

METROPOLITAN DEVELOPMENT COMMISSION **February 20th 2025**
HEARING EXAMINER

Case Number: 2025ZON001
Property Address: 4150 North High School Road (Approximate Address)
Location: Pike Township, Council District #5
Petitioner: Nica Auto and Fleet Repair, LLC by Joseph D. Calderon
Current Zoning: C-3
Request: Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop.
Current Land Use: Commerical
Staff Recommendations: Continue
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff is requesting a continuance for cause to **continue this matter from the February 20th, 2025 hearing to the March 13th, 2025, hearing** to allow additional time to review the building plans and if new notice is needed.

PETITION OVERVIEW

LAND USE

The 1.89-acre subject site is developed with a two-family dwelling in the Circle City Addition Subdivision in the Near Southside neighborhood. This development is within ½ mile of Gateway West Park.

The surrounding zoning designations and land uses are as follows:

North:	Zoned D-7	Multi-Family Use/ Woodhaven Park Apartments
South:	Zoned C-3/SU-1	Commerical Use / Stripmall and Olivet Baptist Chrch.
East:	Zoned C-3	Commerical Use/ Stripmall and reglious Use Olivet Baptist Chrch
West:	Zoned C-S	Commerical Use / EL Pasisano Warehouse Home Goods Stores.

STAFF ANALYSIS

REZONING REQUEST:

This petition seeks to rezone the site from C-3 (Neighborhood Commercial District) to the C-5 (General Commercial District) in order to build and operation an auto sales store.

The comprehensive plan shows this area as Heavy Commercial . The proposed use Auto mobile repair shop aligns with that use. The site plan shows access of an access road with public entry off of High School Road. The property is visiable objstructed by two exising commerical centers on side of a private drive. This rezone would also allow for a reasonbly buffer between commerical uses and the more intense warehouse uses .

Petition will need to be reviewed for Variances

- Fence Material -Chain link not allowed in front yard
- Fence Height – Max height front yard 3.5
- Landscaping – Commerical abutting a residential
- Parking Requirement – not reviewd.
- Sidewalk Connections- Not sidewalk connection to exting network.
- Etc.

Zoning District Overview:

C-3 (Neighborhood Commercial District) : Characterized extensive range of retail sales and personal, professional and business services required to meet the demands of the residential neighborhood in proximity. C-3 generally does not allow those businesses that require the outdoor display, sale or storage of merchandise; or require outdoor operations.

C-5 (General Commercial District): designed for those retail sales and service functions whose operations are typically characterized by automobiles, outdoor display, or sales of merchandise; by major repair of motor vehicles; by outdoor commercial amusement and recreational activities; or by activities or operations conducted in buildings or structures not completely enclosed.

RDA/EDA Area: A redevelopment area (RDA) or economic development area (EDA) are established to promote reinvestment and redevelopment in a defined geography and enable certain statutory redevelopment tools. Practically, a TIF district must be located within an RDA or EDA.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Commerical	
Comprehensive Plan	Heavy commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-7	Residentail Use
South:	C-3	Commerical Use
East:	C-3	Commercial Uses, Religious Use
West:	C-S	Commerical Use
Thoroughfare Plan		
High school Road	Primary collector	102-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	1/21/2024	
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

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends Community Commercial development for the subject site.
- The **Heavy Industrial** typology provides for industrial, production, distribution, and repair uses that are intense and may create emissions of light, odor, noise, or vibrations. This typology is characterized by freestanding buildings or groups of buildings, often within industrial parks. Outdoor operations and storage are common. Typical uses include food processing, milling, storage of petroleum products, recycling, welding, and concrete mixing. Industrial or truck traffic should be separated from local/residential traffic.
 - **Heavy Commercial Uses**

- Should be located along an arterial or collector streets.
- Small-Scale Offices, Retailing, and Personal or Professional Services
Should be subordinate to and serving the primary heavy commercial uses. Should be adjacent to interstate interchanges if present. If no interchange is present, should be located along arterial streets at the edge of the heavy commercial typology. Should be located and served in such a way that the use will not interfere with heavy commercial traffic or loading.

