



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 28, 2025

Case Number: 2025-ZON-080 (Amended)
Property Address: 3350 North German Church Road
Location: Warren Township, Council District #15
Petitioner: Hindu Temple of Central Indiana, Inc. by Timothy H. Button
Current Zoning: D-A (FF) / SU-1 / SU-38
Request: Rezoning of 28.49 acres from the D-A (FF), SU-1 and SU-38 districts to the SU-1 (FF) district to provide for religious uses.
Current Land Use: Religious uses
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the August 14, 2025 hearing, to the August 28, 2025 hearing, with notice to amend the request and provide new notice.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 28.49-acre site, zoned D-A (FF), SU-1 and SU-38 (Community Center), is developed with a temple, parking lot and undeveloped land. It is surrounded by a railroad right-of-way, zoned D-A (FF) and SU-1; undeveloped land to the south, zoned D-A (FF) (FW); undeveloped land and religious uses to the east, across North German Church Road, zoned I-1, D-A and SU-1, respectively; and undeveloped land to the west, zoned, D-4 (FF) (FW) and D-A (FF) (FW).

Petition 2002-ZON-147 rezoned 13.173 acres of this site to the SU-1 and SU-38 districts to provide for religious uses.

REZONING

The request would rezone the site to the SU-1 district to provide for religious uses.

Religious uses are generally considered compatible with residential development if they are designed and developed properly to address issues such as parking, hours of operation, outdoor activities, signs,

setbacks, lighting, and landscaping. Staff believes that a religious use at this location would be compatible with the surrounding development.

Site Plan

The conceptual site plan, file dated July 10, 2025, provides for an internal drive along “the new loop drive” that connects to the service road of a utility easement that runs parallel to the railroad right-of-way along the northern boundary of the site. Staff is concerned that vehicular access to the utility service road would not be appropriate and would require further review when site development plans would be submitted for Administrator Approval.

Staff would also encourage coordination with the Department of Public Works, Trails / Greenways Section, to facilitate connections to any trails in the area as future development plans are considered for this site.

Floodway / Floodway Fringe – Grassy Creek 100-Year Floodplain (Northwest Corner)

This site has a secondary zoning classification of a Floodway Fringe (FF). The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (SU-1 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

GENERAL INFORMATION

Existing Zoning	D-A (FF) / SU-1 / SU-38	
Existing Land Use	Temple, parking lot and undeveloped land	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A (FF) SU-1	Railroad right-of-way
South:	D-A (FF) (FW)	Undeveloped land
East:	I-2 / D-A / SU-1	Undeveloped land / religious uses
West:	D-4 (FF) (FW) / D-A (FF) (FW)	Undeveloped land

Thoroughfare Plan		
North German Church Road	Primary arterial	Existing 115-foot right-of-way and proposed 119-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – 100-year floodplain of Grassy Creek	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	July 10, 2025	
Site Plan (Amended)	N/A	
Elevations	N/A	
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

The Comprehensive Plan recommends Suburban Neighborhood typology. “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.”

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 – Suburban Neighborhood 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.
 - 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.
- *Large-Scale Schools, Places of Worship and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities would not be included in this definition and are considered to be regional special uses).*
 - 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)

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.



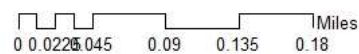
ZONING HISTORY

2002-ZON-147; 3130 North German Church Road, requested rezoning of 13.173 acres from the D-A and SU-38 districts to provide for religious uses, **approved**.

77-Z-27; 3340 North German Church Road, requested rezoning of 13.17 acres, being the A-2 district, to the SU-38 classification to permit construction of Little League baseball diamonds, **approved**.

VICINITY

98-Z-154; 3510 North German Church Road (north of site), requested rezoning of 88.96 acres from the D-P district to the PK-1 classification to provide for a public park, **approved**.

[illegible]



CONCEPTUAL SITE PLAN
 HINDU TEMPLE OF CENTRAL INDIANA
 01-31-2015

J.P.S. CONSULTING
 ENGINEERS, LLC

BUILDING INFORMATION	
ZONING	EU—PLACE OF WORSHIP
BUILDING SF	EXISTING BUILDING: 26,481 SF NEW ADDITIONS: 18,762 SF TOTAL BUILDING: 45,243 SF TOTAL: 45,243 SF
BUILDING OCCUPANCY (LAD)	TB3
EXISTING PARKING SPACES	17,000 ± ADA 8
PROPOSED PARKING	17,000 ± ADA 8



View looking north along North German Church Road



View looking south along North German Church Road



View of parking lot looking west



View of western portion of site looking southwest



View of site looking northwest



View of western portion of site looking northwest



View of site looking northeast



View of site looking northwest



View of eastern portion of site looking north