

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 10, 2026

Case Number: 2026-CZN-829 (Withdrawn) / 2026-CVR-829 (Amended)
Property Address: 5430 West 86th Street
Location: Pike Township, Council District #1
Petitioner: RaceTrac Petroleum, Inc., by Jasvir Singh
Current Zoning: C-4
Rezoning of 3.05 acres from the C-4 district to the C-7 district to provide for high-intensity commercial uses.
Request: Special Exception and Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for commercial truck parking and fleet terminal for ten trucks (not permitted) and truck or heavy vehicle repair and maintenance (not permitted).
Current Land Use: Commercial uses (vacant)
Staff Recommendations: Denial
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued this petition from the June 25, 2026 hearing, to the July 23, 2026 hearing; and continued these petitions from the July 23, 2026 hearing to the August 13, 2026 hearing.

On July 31, 2026, the petitioner's representative indicated that the rezoning would be withdrawn and would request a refund / transfer of filing fees to the amended variance petition.

The Hearing Examiner continued the petitions, at staff's request, from the from the August 13, 2026 hearing to the September 10, 2026 hearing, with notice.

STAFF RECOMMENDATION

Staff recommends denial of the variance requests.

PETITION OVERVIEW

This 3.05-acre site, zoned C-4, is developed with commercial buildings, which are currently vacant. It is surrounded by industrial uses to the north, zoned I-4; commercial uses to the south, across West 86th Street, zoned C-4 and MU-1; and commercial uses to the east and west, zoned C-4.

SPECIAL EXCEPTION / VARIANCE OF USE

The request would allow commercial truck parking and a fleet terminal for ten trucks when the Ordinance does not permit this intense industrial use in a C-4 district.

The Comprehensive Plan recommends community commercial typology for the site. Recommended land uses in this typology include small- and large- scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; and small-scale parks.

The community commercial typology is contemplated to be consistent with the C-3 (neighborhood commercial) or the C-4 (community-regional) zoning districts, depending upon the location and the surrounding land uses.

As proposed this request would be wholly inappropriate along this commercial and light industrial corridor. The introduction of a use (commercial parking lot) requiring a special exception and a fleet terminal that is only permitted by right in medium and heavy industrial districts would be disruptive of the existing uses in the area, as well as the Comprehensive Plan recommendation.

The request would also provide for heavy vehicle repair and maintenance when it is not permitted by the Ordinance.

Staff also finds that this proposed use would not align with the Plan recommendation of community commercial and would be detrimental and impactful to surrounding land uses in the area. Furthermore, allowing industrial uses to encroach into the West 86th corridor would negatively impact the economic viability of the area.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial buildings	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-4	Industrial uses
South:	C-4 / MU-1	Commercial uses
East:	C-4	Commercial uses
West:	C-4	Commercial uses
Thoroughfare Plan		
West 86 th Street	Primary Arterial	Existing 116-foot right-of-way and proposed 60-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	

Overlay	No
Wellfield Protection Area	No
Site Plan	July 23, 2026
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	July 23, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Community Commercial. The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

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 – Community Commercial Typology

- 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.

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

2020-ZON-054; 5430 West 86th Street, requested rezoning of 1.553 acres from the I-4 district to the C-4 district, **approved**.

VICINITY

2014-UV3-030; 5501, 5505 and 5515 West 86th Street (southwest of site), requested variances of use and development standards to provide for a catering business and a second freestanding sign in an integrated center with reduced sign separation and reduced setback, **approved**.

2010-HOV-035; 5430 West 86th Street (south of site), requested a development of development standards to provide for an amusement arcade, **approved**.

94-SE1-2; 5490 West 86th Street (east of site), requested a special exception to provide for an automated fueling facility with no retail sales, **approved**.