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)

ZONING HISTORY

Subject Site

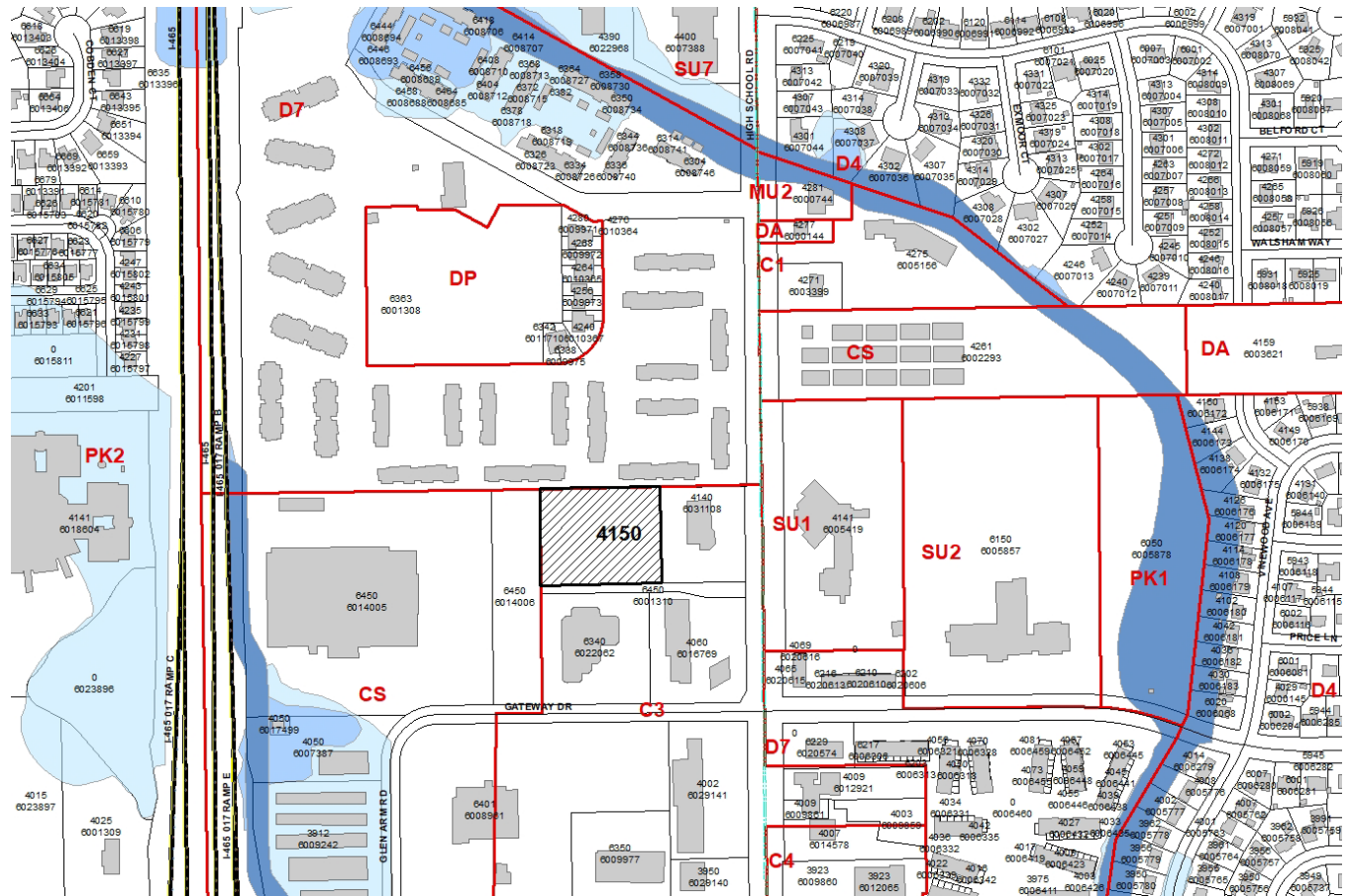
64-Z-139; North of 38th Street (Subject Site), Request rezoning of 66.77 acres parcel of ground, being in an A-2 (Agricultural) district to a B-3 (business) Classification, to provide for the construction of a regional shopping Center, Located north of 38th street between High School Road and I-465 in Pike Township. **Approved.**

Vicinity

2014ZON060; 6450 Gateway Drive (West of Subject Site), Rezoning of 9.127 acres from the C-S district to the C-S classification to provide for an indoor warehouse, offices, wholesale display and distribution of grocery-related items, and an indoor sports education and training complex, including soccer, boxing and karate. **Approved**

