

BOARD OF ZONING APPEALS DIVISION I

September 01, 2026

Case Number: 2026-UV1-021
Property Address: 6448 W Ohio St
Location: Wayne, Council District
Petitioner: Marathon Health, Michael Claytor
Current Zoning: SU-9
Request: A Variance of Use Standards of the Consolidated Zoning and Subdivision Ordinance to permit the operation of a medical clinic in a government-owned building at the location (not permitted).
Current Land Use: Exempt
Staff Recommendations: **Approval**
Staff Reviewer: Adrienne Baker, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

Wayne Township is leasing its existing medical clinic building to Marathon Health for continued use as a clinic. The building will remain designated as a government-owned facility. The Township previously operated a clinic at this location through another provider but ended that agreement and has now contracted with Marathon Health to provide health services to Township employees. Marathon Health will use the building to establish an additional clinic in Indianapolis.

Allowing Marathon Health to operate at this site helps maintain consistent and accessible healthcare services for Township employees. Using an existing public building supports efficient use of public resources and strengthens community well-being by keeping essential healthcare services local. In addition, the continued operation of a clinic at this location may provide broader community benefits, such as increased stability in neighborhood-serving services and the potential for future partnerships or expanded access to care if the Township chooses to pursue them.

GENERAL INFORMATION

Existing Zoning	SU-9, D-2	
Existing Land Use	Exempt	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	SU9	North: Exempt
South:	DA, D-2	South: Residential
East:	DA	East: Residential
West:	DP	West: Residential
Thoroughfare Plan		
Ohio St	Local Street	Proposed ROW/Existing ROW 50
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	July 20, 2026	
Site Plan (Amended)	N/A	
Elevations	July 20, 2026	
Elevations (Amended)	N/A	
Landscape Plan	July 20, 2026	
Findings of Fact	July 20, 2026	
Findings of Fact (Amended)	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- No building, structure, premises or part thereof shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this article and until the proposed Site and Development Plan and landscape plan have been filed with and approved on behalf of the Commission by the Administrator or approved by the Commission, as hereinafter provided. Such request shall be in the form of an application for an Improvement Location Permit, following all requirements for plan submission and documentation of Section 740-800 Improvement Location Permits, and shall contain the information specified in Section 742-109.C.
- All land use within the Special Use districts shall be limited to the use or uses existing on July 6, 1966, or specified in the applicable rezoning petition or ordinance redistricting and zoning the particular land to that district.

- The D-2 district is intended for use in suburban areas. Ample yards, trees, and passive open spaces easily serving each individual lot are envisioned for this district. The D-2 district has a typical density of 1.9 units per gross acre. Two-family dwellings are permitted on corner lots in this district. This district fulfills the lowest density recommendation of the Comprehensive General Land Use Plan. Public water and sewer 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.

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 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.
- All land uses within this typology, except small-scale parks and community farms or gardens, must be served by adequate municipal water and sanitary sewer. All development shall provide sidewalks along the street frontage, and hydrological patterns should be preserved wherever feasible. Curvilinear streets should be used judiciously and should maintain a generally consistent direction. In master-planned developments, block lengths of less than 500 feet are encouraged, or pedestrian cut-throughs should be provided where longer blocks are necessary.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
- Commercial nodes shall be situated at intersections of arterial streets and shall maintain a minimum separation of one mile from any other commercial node containing one acre or more of commercial uses, except in cases involving the adaptive reuse of a historic structure. At any qualifying intersection, the total area devoted to commercial uses shall not exceed 3.5 acres, and no individual corner shall contain more than 1.5 acres.
- Areas and parcels should be limited to those that provide adequate space for required screening and buffering. Automotive uses, including gas stations and auto repair facilities, as well as any use requiring a separation distance greater than twenty feet under the zoning ordinance—such as liquor stores, adult uses, and drive-through lanes—are prohibited. Outdoor display of merchandise is not permitted.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Enter Recommendation by TOD Plans or “Not Applicable to the Site”.

Neighborhood / Area Specific Plan

- Enter Recommendation by Pattern Book or “Not Applicable to the Site.

