

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 27, 2026

Case Number: 2026-CZN-827 / 2026-CPL-827

Property Address: 2015 Wagner Lane and 3669 Van Buren Street (*Approximate Address*)

Location: Center Township, Council District #19

Petitioner: Habitat for Humanity of Greater Indianapolis, Inc., by Leslie Steinert

Current Zoning: D-6II
Rezoning of 2.27 acres from D-6II to D-5 for residential development.

Request: Approval of a Subdivision Plat to be known as Wagner Lane Estates, Section 2, subdividing 2.27 acres into nine lots.

Current Land Use: Undeveloped

Staff Recommendation: Staff recommends **approval** of the rezoning.
Staff recommends **approval** of the plat, subject to conditions.

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

This case was originally scheduled to be heard on June 25th, 2026. Upon the request of community members, this case was continued by the Hearing Examiner to the August 27th, 2026, hearing to allow for conversations between the petitioner and the community.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested rezone.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated April 22, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

PETITION OVERVIEW

LAND USE

The parcels known as 2015 Wagner Lane and 3669 Van Buren Street are undeveloped parcels approximately 2.27 acres in size. The subject sites are part of a larger area that was rezoned from D-3 to D-6II in 1969 to provide for apartments. Directly to across Wagner to the west, parcels are zoned D-A. Further west they are also zoned D-6II. To the north, the properties are zoned D-3. To the east, the properties are zoned D-3 with properties east beyond Sherman Street zoned as I-4. To the south, properties are zoned D-8 and D-3.

PLAT

Approval of the plat petition would result in the creation of nine separate lots. Lots 1-3 would front on Calhoun Street. Lots 1 and 2 would be approximately 0.16-acre while Lot 3, on the corner of Wagner and Calhoun, would be approximately 0.22-acre. Lots 4-9 would front Wagner Street. Lots 4-8 would have a size of approximately 0.20-acre while Lot 9, at the corner of Wagner and Van Buren, would be 0.22-acre.

No new streets would be created as a part of the plat. Sidewalks are required per 741-306. No sidewalk waiver has been requested, and site plans appear to show the installation of sidewalks. The proposed lots would meet standards of the D-5 zoning district.

Rezoning

Approval of this petition would allow for the construction of nine single family homes; a use currently not permitted in the D-6II district. While this block may have been rezoned in 1969 to support the development of apartments, the existing nature of the block makes single-family homes, and the other residential uses permitted by D-5, more appropriate. Furthermore, the Comprehensive Plan envisions the subject site as

part of the “Suburban Neighborhood” 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.”

Given the context of the surrounding residential units on the block and the petition’s alignment with the Comprehensive Plan, staff recommends approval of this petition.

GENERAL INFORMATION

Existing Zoning	D-6II	
Existing Land Use	Undeveloped	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
	North: D-3	North: Undeveloped
	South: D-3/D-8	South: Residential
	East: D-3	East: Residential
	West: D-3/D-6II	West: Residential
Thoroughfare Plan		
Van Buren	Platted Local Street	40-foot existing right-of-way and 48-foot proposed right-of-way
Wagner Lane	Local Street	40-foot existing right-of-way and 48-foot proposed right-of-way
Calhoun Street	Local Street	50-foot existing right-of-way and 48-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	04/45/2026	
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

SUBDIVISION PLAT REGULATIONS

741-203

Required Documents for Approval

Evaluation

741.203.A-C – Primary Plat Requirements:

- Plat name, Legal Description, Surveyor Seal, Scale.
- Boundary Lines, Existing Street Names, and dimensions.
- Layout of Proposed Streets – names, widths, classifications.
- Layout of all easements and purpose thereof.
- Layout of lots with numbering and dimensions.
- Floodway/Floodplain Delineation.
- Topographic Map.
- Area Map.