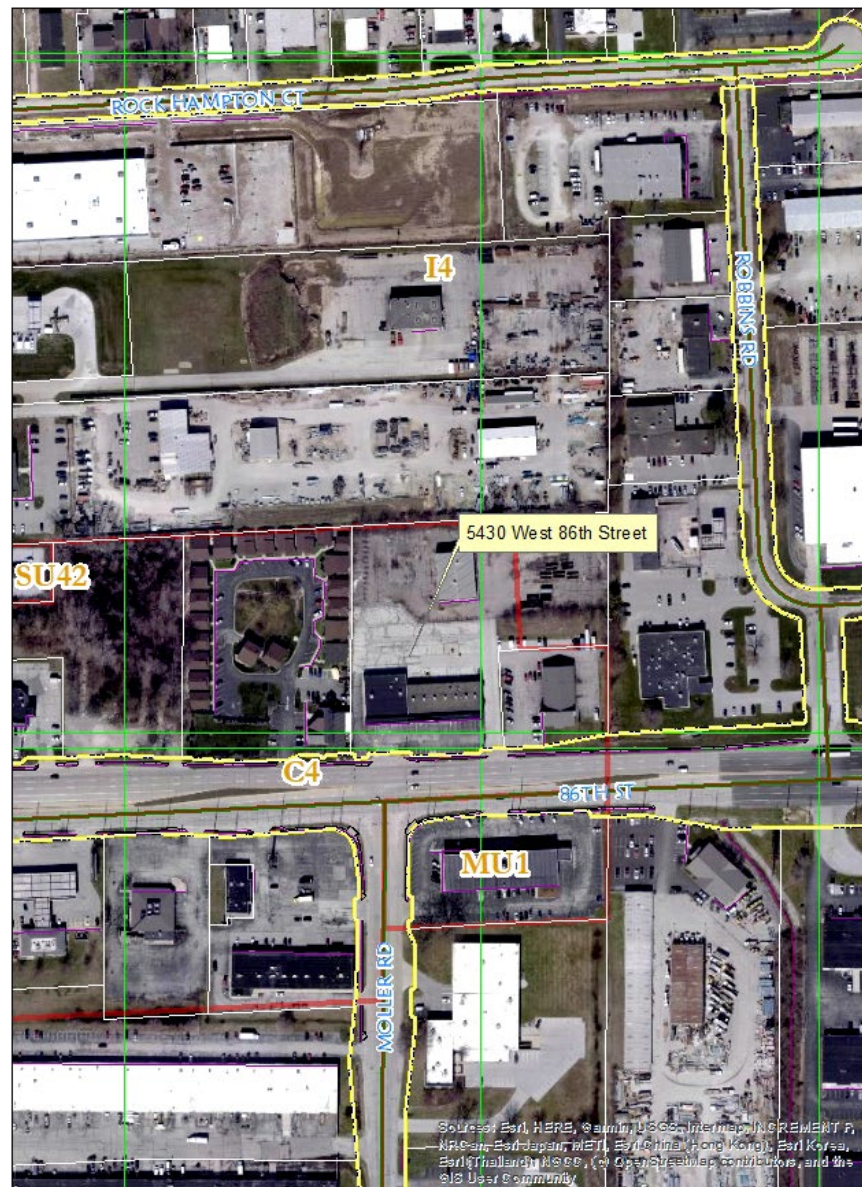
94-V1-14; 5490 West 86th Street (east of site), requested a variance of development standards to provide for a pole sign with a reduced setback, **approved**.

88-Z-76; 5446 West 86th Street (south of site), requested the rezoning of 0.44 acres from the I-4-S district to the C-4 classification, **approved**.

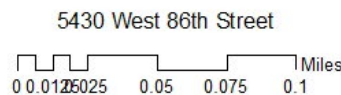
86-Z-89; 5446 West 86th Street (south of site), requested a rezoning of 1.15 acre from the I-4-S district to the C-4 classification, **approved**.

84-Z-81; 5410 West 86th Street (south of site), requested a rezoning of 0.95 acre from the I-4-S district to the C-4 classification, **approved**.

EXHIBITS



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, Swisstopo, DeLorme, GeoBC, (c) OpenStreetMap contributors, and the
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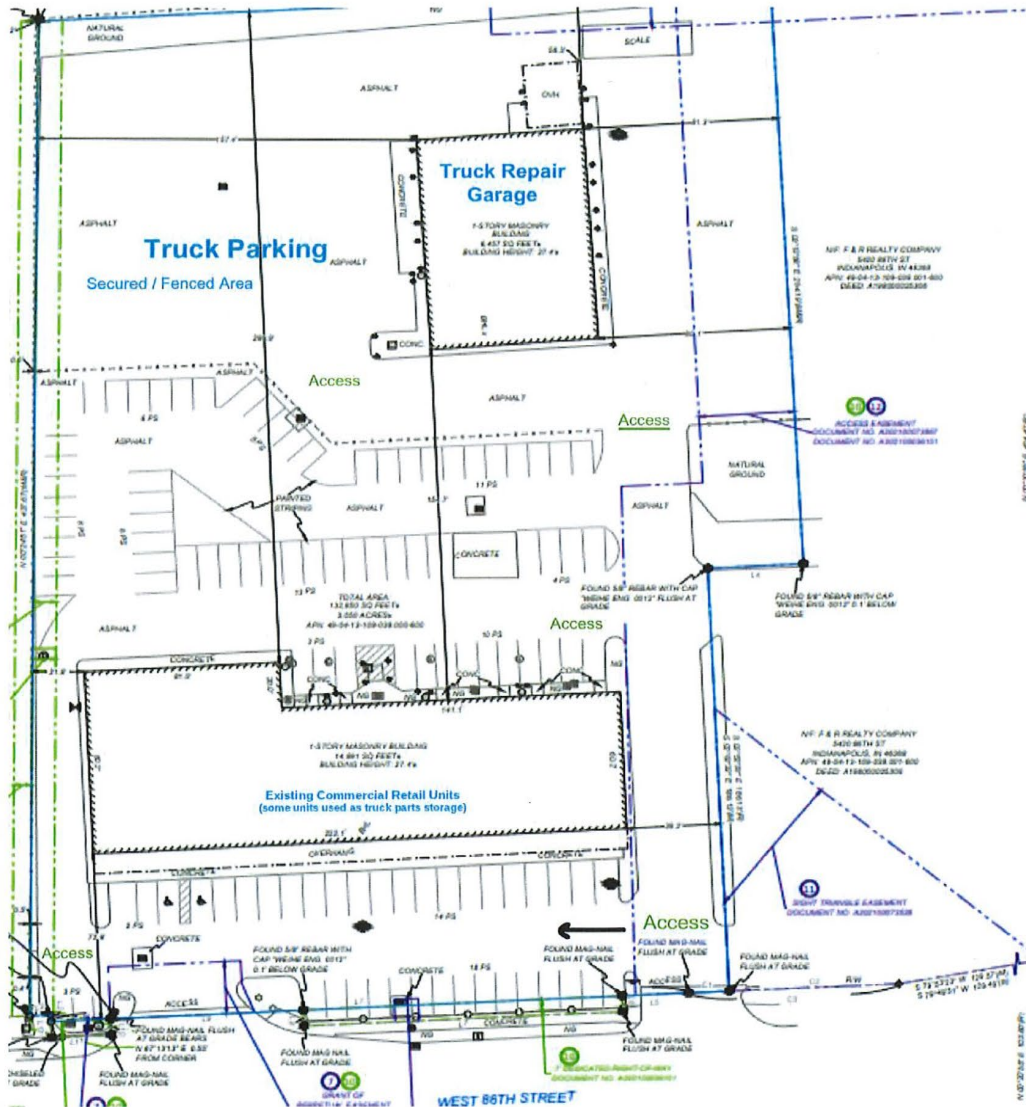


JRB HOLDING LLC

5430 & 5450 W 86th Street, Indianapolis, IN 46268

APN: 49-04-13-109-039.000-600 | Lot 1 | 3.05 Acres | Marion County, Indiana

PROPOSED SITE PLAN — USE VARIANCE PETITION



Site plan based on ALTA/NSPS Land Title Survey prepared by BLEW Surveying | Survey Date: July 15, 2025, | Surveyor Job No. 25-5215
 Prepared in connection with Use Variance Petition — City of Indianapolis, Department of Metropolitan Development

JRB HOLDING LLC

PLAN OF OPERATION

Use Variance Petition — 5430 W 86th Street, Indianapolis, IN 46268

Description of Proposed Facilities

The subject property is an existing 6,300 sq ft standalone one-story masonry industrial building located at 5430 W 86th Street, secured by existing perimeter fencing. The building and surrounding fenced area will be used as a truck parking/staging yard for the applicant's fleet of 10 trucks, with the building used for minor vehicle repairs, oil changes, and DOT-required safety inspections. No construction or build-out is planned; the site will be used entirely as-is, with only minor interior renovations if needed.

Number of Employees

The facility will operate with approximately 10 staff members, including 7 company drivers and 2 to 3 additional staff members supporting office and repair duties.

Security Provisions

The property is secured with existing perimeter fencing, and security cameras will be installed to monitor the site. Access is restricted to authorized personnel, and the site is monitored at all times.

Hours of Operation

Monday through Sunday, 7:00 AM – 8:00 PM.

Hazardous or Explosive Materials

No hazardous or explosive materials will be stored or used on the premises. Standard vehicle maintenance fluids such as motor oil and antifreeze will be kept on-site in appropriate containers in compliance with all applicable environmental regulations.

Detailed Description of Use

Inside the Building: The interior of the approximately 6,300 sq ft building will house the vehicle repair and maintenance area and general operational workspace. Minor interior renovations may be completed to better suit operational needs.

Outside the Building: The exterior secured and fenced area will be used for parking and staging of the company's fleet of 10 trucks. All truck parking will occur within the fenced perimeter.

Materials Used and Stored: Standard vehicle maintenance supplies including motor oil, antifreeze, and basic mechanical parts. All materials will be stored properly and in compliance with applicable regulations.

Screening: The existing perimeter fencing provides screening of all fleet parking and site activities from adjacent properties. No additional screening is anticipated to be necessary given the existing fence line and the commercial and industrial character of the surrounding corridor.

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division II
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF USE

FINDINGS OF FACT

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

the proposed use will operate entirely within the existing secured, fenced building and yard, with no new construction.
Security cameras and restricted access will keep the site controlled, and no hazardous materials will be stored beyond standard motor oil and antifreeze, kept in compliance with applicable regulations. Hours are limited to 7:00 AM - 8:00 PM.

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 property already exists as an industrial building along a corridor with an established commercial and industrial character.
The existing perimeter fencing screens all fleet parking and site activity from adjacent properties, and no exterior changes are proposed that would alter how the site appears or functions to neighbors.

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

the property consists of an existing 6,300-square-foot industrial building on a 3.05-acre parcel with a secured, fenced yard that is already physically configured for fleet vehicle parking and minor truck repair activities. The building has remained vacant for an extended period and the existing site improvements require little to no additional construction to accommodate the proposed use

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 property consists of an existing 6,300-square-foot industrial building on a 3.05-acre parcel with a secured, fenced yard already configured for fleet parking and minor truck repair, with the existing fencing separating that use from surrounding properties
The building has also remained vacant for an extended period. Given its existing layout and prolonged vacancy, the property is not readily adaptable to typical C-4 commercial uses without significant redevelopment, making the requested variance appropriate.

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

the use is consistent with the existing industrial and commercial character of the W 86th Street corridor. The applicant has coordinated with city planning staff and the PTRC committee, which has expressed support for the use at this location.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 _____



View looking east along West 86th Street



View looking west along West 86th Street



View of site looking west along West 86th Street



View of site looking east along West 86th Street



View looking south along access drive



View or rear of site looking west across access drive



View of rear of site looking southwest



View of rear of site looking northwest



View of rear on-site building looking north



View from site looking east at adjacent commercial use