Infill Housing Guidelines

- Enter Recommendation by IHG or “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

2022ADM020; Elementary School remodel and site work in SU2 district, **approved.**

2020ADM030

2018ADM111; New storage facility in SU9 district; **approved.**

2015ADM346; Construction of a new storage building for the Fire Department; **approved.**

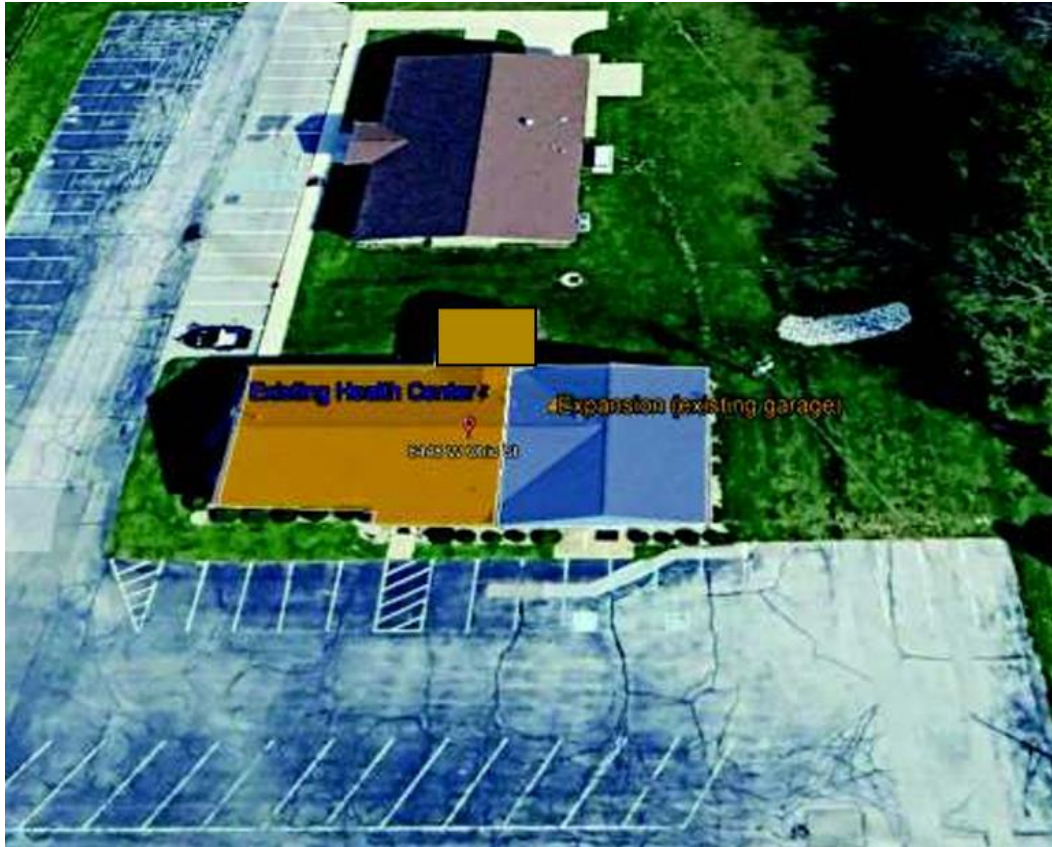
86-Z-104

69-Z-208; 6648 W. Ohio St and surrounding parcels; rezoning A-2 parcels to SU-9; **approved.**

EXHIBITS



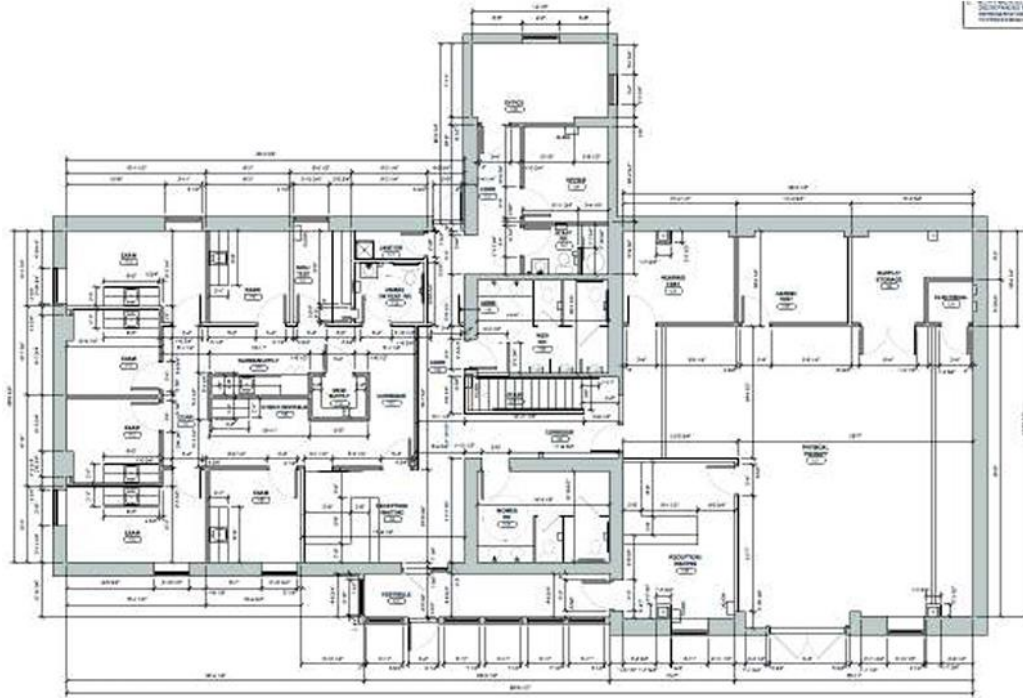
Site Plan:



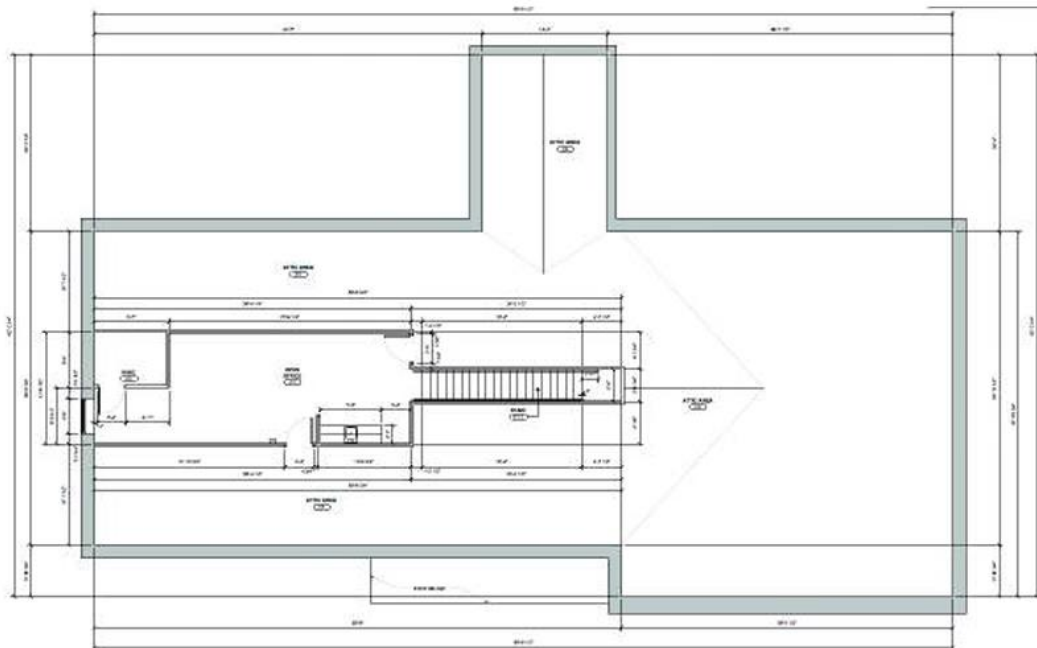
Existing Health
Center

Expansion
(existing garage)





1 FIRST FLOOR DIMENSION PLAN
 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR DIMENSION PLAN
 SCALE: 1/4" = 1'-0"

Findings of Fact:

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

The building in question was previously used as a Township-owned and operated Medical Clinic and is on the grounds of the Wayne Township Fire Department campus of buildings. The new use will also be a Medical Clinic operated by Marathon Health.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The campus of buildings currently used by the Wayne Township Fire Department will not change and the new use will be substantially the same as the prior use of the building in question.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The property was previous classified as a government-owned building and will now remain government owned but leased to a medical clinic provider.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

The Township has only changed the use from a contract-operated medical clinic to a medical clinic building leased to a medical clinic provider.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The overall use of the Wayne Township Fire Department's campus of buildings has not changed.

Plan of Operation:

Marathon Health intends to operate a non-emergency, primary care medical facility in the Wayne Township Medical Clinic Building leased from Wayne Township on a long-term lease.

Marathon Health anticipates that there will be four (4) to six (6) full-time employees at the facility.

The building currently has alarm and access control systems which were installed by Wayne Township which will be available to Marathon Health for its security use.

Marathon Health will be responsible for all inside maintenance and Wayne Township will be responsible for all outside maintenance and parking lot maintenance.

The hours of operation will be 8:00 am through 5:00 pm, Monday through Friday, excluding holidays.

The building will not be open to the general public. An individual must be a member of the Marathon Health Network in order to use the facility.

Site Photos:











