close association with those commercial activities involving shopping goods, professional services, restaurants, food merchandising, and the like. Due to the intensity of uses, location of this district should never be adjacent to protected districts."

The Comprehensive Plan recommends heavy commercial typology.

Permitted land uses in this typology include heavy commercial uses; small-scale offices, retailing, and personal or professional services; surface parking; and wind or solar farms.

As proposed, the rezoning request would be consistent with the Comprehensive Plan recommendation of heavy commercial.

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

The Comprehensive Plan recommends this area for heavy commercial use, making the proposed automotive repair and sales consistent with the area's intended purpose. The site plan includes access via a public entry off High School Road, with automotive display along the southern building facade. Staff would note there are five overhead doors on the southern façade, so location of the automobile display would need to be changed in order to provide for on-site maneuverability for the current and proposed uses.

The property is visually obscured by two existing commercial centers along a private drive, reducing potential aesthetic conflicts with surrounding businesses. Moreover, rezoning to C-7 would establish a transition buffer between commercial operations and warehouse activities, ensuring a more cohesive land-use pattern.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Automotive repair	
Comprehensive Plan	Heavy Commercial	
Surrounding Context	Zoning	Land Use
North:	Multi-family dwellings	D-7
South:	Commercial uses	C-3
East:	Commercial uses	C-3
West:	C-S	Truck / trailer parking
Thoroughfare Plan		
North High School Road	Primary Collector	Existing 105-foot right-of-way and a proposed 78-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	N/A	
Overlay	N/A	
Wellfield Protection Area	N/A	
Site Plan	June 3, 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

The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends heavy commercial typology for the site.

Pattern Book / Land Use Plan

The Heavy Commercial typology provides for consumer-oriented general commercial and office uses that tend to exhibit characteristics that are not compatible with less intensive land uses. They are often dominated by exterior operations, sales, and display of goods. Examples include vehicle sales and commercial lumber yards

The Pattern Book lays out a land use classification system that guides the orderly development of the county, protects the character of neighborhoods and serves as a policy guide for development or redevelopment of a site.

The following elements of the Pattern Book apply to this site:

Heavy Commercial Uses

- Should be located along an arterial or collector streets.

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

2005-ZON-001; 4150 North High School Road, requested rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop, **approved**.

70-Z-6; 4002 North High School Road, requested rezoning of 23.30 acres, being the B-3 district to C-3 classification to provide for sales, service and office facilities, **approved**.

70-Z-5; 6450 Gateway Drive, requested rezoning of 28 acres from the B-3 to C-S to provide for a distribution center inclusive of warehousing, small assembly and packing, computer center, technical data processing and offices, **approved**.

64-Z-139; North of 38th Street, requested rezoning of 66.77 acres parcel of ground, being in an A-2 (Agricultural) district to a B-3 (business) Classification, to provide for the construction of a regional shopping Center, located north of 38th street between High School Road and I-465 in Pike Township, **approved**.

VICINITY

2014-ZON-060; 6450 Gateway Drive (west of site), rezoning of 9.127 acres from the C-S district to the C-S classification to provide for an indoor warehouse, offices, wholesale display and distribution of grocery-related items, and an indoor sports education and training complex, including soccer, boxing and karate, **approved**.

2011-ZON-042; 6150 Gateway Drive (east of site), rezoning of 10 acres from the D-4 and PK-1 (FF) Districts to the SU-2 (FF) classification to provide for educational uses, **approved**.

2010-ZON-069; 6150 Gateway Drive (east of site), rezoning of 10.00 acres, from the D-4 (FF) and PK-1 (FF) Districts to the SU-2 (FF) classification to provide for public school uses, **withdrawn**.

2011-CZN-827 / 2011-CVR-827; 6450 Gateway Drive; (west of site), requested rezoning of 9.17 acres, from the C-S District, to the C-S classification to provide for all C-5 uses and a portable storage container business and distribution center and a variance of development standards of the Commercial Zoning Ordinance to provide for outdoor storage higher than the fence, within zero feet of a protected district, **approved**.

99-Z-150; 4141 North High School Road (east of site), requested rezoning 5.79 acres from D-4 to SU-1 to provide for an existing church and parking lot, **approved**.

90-Z-42; 4261 North High School Road (east of site), requested rezoning 6.31 acres from D-A District to C-S classification to provide for the development of self-storage warehouses, **approved**.

86-Z-27; 4002 North High School Road (west of site), requested rezoning of 10.73 acres, being in the C-S district to the C-5 classification to provide for the construction of a night club, **approved**.

85-Z-148; 6450 Gateway Drive (west of site), requested rezoning to C-S to allow for all C-5 uses and whole sales, **approved**.



**Department of Metropolitan Development
Division of Planning
Current Planning**

79-Z-176; 6500 Gateway Drive (west of site), requested rezoning of seven acres from C-S to C-5 to provide for construction of a multipurpose recreation center, **approved**.

70-Z-7; 4102 North High School Road (north of site) requested rezoning of 1.36 acres, being in A-2 & D-7 districts to D-7 classification to provide for apartments, **approved**.

77-Z-87 (77-DP-1); 6363 Commons Drive (north of site), requested rezoning of approximately 6 acres located at 6363 Commons Drive be rezoned from D-7 to DP, **approved**.

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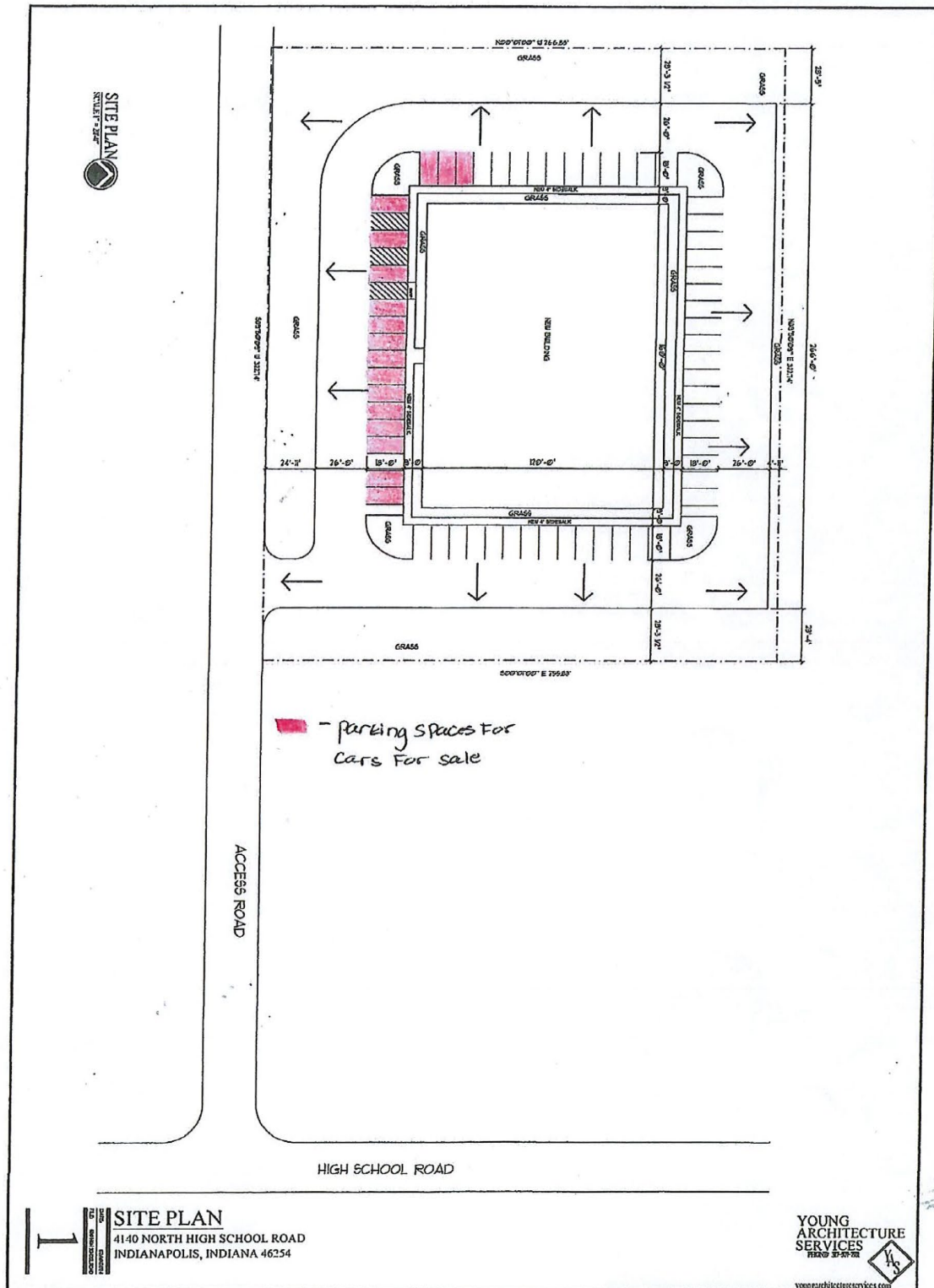
EXHIBITS



4150 North High School Road



00.00 0.015 0.03 0.045 0.06 Miles





View of site looking northwest



View looking north along eastern boundary



View of site looking west



View of site looking southwest



View of site (background) looking north from adjacent property to the south



View of site (background) looking north from adjacent property to the south