



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

February 20th 2025

Case Number: 2025ZON002
Property Address: 6120 East Thompson Road (Approximate Address)
Location: Franklin Township, Council District #24
Petitioner: Thompson and Commerce Properties, LLC by Richard Henderson
Current Zoning: D-P
Request: Rezoning of 4.732 acres from the D-P (FF) district to the D-6 (FF) district to provide for residential uses.
Current Land Use: Commerical
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** with the following commitment.

1. Prior to ILP petitioner receive administrative approval for site plan review.

PETITION OVERVIEW

LAND USE

The 4.73-acre subject site is part of the South of The Villas at Franklin Crossing Subdivision within the Poplar Grove Neighborhood. Thompson Park is located to the southeast of the property.

The surrounding zoning designations and land uses are as follows:

North:	Zoned D-A	Residential Use / The Villas at Franklin Crossing
South:	Zoned D-P	Commerical Use Residential Use / (CVS Drug) (Belmont Subdivion)
East:	Zoned D-P	Commerical Use/ (Franklin Corners Strip Mall)
West:	Zoned C-3	Commerical Use / Gas Station, Medical Office & Franklin Township Chapel



REZONING REQUEST

This petition would rezone this site from the **D-P Planned Unit Development District** to the **D-6 (Dwelling District Six)** to allow the development of Five (5) multi-unit buildings with a total of 23 dwelling units. The density of the development (4.86 units per acre).

This area was first developed in the 2000 (2000ZON032/2000DP007), when the area was rezoned from D-A to D-P Planned Unit Development Plan that allowed for a mix of residential and retail development.

The Comprehensive Plan so this area as Community Commercial, this project fits the overall theme of the previously approved development plan desired mix of commercial and residential uses.

The Site plan review by staff has elements of non compliance to the zoning ordinance such as dead end streets and lack of amenities. If rezoning petition is approved staff would request.

1. Prior to ILP petitioner receive administrative approval for site plan review.

Zoning District Overview:

D-P (Planned Unit Development District): Which is predominantly residential in nature, but may include supportive commercial or industrial development. the D-P requires metropolitan development commission approval of all uses, site and development plans. creative site planning, variety in physical development, and imaginative uses of open space are objectives to be achieved in a D-P district.

D-6 (Dwelling District Six): Which permits medium intensity residential development of a variety of housing types: multifamily dwellings, triplex, fourplex, two-family and single-family attached dwellings. the district is intended for developments in suburban areas well served by major thoroughfares, sanitary sewers, and school and park facilities with a typical density of 6 to 9 residential units per acre.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-A	Residential Use
South:	D-P	Commercial Use
East:	D-P	Commercial Uses, Residential
West:	C-3	Residential Use
Thoroughfare Plan		

East Thompson Road	Primary Arterial	50-foot right-of way existing and a 140-foot right-of way proposed
South Arlington Avenue	Primary Arterial	50-foot right-of way existing and a 140-foot right-of way proposed
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
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:
- The **Office Commercial** typology provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as:
 - Medical and Dental Facilities, Education Services, Insurance, Real Estate, Financial Institutions, Design Firms, Legal Services, Hair and Body Care Salons.
 - 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.

- Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.
- 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, Public Gathering Spaces.

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

2001ZON823/2001APP823/2001PLT832 (2001DP005); 6040 East Thompson Road; requests a rezoning of 17.346 acres from D-P to D-P to provide for 41, two-family residential lots, and a modification of development statement, related to petition 2000-ZON-032 (2000-DP-007), to provide for:

- 82 dwelling units (76 dwelling units approved by the development statement), with minimum main floor livable space between 1,300 square feet (minimum main floor livable space between 1,050 square feet approved by the development statement),
- all dwelling units with an attached garage capable of storing at least two vehicles (75-percent of the dwelling units shall have an attached garage capable of storing at least two vehicles and 25-percent of the dwelling units may construct a garage to store one vehicle approved by the development statement),
- eliminate paragraph II-A-2, both access points on Arlington Avenue and Thompson Road for the connector street with a boulevard design with landscape islands,
- eliminate paragraph II-A-3, a residential boulevard street incorporating landscaping islands and landscaping along either side of the connector,
- eliminate paragraph II-A-4, the connector street with a 70-foot maximum right-of-way and a 34-foot maximum pavement width.
- Plat Request: Subdivision approval of 17.349 acres into 41 lots.

2000-ZON-032 (2000-DP-007); 6040 East Thompson Road Rezone 32.26 acres from the D-A to DP to provide for two-family residential development, multi-family residential development for seniors, offices, and neighborhood service and retail development.
Approved

VICINITY

2023ZON038; 6041 East Thompson Road (South of Subject Site) Rezoning of 3.40 acres from the C-S and D-P districts to the C-3 district to provide for a neighborhood commercial development. **Approved**

2007ZON848/2007VAR848; 6041 East Thompson Road (South of Subject Site), Rezoning of 1.5 acres, from the D-P District, to the C-S classification to provide for the following uses: A single family dwelling, all C-3 uses, temporary seasonal retail sales, retail sale of a lawnmower, ATVS, Scooters, and detached accessory buildings, with a 2,475-square foot outdoor display area and three accessory buildings on display at one time.

Variance of Development standards of the Commercial Zoning Ordinance to Legally Establish a 3,430-square foot gravel parking lot (paved and striped parking required) with a zero-foot east side setback (minimum 15ft east transitional side yard required). **Approved.**

97-Z-107/97-DP-6; 6401 East Thompson Road, request rezoning of 100 acres, being in the D-A District, to the DP classification to provide for a planned unit development, consisting of a 320-lot single-family residential development at 3.2 units per acre and an 8-acre park.
Approved.



Department of Metropolitan Development
Division of Planning
Current Planning

97-Z-132 /97-DP-8; 6001 East Thompson Road (South of Subject Site), Request a rezoning of 73.27 acres, being in the D-A District, to the DP Classification to provide for 3 existing residences, a 94- lot single-family residential development, 49 one story fourplexes, and C-1 or C-3 uses, **Approved.**

99-Z-113/99-DP-20; 4501 South Arlington Avenue, Request rezoning of 25.8 acres from D-A to DP to provide for two-family residential development. **Approved.**

98-CP-21-Z; 4727 South Arlington Avenue (North of Subject Site), request rezoning of 17.70 acres, being in the D-A District, to the D-3 classification to provide for single-family residential development, **Approved.**

91-Z-13; 4410 South Arlington Avenue, request rezoning of 28.62 acres, being in the D-A District, to the D-3 classification to provide for single-family residential development. **Approved.**

72-Z-135; 4500-500 South Arlington Avenue, request rezoning of 160 acres, being in the A-2 district, to the D-3 classification to provide for single-family residential development. **Approved.**

73-Z-281; 4902 South Arlington Avenue (East of Subject Site), request rezoning of 8.69 acres, being in D-3 district to C-3 classification for convenience shopping center including branch bank.

73-Z-282; 4902 South Arlington Avenue (East of Subject Site), request to rezone 0.92 acres from D-3 to C-3

EXHIBITS

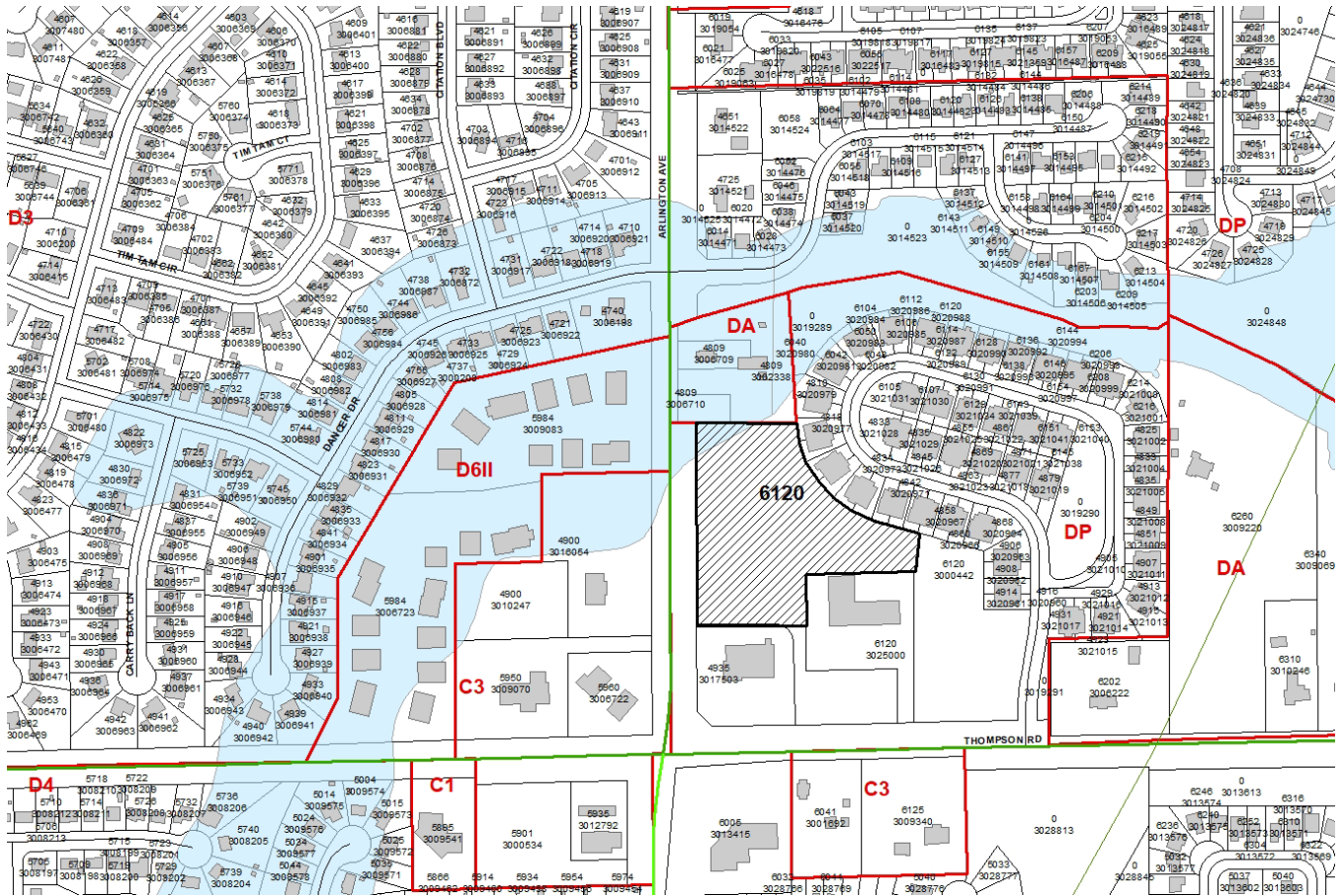


PHOTO EXHIBITS



On Subject Site looking at Villas Sub



On Subject Site looking at Villas Sub

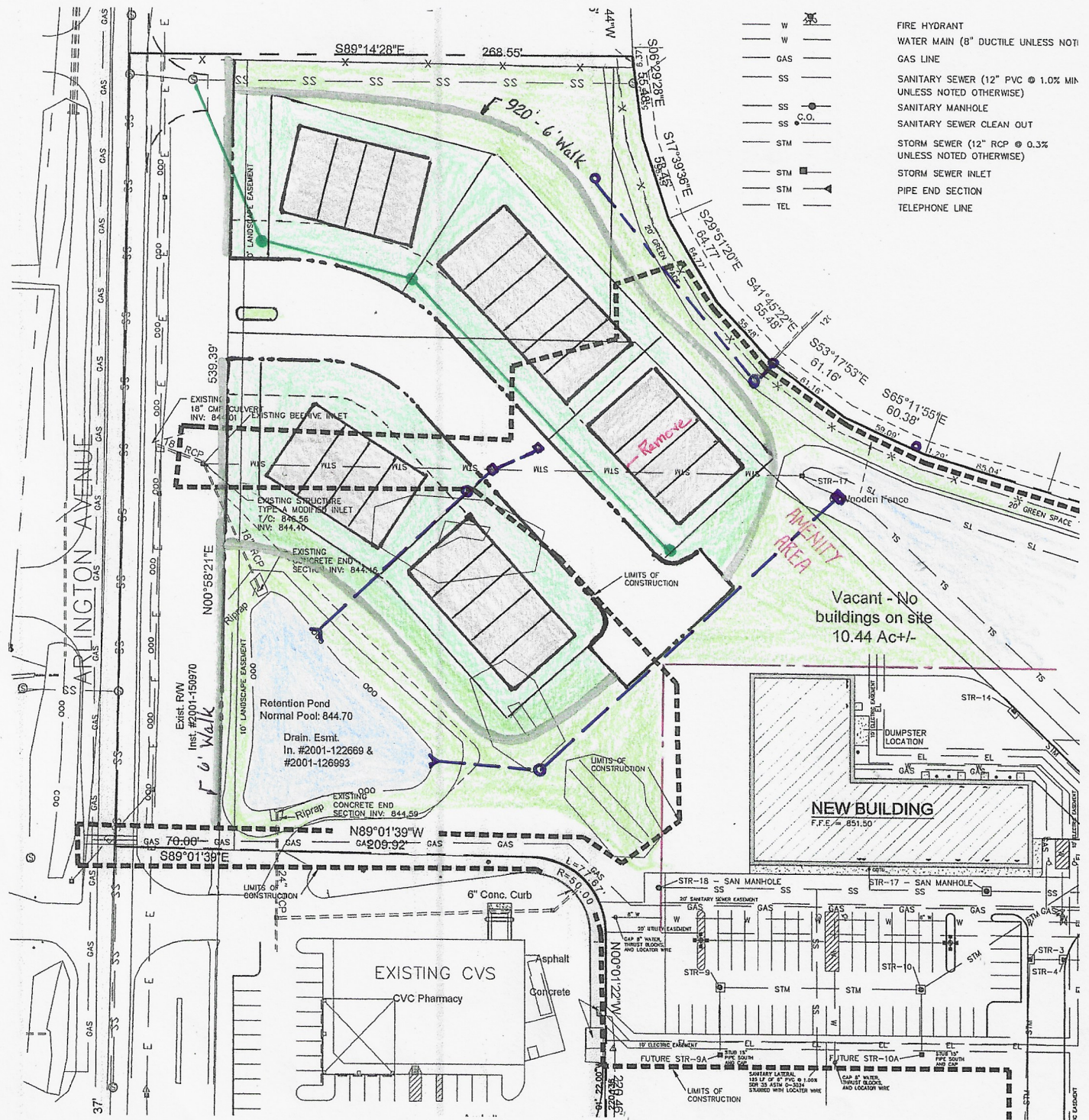


Subject property Vacant



Looking towards commercial property

FRANKLIN CORNERS



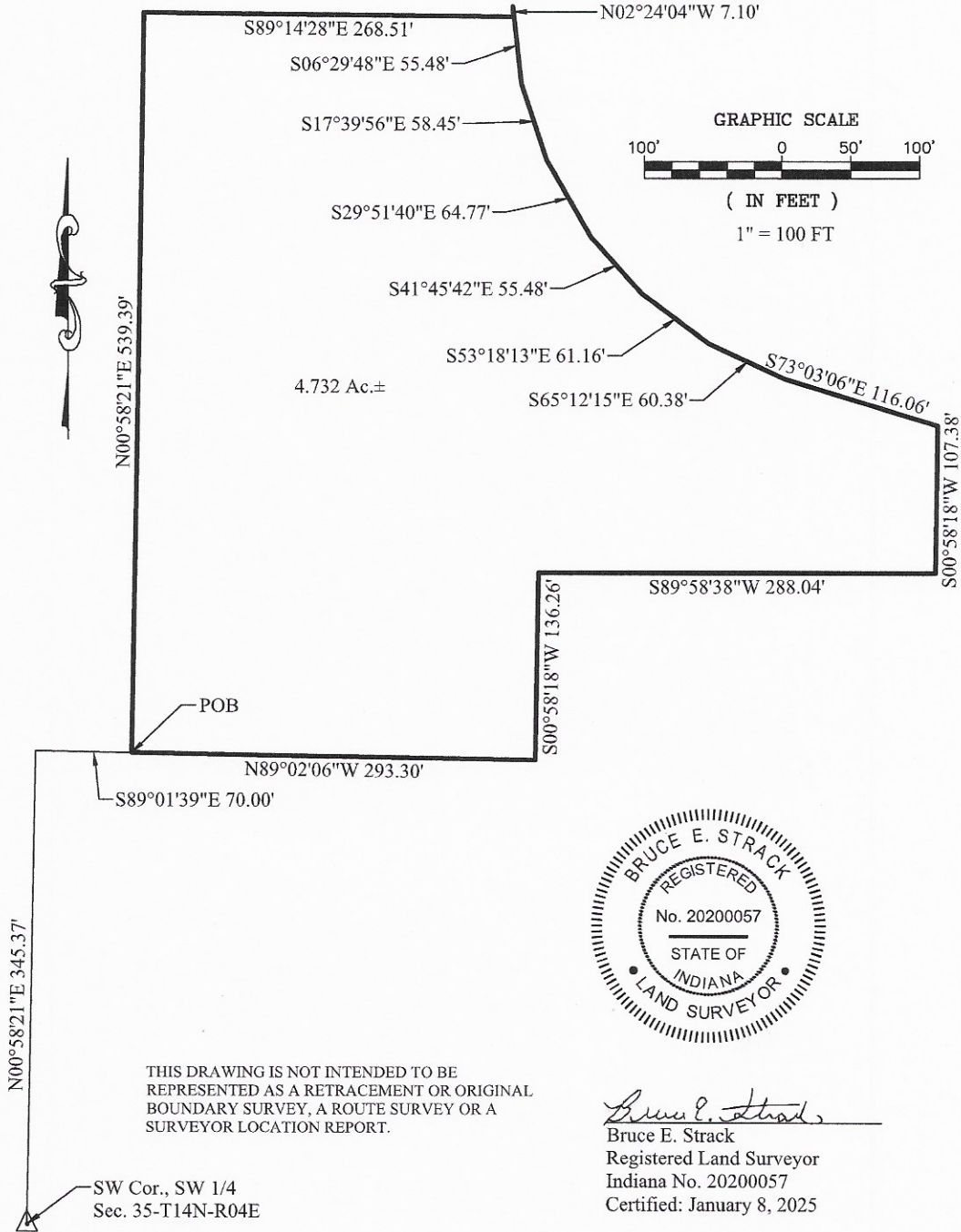
- W FIRE HYDRANT
- GAS WATER MAIN (8" DUCTILE UNLESS NOTED OTHERWISE)
- SS GAS LINE
- SS SANITARY SEWER (12" PVC @ 1.0% MIN UNLESS NOTED OTHERWISE)
- SS SANITARY MANHOLE
- SS SANITARY SEWER CLEAN OUT
- STM STORM SEWER (12" RCP @ 0.3% UNLESS NOTED OTHERWISE)
- STM STORM SEWER INLET
- STM PIPE END SECTION
- TEL TELEPHONE LINE


23 UNITS

SCALE 1" = 100'

Exhibit B

Prepared for: Henderson Engineering & Consulting, LLC
Zoning Exhibit



 STOEPPELWERTH <hr/> ALWAYS ON 7965 East 106th Street, Fishers, IN 46038-2505 phone: 317.849.5935 fax: 317.849.5942	JOB NO. 114942HEN	PAGE
	DRAWN BY: JAB	2
	CHECKED BY: BES	
	DATE DRAWN: 01/08/2025	
	FIELDWORK DATE: N/A	
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