



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 28, 2025

Case Number: 2025-MOD-014
Property Address: 25 Country Woods Drive
Location: Perry Township, Council District #22
Petitioner: KCP RE, LLC, by Ross McArthur
Current Zoning: D-P
Request: Modification of the Development Statement related to petition 83-Z-105 (83-DP-3) to modify the allowed signage to provide for a 23-square-foot building sign (#11 – Signs - limits signage to one, six-square-foot freestanding sign for the purpose to advertise 'for sale', 'for rent', or for 'construction' information)
Current Land Use: Day Care / Pre-School
Staff Recommendations: No recommendation.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the July 24, 2025 hearing, to the August 28, 2025 hearing, with notice, to provide for required notice.

STAFF RECOMMENDATION

No recommendation.

PETITION OVERVIEW

This 0.587-acre site, zoned D-P, is developed with a day center and preschool facility. It is surrounded by undeveloped land / open space to the north, east and west and a medical office building to the south, all zoned C-1.

This site was included in petitions 83-Z-105 / 83-DP-3 to rezone the site to the D-P district to provide for single-family, two-family, apartment and day care uses.

The Comprehensive Plan recommends community commercial typology for the site.

MODIFICATION

The request would modify the Development Statement related to 83-Z-105 (83-DP-3) to allow for a 23-square-foot building sign when the Development Statement limited signage to one, six-square foot freestanding sign for the purpose to advertise 'for sale', 'for rent', or for 'construction' information.'

The D-P Statement was reviewed and finalized during the rezoning process. Because there are no documents in the file that confirmed this provision was a direct request from staff, would ordinarily provide no recommendation under such circumstances. Staff would note, however, that the neighborhood organization(s) negotiated in good faith with the petitioner during the petition process, and their agreement was contingent upon all commitments being included with the rezoning petition. See Exhibit A.

Signage within the D-P district is regulated and established by the D-P Statement at the time of the rezoning. Staff, however, would note that the proposed wall sign would be consistent with the current Sign Regulations.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Day Care / Pre-School facility	
Comprehensive Plan	Community Commercial	
Surrounding Context	Zoning	Land Use
North:	C-1	Undeveloped Land / Open Space
South:	C-1	Medical Offices
East:	C-1	Undeveloped Land / Open Space
West:	C-1	Undeveloped Land / Open Space
Thoroughfare Plan		
Country Woods Drive	Local Street	Existing 70-foot right-of-way and proposed 50-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	June 18, 2025	
Site Plan (Amended)	N/A	
Elevations	June 18, 2025 (Signage)	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	June 18, 2025	

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

83-Z-105 / 83-DP-3; 304 West County Line Road (included site), requested rezoning of 96 acres, being in the D-4 district, to the D-P classification to provide for a planned unit development containing single-family, two-family, apartment and day care uses, **approved**.

VICINITY

93-Z-126; 8824 South Meridian Street (south of site), requested rezoning of 12.1 acres, being in the D-A and D-P districts, to the C-1 classification to provide for a medical office building and out-patient surgery center, **approved**.

90-Z-183 / 90-CV-26; 8905 South Meridian Street (south of site), requested rezoning of 12 acres, being in the D-A district, to the C-3 classification to provide for commercial development, and a variance of development standards to permit a single establishment for 46,000 square feet on an integrated center site, **approved and granted**.

90-Z-82; 102 and 208 East County Line Road (south of site), requested rezoning of 3.0 acres, being in the D-A district, to the D-6 classification to provide for multi-family residential development, **approved**.

89-Z-204; 8 east Dixie Drive (south of site), requested rezoning of -.45 acre, being in the D-3 district, to the C-1 classification to provide for office use, **denied**.

88-Z-214; 8809 South Meridian Street (south of site), requested rezoning of 1.0 acre, being in the D-3 district, to the C-1 classification to provide for commercial office development, **approved**.

88-Z-94 116 East County Line Road (south of site), requested rezoning of 7.84 acres, being in the D-A district, to the D-6 classification to provide for multi-family residential development, **approved**.

87-Z-233; 20 East County Line Road (south of site), requested rezoning of 5.5 acres, being in the D-A district, to the C-S classification to provide for offices, personal and professional service establishments, and mini-warehouses, **withdrawn**.

87-Z-219; 402 West County Line Road (south of site), requested rezoning of 31.4 acres, being in the D-P, A-2 and FW/FP districts to the D-3 (FW/FP) classifications to provide for single-family residential development, **approved**.

87-Z-96; 8802 South Meridian Street, requested rezoning of 68 acres, being in the D-P (FW/FP) classifications to provide for single-family residential development, **approved**.

86-Z-57; 8901 South Meridian Street, (south of site), requested rezoning of 0.85 acre, being in the D-3 district, to the C-1 classification to provide for office uses, **approved**.