Satisfied

741-203.D – Traffic Control Plan

- Traffic control street signs and devices.
- Traffic calming devices.
- Bicycle facilities.
- Sidewalks and pedestrian facilities.
- Transit facilities, such as bus stops pads or shelter.
- Street lighting.

**Not required:
No new streets proposed**

741-203.E– Natural infrastructure plan (major plats containing more than 20 lots)

- Placement of all proposed drainage facilities for the subdivision, indicating type of facility and if the facility is to be designed to be wet or dry
- Location of Open Space Areas of the open space common area, indicating size and general improvements
- Location of any Stream Protection Corridors in accordance with Section 744-205 (Stream Protection Corridors)

**Not required:
Less than 20 lots**

	741-205 – Waivers <i>The granting of the waiver or modification will not be detrimental to the public health, safety, or welfare or injurious to other property</i> <i>The conditions upon which the request is based are individual to the property for which the relief is sought and are not applicable generally to other property;</i> <i>Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;</i> <i>The resulting subdivision fulfills the purpose and intent of these regulations at an equal or higher standard than what would have been possible without the deviation; and</i> <i>The relief sought shall not in any manner vary from the provisions of the Zoning Ordinance, or official zoning base maps, except as those documents may be amended in the manner prescribed by law.</i>	None requested
741-300 Design and Installation Standards	<i>All proposed plats submitted for Committee approval under the provisions of these regulations shall meet these standards to the satisfaction of the Committee unless waived by the Committee.</i> 741-302.A – Lots: <i>Comply with zoning district and any cluster approval or variance grant.</i> <i>Lots must have positive drainage away from buildings.</i> <i>No more than 25% of lot area may be under water.</i> <i>Side lots lines at right angles to streets or radial to curving street line.</i> <i>Layout of lots with numbering and dimensions.</i> <i>Floodway/Floodplain Delineation.</i> <i>Topographic Map.</i>	Evaluation
		Satisfied

	741-302.B – Frontage and Access: • <i>Through lots should be avoided except where necessary for primary arterial separation and topography challenges.</i> • <i>Triple frontage lots are prohibited.</i> • <i>Lots abutting alleys must have vehicular access exclusively from alley.</i> • <i>Lots shall not have direct access to arterial streets.</i> • <i>Non-residential plats shall provide cross-access easements to limits points of access to existing street network to no more than one per 500 feet.</i>	Satisfied
	741-302.C – Blocks: • <i>Shall not exceed maximum block lengths per Table 741-302.1</i> • <i>If exceeded, it must be demonstrated that:</i> ○ <i>There are improved pedestrian easements at intervals of 400 feet or less.</i> ○ <i>Adequate traffic calming provisions are made.</i> ○ <i>The block length must be exceeded because of physical conditions of the land.</i>	None proposed

741-303 Streets and Connectivity	All proposed plats shall allocate adequate areas for streets in conformity with the Comprehensive Plan and Official Thoroughfare Plan for Marion County, Indiana, and these regulations. <i>741-303.A – General:</i>	Evaluation
	• Subdivisions shall provide a logical street layout in relation to topographical conditions, public convenience, safety, multi-modal use, and the proposed use of the land to be served by such streets. <i>Triple frontage lots are prohibited.</i> • Streets shall intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 75 degrees. • Not more than two streets shall intersect at any one point. • Bicycle lanes meeting the Indiana Manual on Uniform Traffic Control Devices (IMUTCD) for location, width, and marking shall be provided along collector streets. • All streets shall be dedicated to the public. Alleys may be private. • Turn lanes or other improvements recommended by the Department of Public Works shall be added to the existing street system to minimize the impact of the connection upon the existing street system.	Satisfied