86-Z-27; 4002 (West of Subject Site) request rezoning of 10.73 acres, being in the C-S district to the C-5 classification to provide for the construction of a night club. **Approved**

EXHIBITS





View of property subject site



View of subject property



Looking west



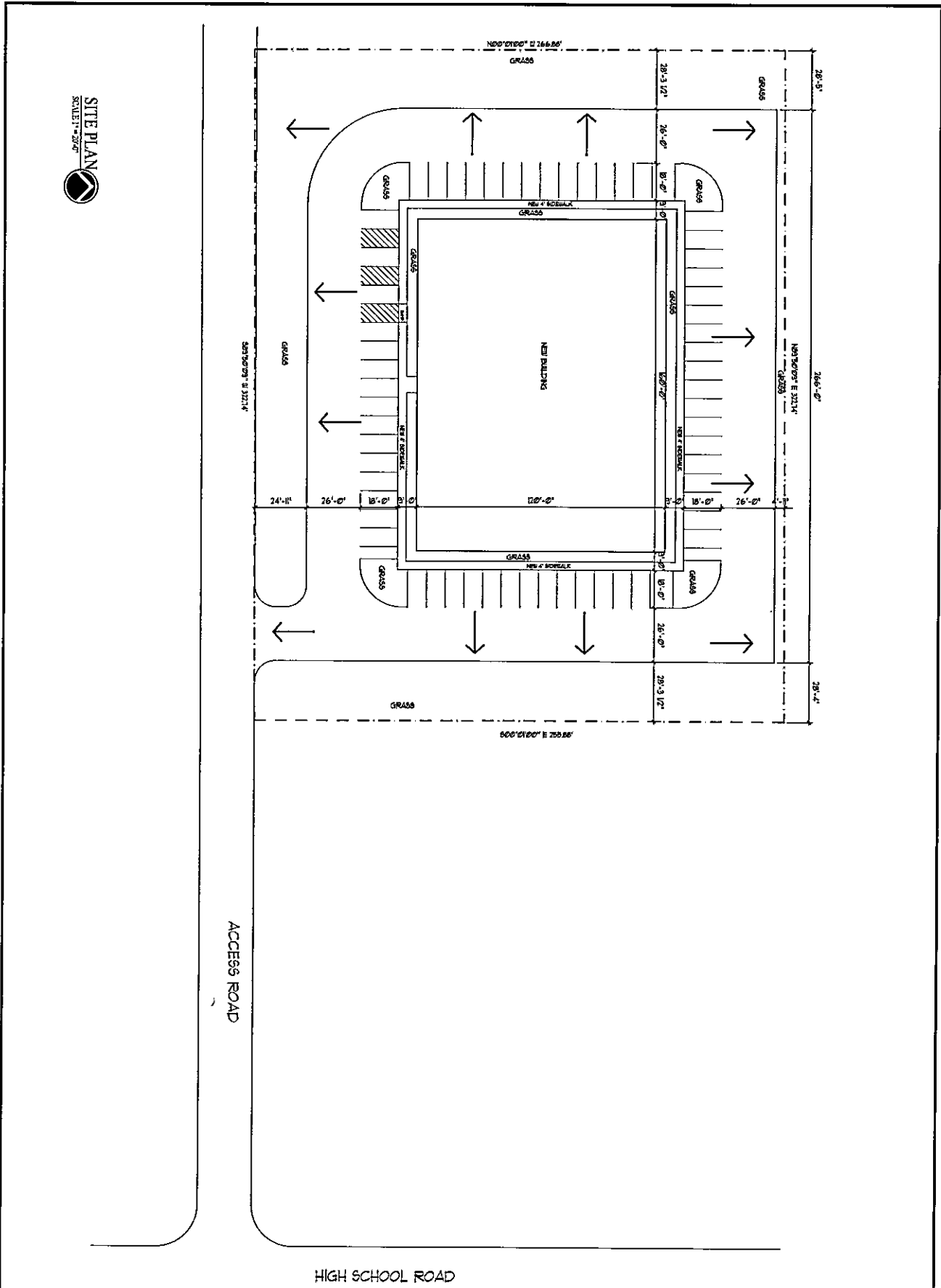
Looking East

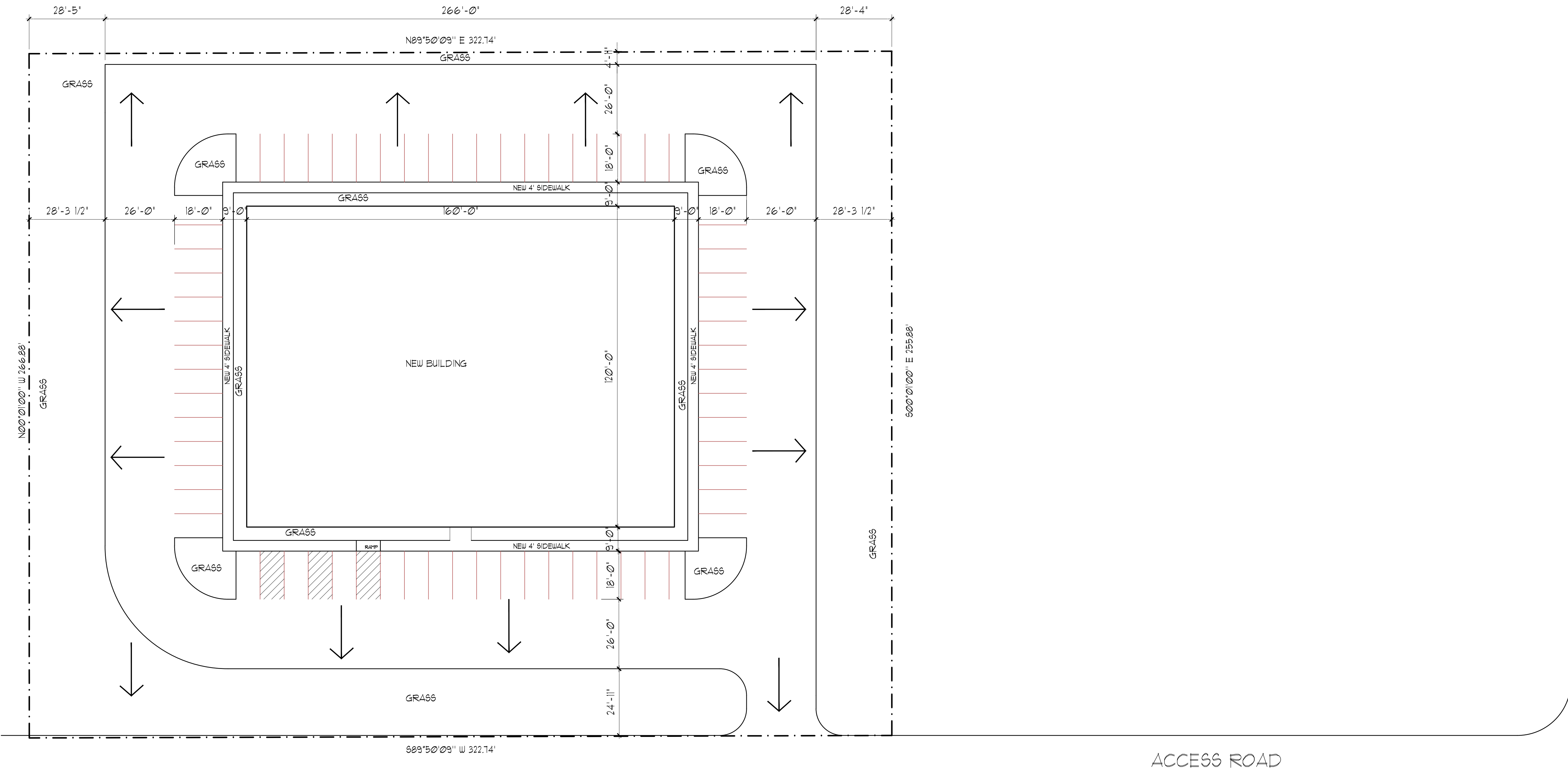


Looking form private drive to subject site



Looking form private drive to subject site





HIGH SCHOOL ROAD

ACCESS ROAD

SITE PLAN
SCALE 1" = 20'-0"

SITE PLAN
4140 NORTH HIGH SCHOOL ROAD
INDIANAPOLIS, INDIANA 46254

DATE: 02/10/2024
FILE: 460 HIGH SCHOOL ROAD