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

85-Z-117 / 85-DP-10; 185 Country Woods Drive (west of site), requested rezoning of 1.48 acres, being in the D-P district, to the D-P classification to provide for 60 two-bedroom apartments, **approved**.

79-Z-103; 6 East County Line Road (south of site), requested rezoning of 0.60 acres, being in the D-A districts, to the C-3 classification to provide for a restaurant, **dismissed**.

72-Z-15-; 8500 South Meridian Street, (north of site), requested rezoning of 25 acres, being in the D-A district, to the SU-34 classification to provide for a recreation center, **approved**.

70-Z-163; 8701 South Meridian Street (south of site), requested rezoning of 27 acres, being in the D-A district, to the D-3 classification to provide for residential use by platting, **approved**.

EXHIBITS

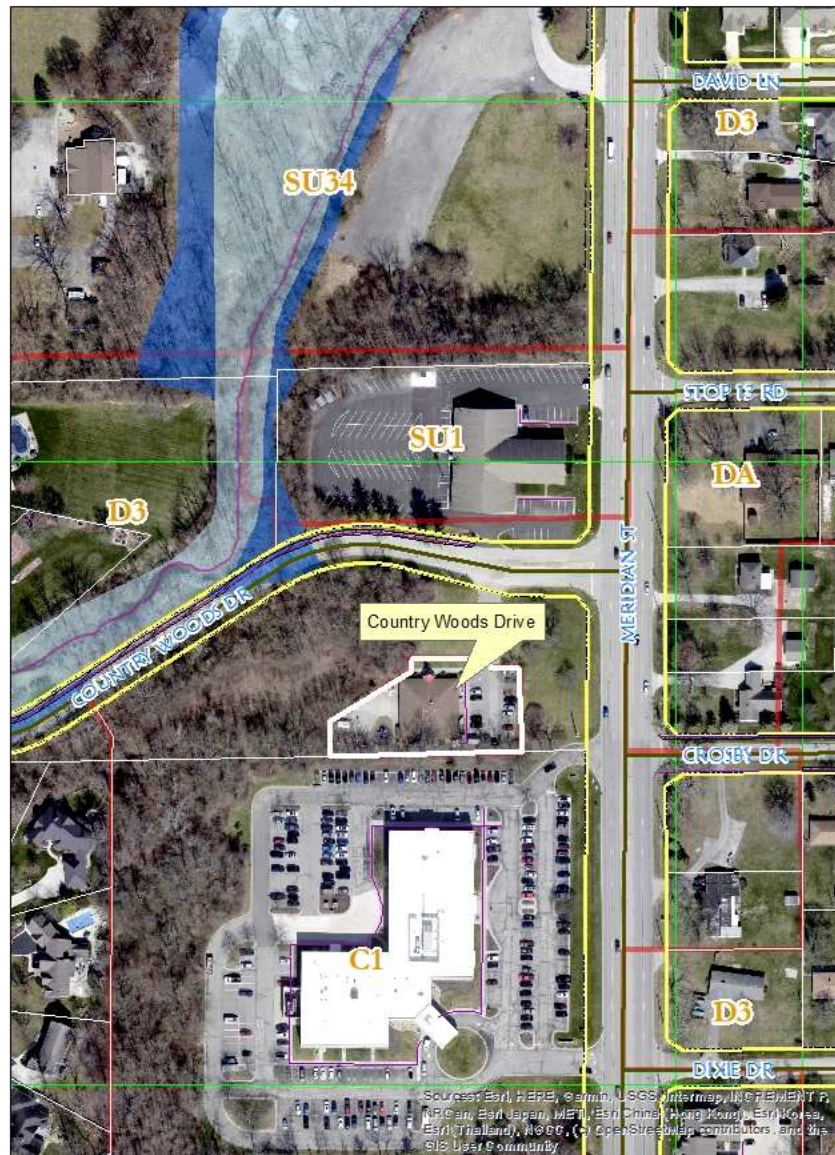


EXHIBIT A

5. Accessory and Temporary Buildings - No trailers, shacks, outhouses, detached storage sheds or tool sheds of any kind shall be erected or situated on any lot herein, except that used by the builder during the construction of a residential building on the property.
6. Temporary Structures - No trailer, shack, tent, boat, basement, garage or other outbuilding may be used at any time as a residence, temporary or permanent, nor may any structure of a temporary character be used as a residence.
7. Nuisances - No farm animals, fowls, or domestic animals for commercial purposes shall be kept or permitted on any lot or lots in this subdivision. No noxious, unlawful, or otherwise offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. Fences - No fence shall be erected on or along any lot line, nor on any lot, the purpose or result of which will be to obstruct reasonable vision, light, or air; all fences shall be kept in good repair and erected so as to enclose the property and decorate the same without hinderance or obstruction to any other property. No fence shall be erected between the front property lines and the building setback line other than a fence of a decorative nature not exceeding three (3) feet six (6) inches in height. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the street, shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sight line limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines.
9. Driveways - All driveways shall be paved simultaneously with construction of the dwelling and the type of construction and materials must be first approved by the Building Committee.