	<i>741-303.B – Through Connectivity (Metro Context Area):</i> - Emergency vehicles must not have to use more than two different local streets (any street other than a primary arterial, a secondary arterial or a collector street) to reach their destination. - Permanently dead-ended streets and alleys, except for cul-de-sac streets, are prohibited. - All existing or platted streets that terminate at the property boundary line of a proposed subdivision shall be continued into the proposed subdivision to provide street connections to adjoining lands and streets within the proposed subdivision. - Streets entering opposite sides of another street shall be laid out either directly opposite one another or with a minimum offset of 125 ft. between their centerlines. - Whenever cul-de-sac streets are created, a 15-foot-wide pedestrian access/public utility easement shall be provided between the cul-de-sac head or street. - Subdivisions with 30 or more lots shall have more than one entrance to the existing street network.	Not Applicable: Not in Metro Context Area
	<i>741-303.D – Cul-de-sacs (Metro Context Area):</i> In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units.	Not Applicable: Not in Metro Context Area
741-304-316 Additional Development Items		Evaluation
	<i>741.304.A-C – Traffic Control Devices:</i> <i>Street name signs, traffic control signs, bike route signs.</i> <i>Traffic control devices for streets exceeding 900 feet in length.</i> <i>Bicycle Facilities for subdivisions with a collector street serving more than 100 dwelling units.</i>	Satisfied
	<i>741.305 – Numbering and naming:</i> <i>Street numbering per adopted addressing guidelines.</i> <i>Streets that are extensions or continuations of existing or approved streets must bear the name of such existing street.</i>	See Condition #5

	741.306 – Sidewalks: Sidewalks shall be provided along all internal and external streets.	Satisfied
	741.307-309 – Easements, Utilities, Stream Protection Corridors: - Utility easements shall be located along lot lines and shall be a minimum of 10 feet. - All BMPs and drainage facilities must be located within an easement. The easement must accommodate adequate access for maintenance. - Generally, pedestrian easements shall be 15 feet in width and be considered open to the public unless specifically declared otherwise. - All utilities shall be located underground. - All subdivisions must be designed in accordance with the Stream Protection Corridor requirements of Section 744-205.	Satisfied
	741.310 – Common Areas, Open Space and Public Sites (Compact Context Area): - Required for subdivisions with more than 20 dwelling units. - Access easements shall be provided to connect all common areas to a public street right-of-way. The minimum width of such access must be at least 15 feet. - Basic Open Space Requirements: Multi-purpose path, natural landscaping area, entrance landscaping. - Additional Open Space Requirements: Community Garden, dog park, game court, picnic area, playground, pool, etc. Additional component required for every 30 additional dwelling units overall. - Reservation of land for public/semi-public purpose.	Not Applicable: Threshold for Number of Dwelling Units Not Met
	741-312 – Monuments Permanent reference monuments shall be placed in the subdivision by a Professional Surveyor. Where no existing permanent monuments are found, monuments must be installed no more than 600 feet apart in any straight line and in accordance with the schedule in Table 741-312-1.	Satisfied

	741.313 – Flood Control: <i>All development shall comply with all provisions of Section 742-203 (Flood Control Zoning District).</i> <i>Floodway and Floodway Fringe zones shall be delineated and labeled on the primary plat and the plat to be recorded.</i> <i>For Zone AE areas, the plat must show the BFE topographic line.</i> <i>For Zone A areas, the plat must show the delineation study with the floodway and floodway fringe lines shown on the FIRM maps.</i>	Satisfied
	741.316 – Street Lighting: <i>All subdivisions must be designed and constructed in accordance with the Street Lighting requirements of Section 744-600 (Street and Exterior Lighting).</i>	Satisfied

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

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.

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.

ZONING HISTORY

ZONING HISTORY – SITE

69-Z-279, Rezoning of 5.17 acres from the D-3 to the D-6II classification to provide for the construction of apartments, **approved**.

ZONING HISTORY – VICINITY

68-Z-195; 3400 Bethel, 3650 Van Buren, 2040 Wagner, Rezoning of 15.13 acres from the A-1 classification to the D-7 classification to provide for the construction of apartments, **approved**.

2005-ZON-199; 2125 Wagner Lane, Rezoning of 1.51 acres from D-3 to D-8 to provide for residential development, **approved**.

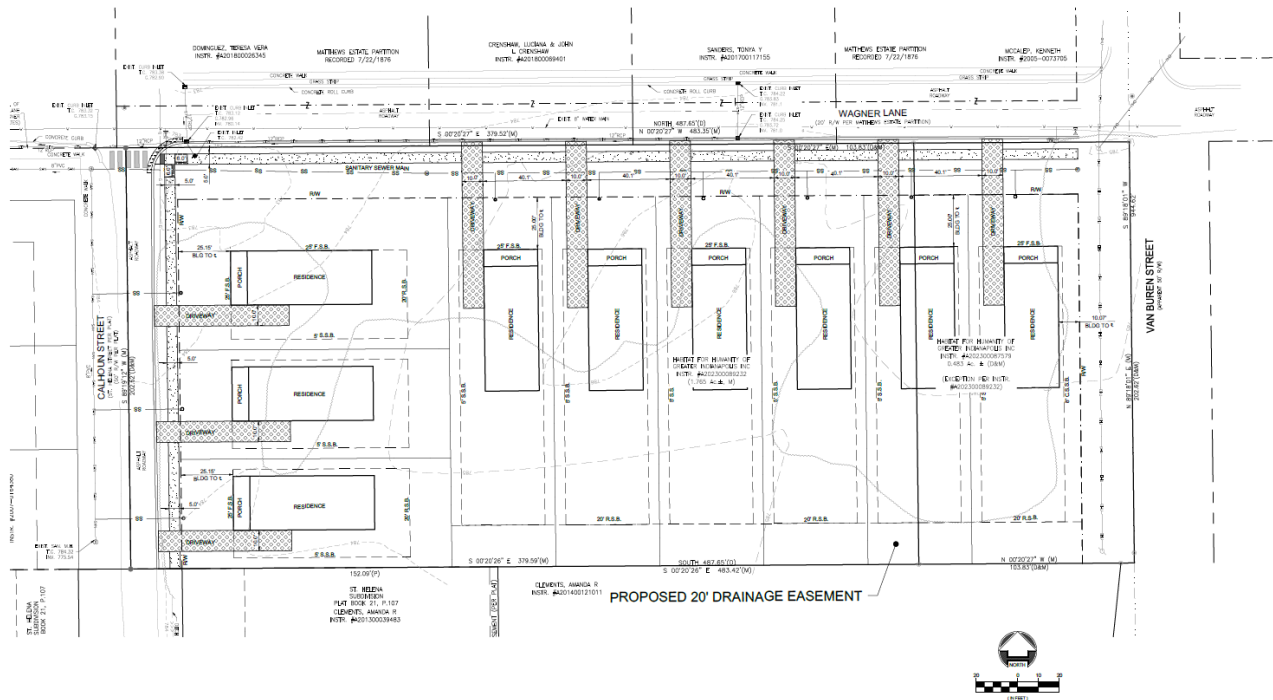
EXHIBITS

2026-CZN-827 / 2026-CPL-827; Aerial Map (2015 Wagner Lane)

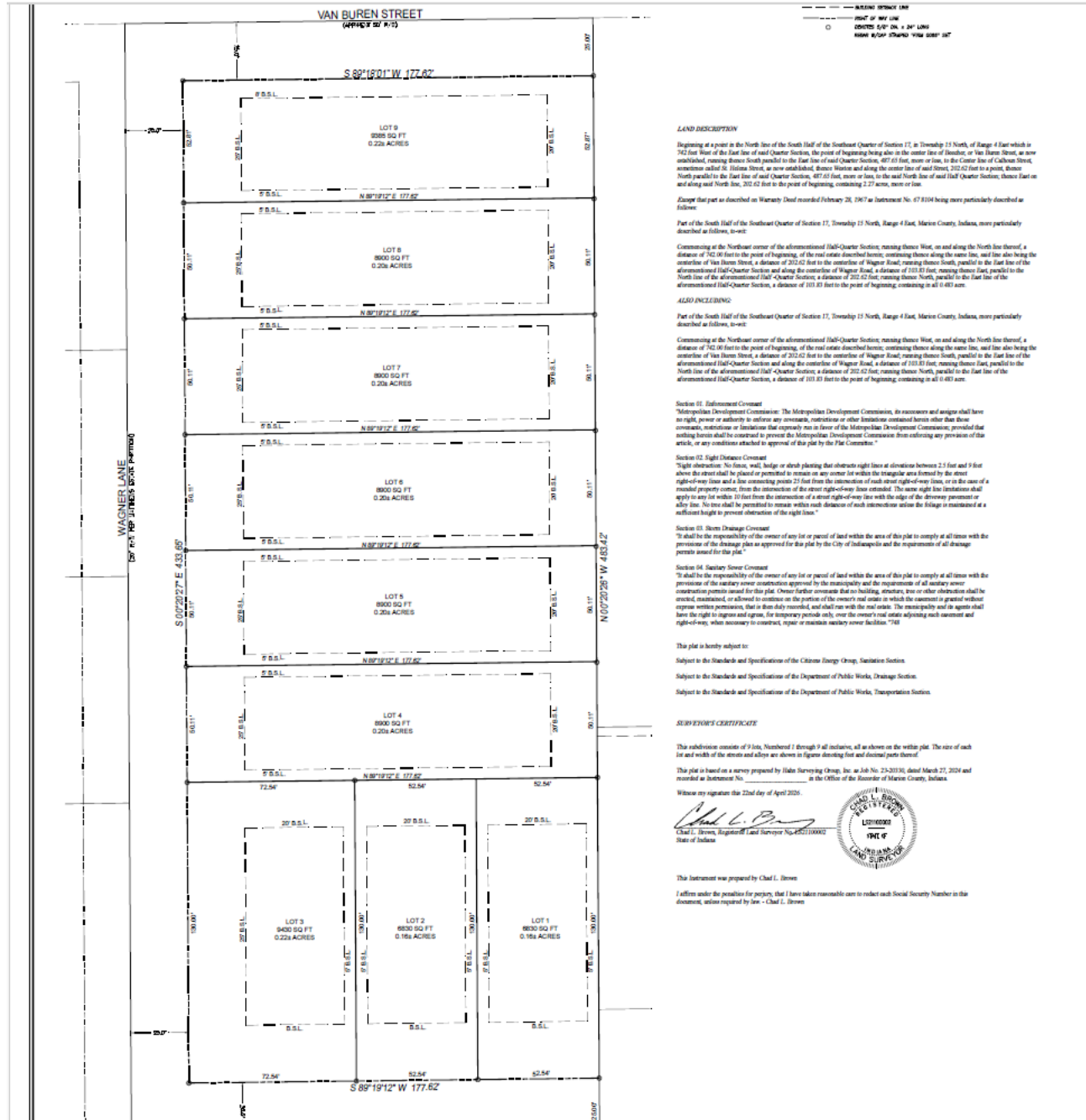


2026-CZN-827 / 2026-CPL-827; Aerial Map (3669 Van Buren Street)





2026-CZN-827 / 2026-CPL-827; Preliminary Plat



2026-CZN-827 / 2026-CPL-827; Photographs



Photo 1: View of subject site from Wagner Lane

2026-CVR-827 / 2026-CPL-827; Photographs (continued)



Photo 2: View of subject site as seen from Wagner with houses fronting Calhoun in background

2026-CVR-827 / 2026-CPL-827; Photographs (continued)



Photo 3: Wagner Street looking south

2026-CVR-827 / 2026-CPL-827; Photographs (continued)



Photo 4: Wagner Street looking north

2026-CVR-827 / 2026-CPL-827; Photographs (continued)



Photo 5: From subject site looking west across Wagner Street at D-A-zoned residences