

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 28, 2025

Case Number: 2025-ZON-066
Property Address: 6470 West 10th Street (approximate address)
Location: Wayne Township, Council District #16
Petitioner: Sangar Estate, LLC, by Russell L. Brown
Current Zoning: D-3 (W-5)
Request: Rezoning of 0.55-acre from the D-3 (W-5) district to the C-4 (W-5) district to provide for a community-regional commercial uses.
Current Land Use: Vacant
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

ADDENDUM FOR AUGUST 28, 2025 HEARING EXAMINER

The Hearing Examiner continued this petition from the **July 10, 2025 hearing**, to the **August 28, 2025 hearing**, to provide additional time for further discussions with the petitioner's representative. Following the continuance, the petitioner submitted a revised site plan and agreed to a commitment limiting the rezoning to allow only a liquor store use and accessory uses related to that liquor store.

The revised site plan file date: **August 19, 2025**, includes the addition of six-foot sidewalks along 10th Street and Farley Drive. The original plan had proposed only four-foot sidewalks. With these revisions, staff is recommending approval.

July 10th, 2025

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Staff **recommends 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:

1. All uses identified as permitted in Table 743.1 only within the C4 (Community – Regional District) or above shall be prohibited with the exception of a Liquor Store.
2. Subject to the site plan filed dated August 19th 2025

PETITION OVERVIEW

LAND USE

The 0.55-acre site, zoned D-3 (W-5), is developed with a vacant 4,880-square-foot building. The surrounding area includes commercial buildings north, east, and south, zoned C-3, C-4, C-1 respectively, with residential single-family residential uses located to the west, zoned D-3.

This property is part of Lots 11 and 12 of Farley's Speedway Homeplace Section 1, recorded on September 14, 1961. The property was granted a variance in 1988 (**88-UV3-98**), to allow the conversion of a gasoline service station into a gasoline filling station and convenience store with reduced parking, reduced transitional and front yards, and a trash dumpster located in the front yard. In 1995, 868 square feet of the structure was remodeled under Improvement Location Permit (**ILP95-02461**) to accommodate a Subway deli.

REZONING

The request proposes to rezone the site from the D-3 (W-5) district to the C-4 (W-5) classification to allow for a liquor store.

The site is currently zoned D-3 which provides for low- or medium- intensity residential development at typically 2.6 units per acre. But the property has not been used as a residential use for last 63 years or since 1962 (Per 1962 aerial images).

The site will be rezoned to C-4 (Community-Regional Commercial) which is designed for major business groupings and regional-size shopping centers to serve a population ranging from a neighborhood to a major segment of the total metropolitan area. The district accommodates several large traffic generators, such as home improvement stores, department stores, and theatres, and allows limited outdoor activities.

Given the site's location adjacent to residential districts and within the Wellfield Protection District, staff initially expressed concerns about the broader range of high-intensity commercial uses permitted in the C-4 District, such as automobile fueling stations. However, the petitioner has agreed to commitments prohibiting such uses, thereby addressing staff's concerns.

The property is located within the Wellfield Protection Secondary Zoning District (Five-Year Time-of-Travel Area). The purpose of this overlay is to protect groundwater quality by regulating the handling, storage, and use of hazardous materials and objectionable substances associated with nonresidential activities.

Certain higher intensity uses within this overlay, including but not limited to printing services, wireless communication facilities, automobile fueling stations, vehicle service or repair, vehicle washing, transit centers, and recycling stations, would require review by a Technically Qualified Person to ensure compliance with wellfield protection standards.

STAFF ANALYSIS

Staff supports the requested rezoning. The proposed redevelopment of a former gasoline station into a liquor store is consistent with the Community Commercial typology identified in the Comprehensive Plan, which recommends “low-intensity retail commercial uses” such as small-scale shops, grocery stores, personal and professional services, drug stores, and restaurants—uses intended to serve the daily needs of nearby residents.

While the C-4 district permits more intense commercial activities, including outdoor storage, this site’s adjacency to single-family residential uses warrants consideration of compatibility and potential buffering. Nevertheless, the proposal aligns with adopted land use policy and represents a logical reuse of a long-vacant commercial structure.

Given alignment with the Comprehensive Plan, and the proposed commitment limiting the range of C-4 uses, staff recommends **approval** of this petition.

GENERAL INFORMATION

Existing Zoning	D-3 (W-5)	
Existing Land Use	Vacant	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-3	Commercial Use
South:	C-1	Commercial Use
East:	C-4	Commercial Use
West:	D-3	Residential (Single-family dwelling)
Thoroughfare Plan		
West 10 th Street	Primary Arterial	112-foot proposed right-of-way
Farley Drive	Local Street	50-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	W-5	
Site Plan	June 2, 2025	
Site Plan (Amended)	N/A	
Elevations	June 3, 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 Pattern Book (2019)
- IndyMoves 2018

Pattern Book / Land Use Plan

- 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.

Conditions for All Land Use Types

All development should include sidewalks along the street frontage.

Small-Scale Offices, Retailing, and Personal or Professional Services

- Outdoor display of merchandise should be limited.
- If adjacent to residential uses or a Living Typology, outdoor display of merchandise is not recommended.
- Should be located along an arterial or collector 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.

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)

- **IndyMoves Transportation Integration Plan (2018)**
 - Complete Streets Multi-Use Path
- **Pedal Indy (2018)**
 - Pedal Indy proposes a safe, well-connected bicycle network that provides access for all Indianapolis residents while stewarding limited public resources. To do this, the plan proposes hundreds of miles of bicycle facilities, balancing higher-cost protected facilities where safety needs are greatest with lower-cost “Neighborway” that offer traffic calming and placemaking enhancements and reach into the heart of neighborhoods.

ZONING HISTORY

SITE

88-UV3-98 ;6470 W 10th Street (subject site), request a Variance of Use and Development Standards to provide for the conversion of a gasoline service station to a gasoline filling station and convenience store with reduced parking, reduced transitional and front yards and a trash dumpster in the front yard, **approved**

VICINITY

2020-DV3-044 (west of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 47-foot-tall wood and metal poles for small cell wireless communications facilities, with associated equipment and antennas within the right-of-way, **granted**.

97-V1-116; 6402 West 10th Street (east of site), Variance of Development Standards of the Sign Regulations to provide for the placement of 12 by 12-foot pylon sign being 112 feet in height (Maximum 40 feet required)

96-HOV-14; 6599 West 10th Street (east of site), request a Variance of Development Standards of the Sign Regulations to provide for the placement of two subdivision entry wall signs 4 additional identification wall signs, **granted**.

95-UV1-19; 745 Beach way Drive (southeast of site), requests a Variance of Use of the Commercial Zoning Ordinance to provide for the placement of an 80-foot tall monopole antenna and a 360 sft communication equipment building, **granted**.

94-Z-165; 6601 West 10th Street (south of site), requests the Rezoning of 42.3 acres, being in the D-6 District, to the D-P classification to provide for a planned unit development with 104 detached single-family residential units and 128 two-story "Villas" and single-story "garden" homes, **approved**.

91-Z-5; 6439-6443 W. 10th Street (south of site), request the Rezoning of 1.15 acres, being in the D-A district to the C-1 district, to provide for office development

90-HOV-69; 5909 West 10th Street (east of site), request a Variance of Development Standards of the Sign Regulations to provide for the placement of a second integrated center pole sign, **withdrawn**.

90-Z-7; 1011 north Farley Drive (north of site), request the Rezoning of 0.44 acres, being in the D-3 district to the C-3 classification, to provide for retail development integrated with the existing retail center to the north and east.

88-UV2-52; 1011 North Farley Drive (north of site), request a Variance of Use to provide for the conversion of a single-family residence to an office, **granted**

81-Z-81; 6601 West 10th Street (west of site), request Rezoning of 42.6 acres, being in the A-2 district, to the D-6 classification to provide for condominium development, **approved**.

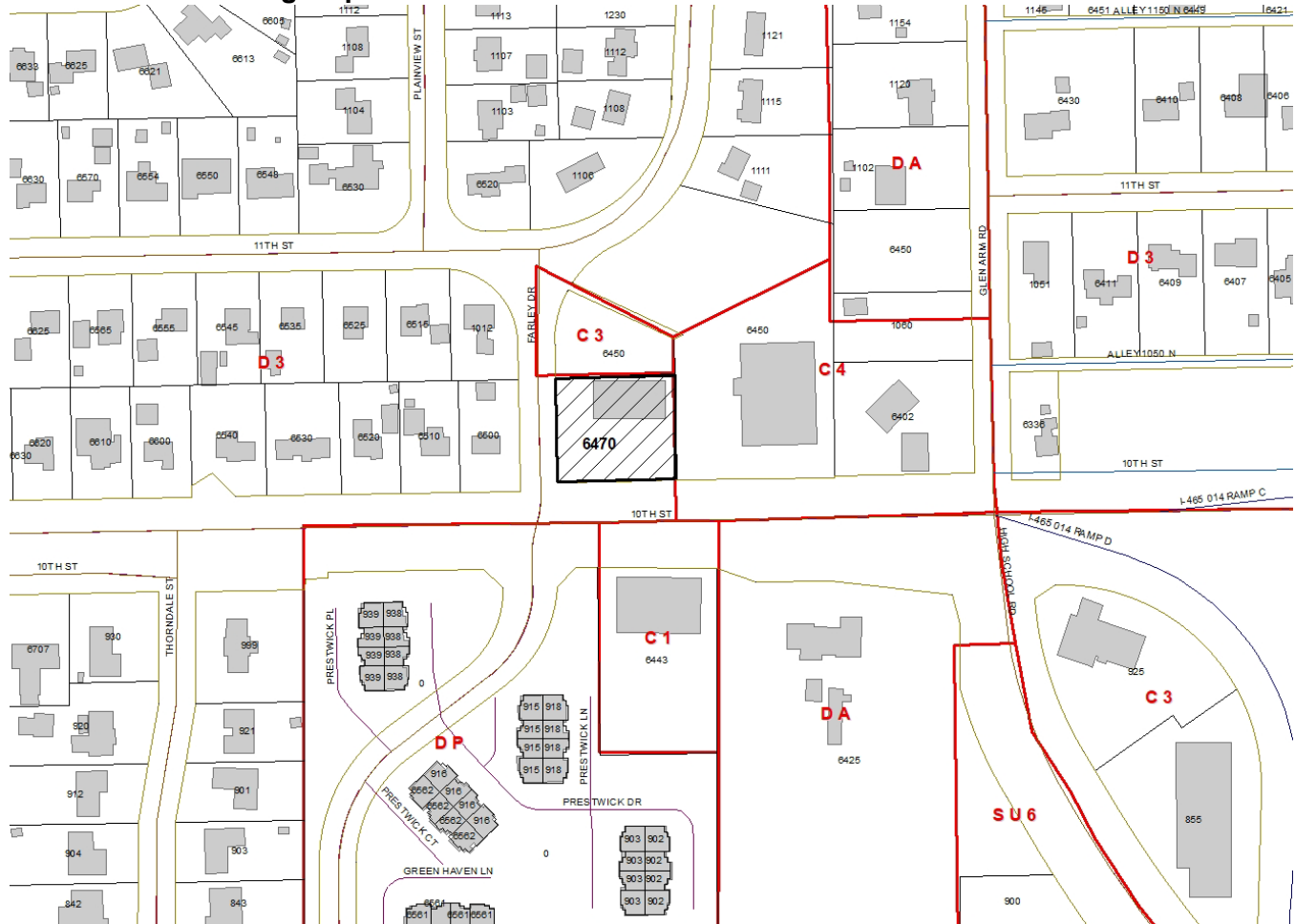


**Department of Metropolitan Development
Division of Planning
Current Planning**

81-Z-66; 925 North High school Road (southeast of site), request Rezoning of 2.02 acres, being in the A-2 district, to the C-4 classification to provide for retail uses, offices, and a banking center, **approved.**

71-Z-182; 760 North High School Road (southeast of site), Request Rezoning of 15.45 acres, being in the A-2 district, to the C-1 classification to provide for offices, **approved.**

59-Z-155; 6410 West 10th Street (east of site), request Rezoning 0.912 acres, being in the A-2 district to the B-4 classification, to provide for the construction and operation of a shell gasoline service station.



2025-ZON-066 Site Location



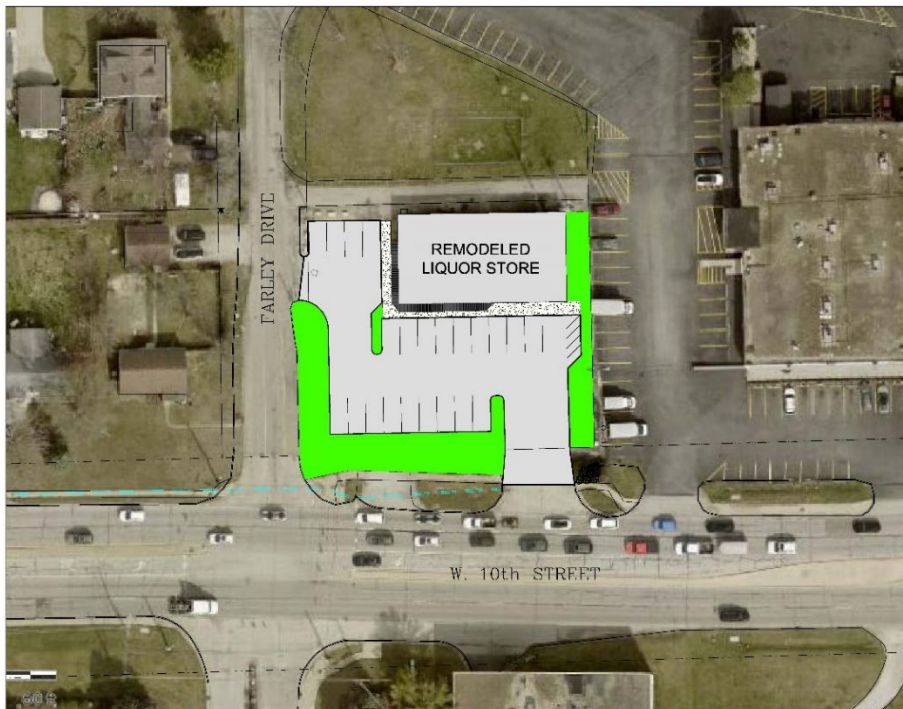
2025-ZON-066 Second Updated Site Plan file dated August 19, 2025



2025-ZON-066 Updated Site Plan.



2025-ZON-066 Site Plan



2025-ZON-066 Photographs.

Looking north along West 10th Street.



Looking at subject building



Looking south along West 10th Street towards bus stop.



Looking north from W 10th Street towards subject site.



Looking east from south entrance drive off of Farley Drive.



Looking east from Farley Drive towards subject site.



Looking east from Farley Drive towards rear access drive.

