



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 12, 2025

Case Number: 2025-MOD-009
Property Address: 2934 North Hawthorne Lane (Approximate Address)
Location: Warren Township, Council District #9
Petitioner: Vietnamese and American Buddhist Association Corporation
Current Zoning: SU-1
Request: Modification of the Commitments and Site Plan related to petitions 2018-MOD-012 and 2014-ZON-077, to provide for a one-story, 3,890 square foot, community center.
Current Land Use: Religious Use
Staff Recommendations: Approval with a commitment.
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the rezoning 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:

1. The approval shall be subject to the submitted Plan of Operation, dated May 28, 2025.

PETITION OVERVIEW

LAND USE

The 0.16-acre site is located in the Arlington Woods neighborhood and is developed with a single-family dwelling with multiple building additions used for fellowship. This property is part of a religious use campus that consists of a temple, nun house, two (2) guest houses, outdoor worship/meditation areas, gardens, and paved parking lots.

The temple was established in 1994 through special exception, 93-SE3-12, and the campus was expanded over the years through other special exceptions and variances until the campus was rezoned in 2014.

MODIFICATION

This petition would provide for the replacement of an existing dwelling structure with a one-story, 3,890 square foot, community center for the religious use.

The Plan of Operation notes the community center would only be available to the congregation and not open to the public. The hours of operation would be from 7:00 a.m. to 5:00 p.m. on Saturday and Sunday with minimal usage Monday through Friday.

STAFF ANALYSIS

Initially, staff had concerns with the parking needs for the proposed community center. The petitioner provided a parking layout for the campus which indicates 36 parking spaces on the western parking lot and 15 parking spaces at the northern parking lot. There is also a parking agreement with the neighboring church to the east that allows for an additional use of 50 parking spaces.

The community center at with 3,450 square feet and a capacity for 160 people would require a minimum of eight (8) parking spaces and allow a maximum of 17 parking spaces since the minimum requirement is one space per 400 square feet and maximum of one space per 200 square feet.

The temple with a seating capacity of 64 people would require 16 parking spaces when factoring in one space per four seats or seven spaces when factoring in one space per 1,000 square feet. The greater of the two would be the requirement which would be a total of 16 spaces.

The combined required parking for these two buildings would be 24. The campus has a total of 51 parking spaces which would meet the parking requirements and would even accommodate the nuns that would live on site or use the guest houses. The total number of nuns that reside on site is unknown, but the additional 27 parking spaces--not counted towards the temple and community center--should be more than sufficient.

The parking layout called out the interior connectivity on site and the petitioner was notified of the sidewalk installation requirement of the Ordinance when new construction is proposed. The required sidewalk along Hawthorne Lane would need to be included in the permit application process.

Additionally, the dumpster at the western parking lot would need to be enclosed and relocated according to the previously approved site plan per 2014-ZON-077.

In conclusion, staff determined that the proposed community center would be an appropriate use since it would be accessory to the religious use.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Religious Use	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-1	Religious Use
South:	SU-1	Religious Use
East:	SU-1	Religious Use
West:	D-4	Single-family dwelling
Thoroughfare Plan		
Hawthorne Lane	Local Street	48-foot proposed right-of-way and 61-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	May 2, 2025	
Site Plan (Amended)	June 2, 2025	
Elevations	May 2, 2025	
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

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends suburban neighborhood development at the site.
- 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.

- **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.
- **Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly**
 - Should be located along an arterial street.
 - 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.
 - Schools should not be within 1000 feet of a highway, freeway, or expressway.
 - Should be located within one-half mile of a bus or rapid transit stop, unless there is no or limited bus service within the institution's service area.
- **Large-Scale Schools, Places of Worship, Community-Serving Institutions/Infrastructure, and Other Places of Assembly**
 - Should be located along an arterial street.
 - 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.
 - Schools should not be within 1000 feet of a highway, freeway, or expressway.
 - Should be located within one-half mile of a bus or rapid transit stop unless there is no bus service within the institution's service area.
 - In predominantly platted, single-family neighborhoods, site should be at least as wide as it is deep.
 - Should be in harmony with the surrounding neighborhoods and site and screen their parking, service, and emergency vehicle areas to buffer surrounding residential uses.

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)

- Not Applicable to the Site.

ZONING HISTORY

Zoning History - Site

2018-MOD-012; 2931 North Butler Avenue, Modification of Commitments related to 2014-ZON-077 to Modify Commitment Three to provide for a revised site plan to replace an existing building, with a two-story Nunnery (site modifications to approved plans of April 10, 2015, require a public hearing modification petition), **granted**.

2014-ZON-077; 5249 East 30th Street, 2934 North Hawthorne Lane and 2931 North Butler Avenue, requests a rezoning of 2.55 acres from the D-5 (FF) and D-5 districts to the SU-1 (FF) and SU-1 classifications to provide for religious uses and the construction of a two-story, 4,000-square foot community building, **approved**.

2012-SE1-002; 5249 East 30th Street, 2934 North Hawthorne Lane and 2931 North Butler Avenue, requests a Special Exception to provide for the expansion of a religious use, including the construction of a 2,500-square foot addition to a recreational and training center support building (2934), accessory to a religious use, with said addition having a 9.82-foot rear setback, to legally establish a six-foot tall fence in the front yard of Butler Avenue and Hawthorne Lane, to legally establish 20 on-site parking spaces, with off-site parking provided (34 on-site parking spaces required with 2006-SE1-003), to legally establish two sheds (2931), totaling 608 square feet, used for cookware, pots, pans and dry food storage, with one shed, with a four-foot front setback, being in front of the established building line of the primary religious building and with the second shed having a zero-foot south side setback, to legally establish a 572-square foot canopy (2931) for a pot and utensil cleaning area with a two-foot side setback, a 1,316-square foot deck (2931), used as a play area and used with tents for summer festivals and outdoor events, and a 64-square foot shed, with a zero-foot side setback, to provide for the general use of tents for outdoor special events and festivals, and to provide for other general site development as shown on the submitted site plan, **denied**.

2008-SE1-002; 5253 East 30th Street and 2934 North Hawthorne Lane (subject site), requests a special exception of the Dwelling Districts Zoning Ordinance to provide for a seven-foot tall fence, with 7.33-foot tall column fence posts, at the front property line of Hawthorne Lane and East 30th Street and to provide for a 21.5-foot tall, gated entry structure along Hawthorne Lane and to provide for a 20.5-foot tall, gated entry structure along 30th Street, for a religious use, **granted**.

2006-SE1-003; 5253 East 30th Street and 2934 North Hawthorne Lane (subject site), requests a special exception of the Dwelling Districts Zoning Ordinance to provide for a religious use, with a temple with a 32-foot front setback from East 30th Street and a fifteen-foot front setback from Butler Avenue, **granted**.



Department of Metropolitan Development
Division of Planning
Current Planning

2000-SE1-006/2000-DV1-005; 5249-5253 East 30th Street (subject site), requests a special exception of the Dwelling Districts Zoning Ordinance to provide for the expansion of a parsonage associated with an existing religious use, and a variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 40 by 25-foot dwelling addition to an existing dwelling located 10 feet from the proposed right-of-way line, **granted**.

93-SE3-12; 5249, 5251 and 5253 East 30th Street (subject site), requests a religious use special exception to permit a Buddhist temple with a projected membership of fifty persons, **granted**.

EXHIBITS



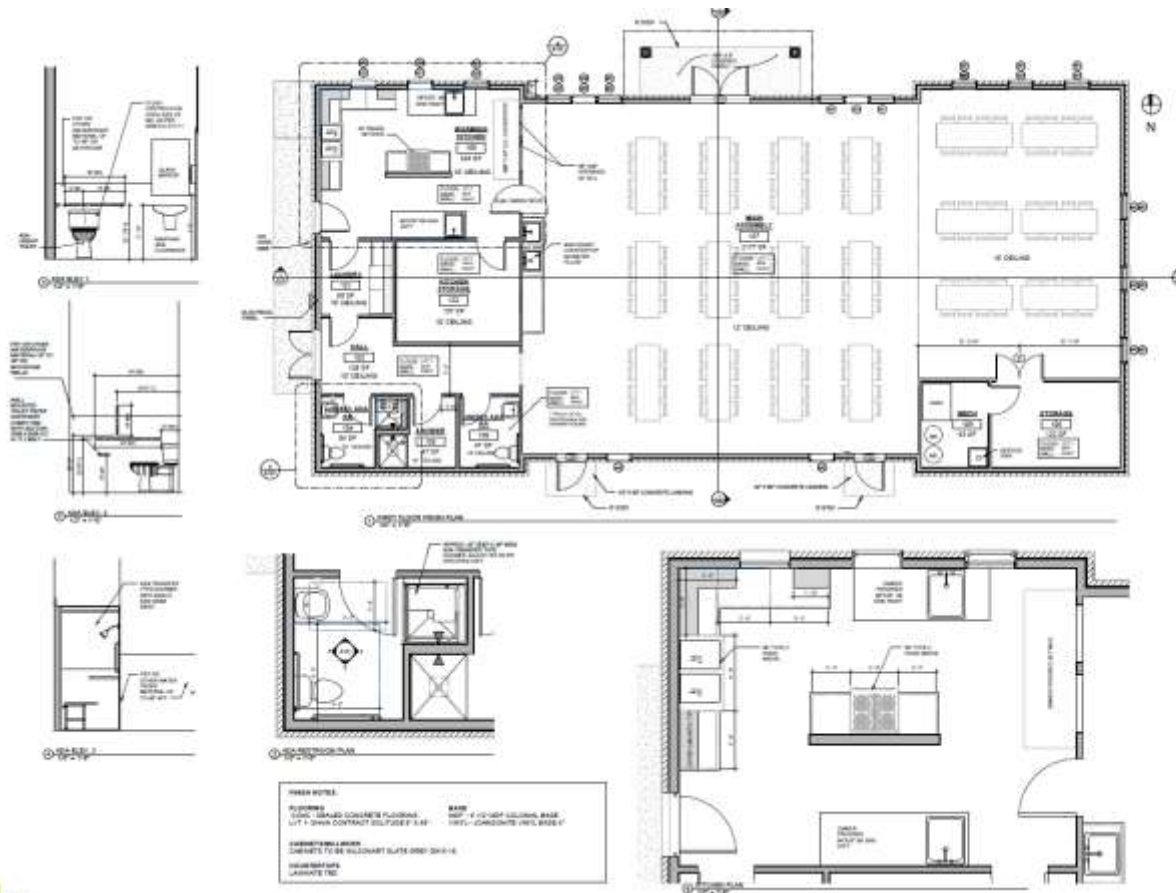




VABA
COMMUNITY CENTER
2934 N HAWTHORNE LN

Date	2.10.25
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A101



[illegible]

VABA
COMMUNITY CENTER
2934 N HAWTHORNE LN

Date	2.10.25
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A201



West Side



East Side



South Side



North Side



West Side



2934 North Hawthorne - Plan of Operation

- Reason for petition:
 - Proposed newly constructed Fellowship Center which will replace the existing fellowship center per the site plan on file.
- Congregation:
 - 250 members in total that attend one of the four weekend services on Saturday and Sunday
 - Campus is only open to members of the congregation, not open to the public.
 - Fellowship center will be for use of the congregation only (not open to the public) and will house congregational gatherings before and after services at the temple. The center will also be used for smaller meetings of committees and staff and lay people involved with the temple.
- Hours of Usage:
 - 7:00am – 5:00pm (Saturday & Sunday)
 - Minimal usage Monday-Friday
- Buildings:
 - Proposed Community Center (2934 North Hawthorne Lane)
 - Size: 3,450 SF
 - Capacity: 160
 - Existing Buddhist temple (5249 East 30th Street)
 - Size: 7,050 SF
 - Seating capacity: 64 seats
 - Existing Nun House (2931 North Butler Avenue)
 - Size: 3,050 SF
 - Existing Guest House (2928 North Hawthorne Lane)
 - Size: 1,080 SF
 - Existing Guest House (2922 North Hawthorne Lane)
 - Size: 1,517 SF
 - Total Campus Square footage:
 - 16,147 SF
- Safety & Security Measures:
 - The temple and associated buildings have security cameras, and an alarm installed.
 - The campus is enclosed with a secured fence with gate.

- Waste:
 - Commercial Dumpster will be set out in the parking lot on the weekly pick-up day. Disposal of trash will occur between the hours of 8am and 6pm, Monday through Friday.

- Parking
 - There are currently fifty-one (51) parking spaces, four (4) of which are ADA spaces, all of which are paved, as indicated on the site plan on file.
 - Parking agreement with St. Luke's Missionary Baptist Church (located at 5325 East 30th Street) for the allowance of 50 additional parking spaces for special events, per the parking agreement on file.
 - Based on total campus square footage of 16,147 and the requirement of 1 parking space per 400 SF there are 41 required parking spaces for the campus, so this project is in compliance.

**STATEMENT OF MODIFICATION OR TERMINATION
OF COVENANTS OR COMMITMENTS**

**COVENANTS OR COMMITMENTS MODIFYING OR TERMINATING EXISTING COVENANTS OR
COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN
CONNECTION WITH AN APPROVAL PETITION, REZONING OF PROPERTY, A VARIANCE PETITION
OR SPECIAL EXCEPTION PETITION**

In accordance with I.C. 36-7-4-918.8 and I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following modification(s) or termination(s) of covenants or commitments concerning the use and development of that parcel of real estate:

Legal Description: See Attached Legal Descriptions

Statement of MODIFICATION OR TERMINATION of Covenants or Commitments:

1. To allow for the modification of commitments recorded with petition 2014-ZON-077
(Instrument # 2015-54959)
2. _____

3. _____

4. _____

5. _____

A201500054959

06/11/2015 8:47 AM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 55.50
PAGES: 15
By: GW

STATEMENT OF COMMITMENTS

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description:

see Attached Legal Descriptions

Statement of COMMITMENTS:

1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. Owner agrees to refrain from parking vehicles on any area which is not paved.
3. No additional development shall occur without a modification of this commitment and the amended site and landscape plans, file-dated March 9, 2015, and stamped approved April 10, 2015. The trash container shall be relocated to the approved on-site location within 30 days of the approval of the site plan stamped approved April 10, 2015.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

MDC's Exhibit B -- page 1 of 5



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Parking Agreement, Page One



CHUA AN LAC
 VIETNAMESE AMERICAN BUDDHIST ASSOCIATION

1799 E. 38th St. Indianapolis, IN 46203-5411 Fax: Tel: (317) 547-4234 info@chuanlac.org www.chuanlac.org

PARKING AGREEMENT

March 1, 2014

To whom it may Concern:

The congregation of St. Luke's Missionary Baptist Church located at 5325 East 30th Street Indianapolis, IN agrees, in perpetuity, for \$10.00 and other valuable consideration, to let members of the Vietnamese American Buddhist Association located at 5253 East 30th Street, Indianapolis, IN 46218 use 50 spaces of their paved parking lot for overflow parking from Chua An Lac for special occasions. Chua An Lac will provide a shuttle from St. Luke's parking lot to transport visitors to and from the Buddhist Temple.

Proposed dates for special occasions at Chua An Lac include the following:

January (Fourth Thursday)	6:00 PM- Midnight-Lunar New Year's Eve
May (Second Sunday)	Morning - Buddha's Birthday Celebration
August (Second Sunday)	Morning - Grateful Day to Parents and Ancestors
September (First Saturday)	6 PM to 10 PM - Children's Lantern Festival

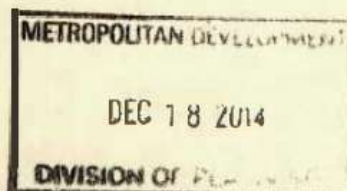
On other special occasions, Chua An Lac may need to use the St. Luke's parking lot for overflow traffic. A one week advance notice by Chua An Lac must be given to St. Luke's Missionary Baptist Church. Legal descriptions, parcel numbers and site plans of shared parking and path of shuttle are attached to this agreement. See attached sheet C111-A.

Curtis Lee Vance 3-15-14
 Curtis Lee Vance (date)
 Pastor
 St. Luke's Missionary Baptist Church

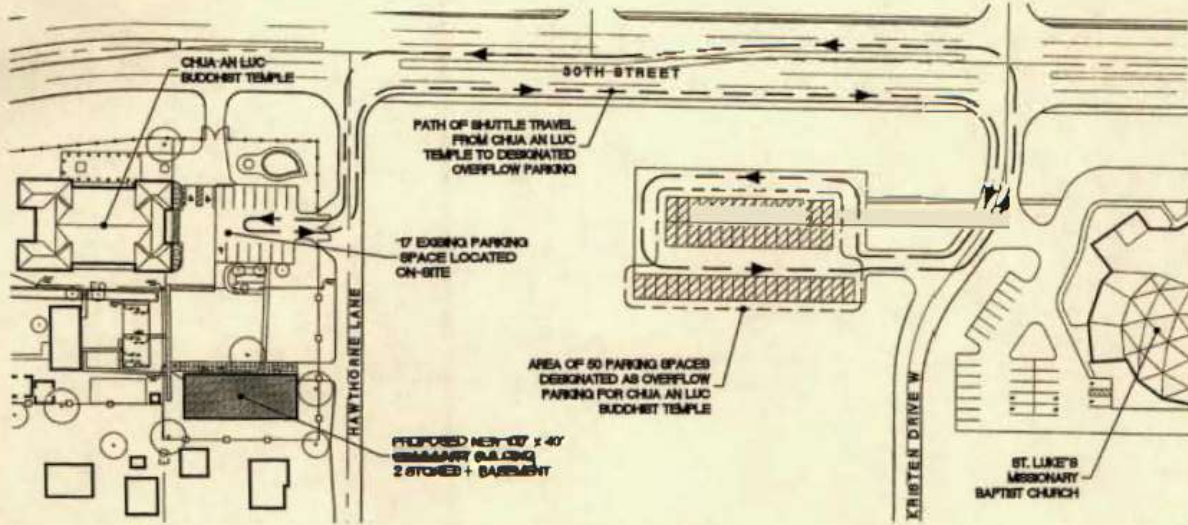
Robert Anderson 3/15/14
 Robert Anderson (date)
 Chairman, Board of Trustees
 St. Luke's Missionary Baptist Church

Nguyen Thien 03/14/2014
 Nguyen Thien (date)
 Master
 Vietnamese American Buddhist
 Association

Thien Ngoc Thuy 03/14/2014
 Thien Ngoc Thuy (date)
 Vietnamese American Buddhist
 Association



Parking Agreement, Page Four



METROPOLITAN DEVELOPMENT
 DEC 18 2014
 DIVISION OF PLANNING

ST. LUKE'S MISSIONARY BAPTIST CHURCH

ADDRESS: PO BOX 18288
 5325 EAST 30TH STREET
 INDIANAPOLIS, IN 46218-3217

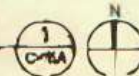
LEGAL DESCRIPTION: NE1/4 NW1/4 S27 T16 R4 SEC 928' 14' 63' S OF NEDON
 S 152' W221' S 100' W 195' N252' E 392.40 TO BEG 1.815 AC

PARCEL NUMBER: 7056322

MARION COUNTY WARREN TOWNSHIP

LOCATION OF OFF-SITE PARKING

SCALE 1"=100'-0"



Architura
 ARCHITECTS



Photo of the subject site looking west.



Photo of the existing building on site looking southwest.



Photo of the temple and garden north of the site.



Photo of one of the guest houses south of the proposed community center.



Photo of the religious use property to the east.



Photo of the existing campus parking lot west of the site looking north on Butler Avenue.



Photo of the existing campus parking lot west of the site looking southwest from Butler Avenue.



Photo of the temple and nun house to the right located east of the western parking lot.



Photo of the single-family dwelling west of the subject site.