10. Vehicle Parking - No camper, motor home, truck, trailer, boat, or recreational vehicle of any kind, may be stored on any lot in open public view.
11. Signs - No sign of any kind shall be displayed to the public view on any lot except that one sign of not more than six square feet may be displayed at any time for the purpose of advertising the property for sale or rent, or may be displayed by a builder to advertise the property during construction and sale.
12. Vegetation - Lot owners shall not permit the growth of weeds and volunteer trees and bushes, and shall keep their lots reasonably clear from unsightly growth at all times. Failure to comply shall warrant the Undersigned, the Homeowners Association, or the Department of Metropolitan Development to cut weeds and clear the lot of such growth at the expense of the lot owner, and such lot owner shall have a lien against said real estate for the expense thereof.

Variance Sign Package and Site Plan



site plan/aerial view

The Skyrise School
 by KinderCare

Exterior Signage Package
 25 Country Woods Dr, Indianapolis, IN 46217

landscape

Item	Material	Qty	Notes
1	Interlocking Sign Pavers	Qty 2	Signs
2	Interlocking Sign Pavers	Qty 2	Signs
3	FCI Light on Cedar Post	Qty 1	
4	3x6 Signpost Poles	Qty 2	
5	Sign Posts	Qty 1	

Sign #2

The Skyrise School
 by KinderCare

notes

Client: KinderCare
 Project Manager: S. Wood
 Address: 25 Country Woods Dr, Indianapolis, IN 46217

document approval

Approved by: [Signature]
 Date: [Date]

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notes

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icon key

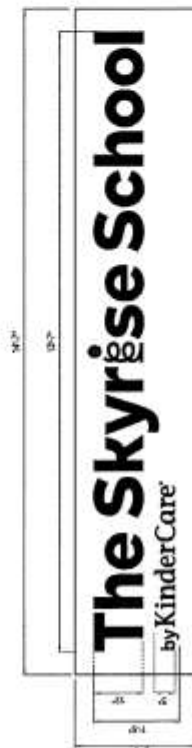


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Item	Material	Qty	Notes
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5	Sign Posts	Qty 1	

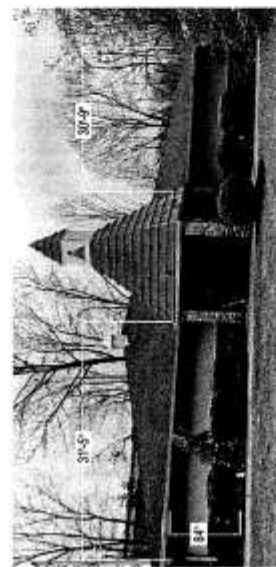
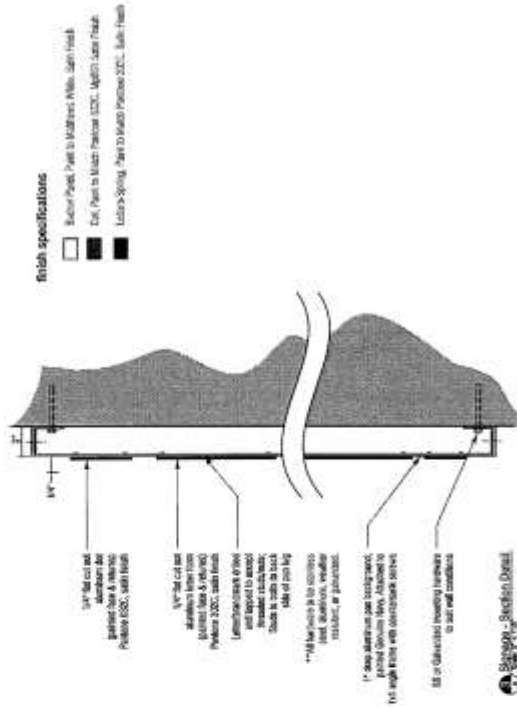
cima
 41023 816
 4123

Sign 3



New Standard

COLLECTED BY KinderCare - Project View
 SCALE 1/4" = 1'-0" 23 SF



Existing



Proposed

North Elevation

Client: KinderCare Project Manager: S. Wood Address: 25 Country Woods Dr, Indianapolis, IN 46217

STANDARD
 CUSTOM
 INFO REQUESTED
 41023 RB 4

cima



View looking west along Country Woods Drive



View looking east along County Woods Drive



View of site looking west across South Meridian Street



View looking west across site access drive



View of site looking south across Country Woods Drive



View from site looking north along access drive



View of site looking west



View from site looking east towards South Meridian Street