



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 12, 2026

Case Number:	2026-ZON-008
Property Address:	9031 East 16 th Street (<i>approximate address</i>)
Location:	Warren Township, Council District #14
Petitioner:	Common Ground at Faith, by Andrew Horton
Current Zoning:	SU-1
Request:	Rezoning of 9.34 acres from the SU-1 district to the SU-7 district to allow for food pantry and other non-profit uses.
Current Land Use:	Vacant Religious Use
Staff Recommendations:	Staff recommends approval of this petition.
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- 9031 East 16th Street is a 9.34-acre parcel currently improved with a vacant building and accessory parking areas that had previously contained a church. Accessory garden equipment (small flower planters and greenhouses to the south of the building and areas with black plastic sheets to the northeast of the site) are also present at the site. Surrounding land uses include multitenant commercial area to the west and residences to the north, south, and east.
- The current owner of the property (Common Ground at Faith) is seeking to utilize the existing structure and gardening facilities for use by several different not-for-profit organizations. The original sanctuary space would be remodeled for use as a food pantry and distribution hub, and the on-site garden currently operated by Indy Urban Acres would grow food to be donated to the on-site food pantry. Additionally, community programs and meetings could be conducted within the existing vacant structure. Except for the possibility for use of a Bible study group by one of the affiliated nonprofit groups, the use of this site would not be for religious use. Therefore, the use would not be permitted within the SU-1 zoning district. For this reason, the petitioner is seeking to rezone the property to the SU-7 district for charitable institution uses.

- The SU-1 zoning district is Special Use District One, which permits religious uses. The proposed SU-7 zoning district is Special Use District Seven that permits charitable, philanthropic, and not-for-profit institutions, which would match the proposed land use. Applicable dimensional standards for development in SU-7 would mirror those applicable for the MU-1 zoning district, and the placement of new buildings, parking area, etc. would require Administrative Approval.
- It appears that two (2) of the three (3) greenhouse structures currently existing at the property have been placed within the past two (2) years. It does not appear that permits were applied for or granted related to the installation of those new structures. If permits would be required for that scope of work, approval of this rezoning would not serve to legally establish those structures without either permits from the Department of Business and Neighborhood Services or Administrative Approval in place.
- The Comprehensive Plan recommends this site to the Suburban Neighborhood living typology to allow for predominantly single-family housing uses supported by a variety of neighborhood-serving businesses, institutions, and amenities. This typology contemplates small- or large-scale community-serving institutions as an appropriate land use when located along arterial streets or near bus lines (the latter would be the case for this site). Staff would also note that the proposed use would be of a similar or lesser intensity to the previous religious use at the site while also offering substantial community benefit in the form of a food pantry, garden and non-profit offices and meeting space. Staff recommends approval of the rezoning request.

GENERAL INFORMATION

Existing Zoning	SU-1	
Existing Land Use	Vacant Religious Use	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	Zoning	Surrounding Context
North:	D-2	North: Residential
South:	C-3 / D-3	South: Residential
East:	D-A	East: Residential
West:	C-3	West: Commercial
Thoroughfare Plan		
16 th Street	Primary Collector	85-foot existing right-of-way and 80-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	01/29/2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- 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 system 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 ¼-mile of a frequent transit line, greenway, or park.
- Community-Serving Institutions are a contemplated land use for this typology per the below:
 - 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 or limited bus service within the institution’s service area.

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)

- Not Applicable to the Site.

ZONING HISTORY

ZONING HISTORY – SITE

61-Z-151, Rezoning of ten acres, being in A-2 district to Special Uses (1) classification to permit the construction of a church building, **approved**.

ZONING HISTORY – VICINITY

2017DV3006 ; 1625 North Post Road (northwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall sign, with a five-foot front setback, within 50 feet of a protected district (15-foot front setback and 600-foot separation required for signs taller than four feet), **approved**.

2009UV1037 ; 1401 North Post Road (southwest of site), Variance of use and development standards to legally establish an automobile repair shop (not permitted) for a temporary period of no more than 10 years, with gravel parking, drives and maneuvering areas (paved gravel drives, maneuvering and parking areas required), **approved**.

2008APP078 ; 1551 North Post Road (west of site), Modification of commitments, related to petition 99-Z-37, to modify Commitment Four to provide for a restaurant use (previous commitment prohibited restaurants), **approved**.

2008HOV041 ; 1551 North Post Road (west of site), Variance of Development Standards of the Commercial Zoning Ordinance to provide for carry-out food service within 57 feet of a protected district (minimum 100-foot separation required), **approved**.

2008ZON001 ; 1041 North Post Road (southwest of site), Rezoning of 0.895 acre, from the D-A District to the C-3 classification to provide for neighborhood commercial uses, **approved**.

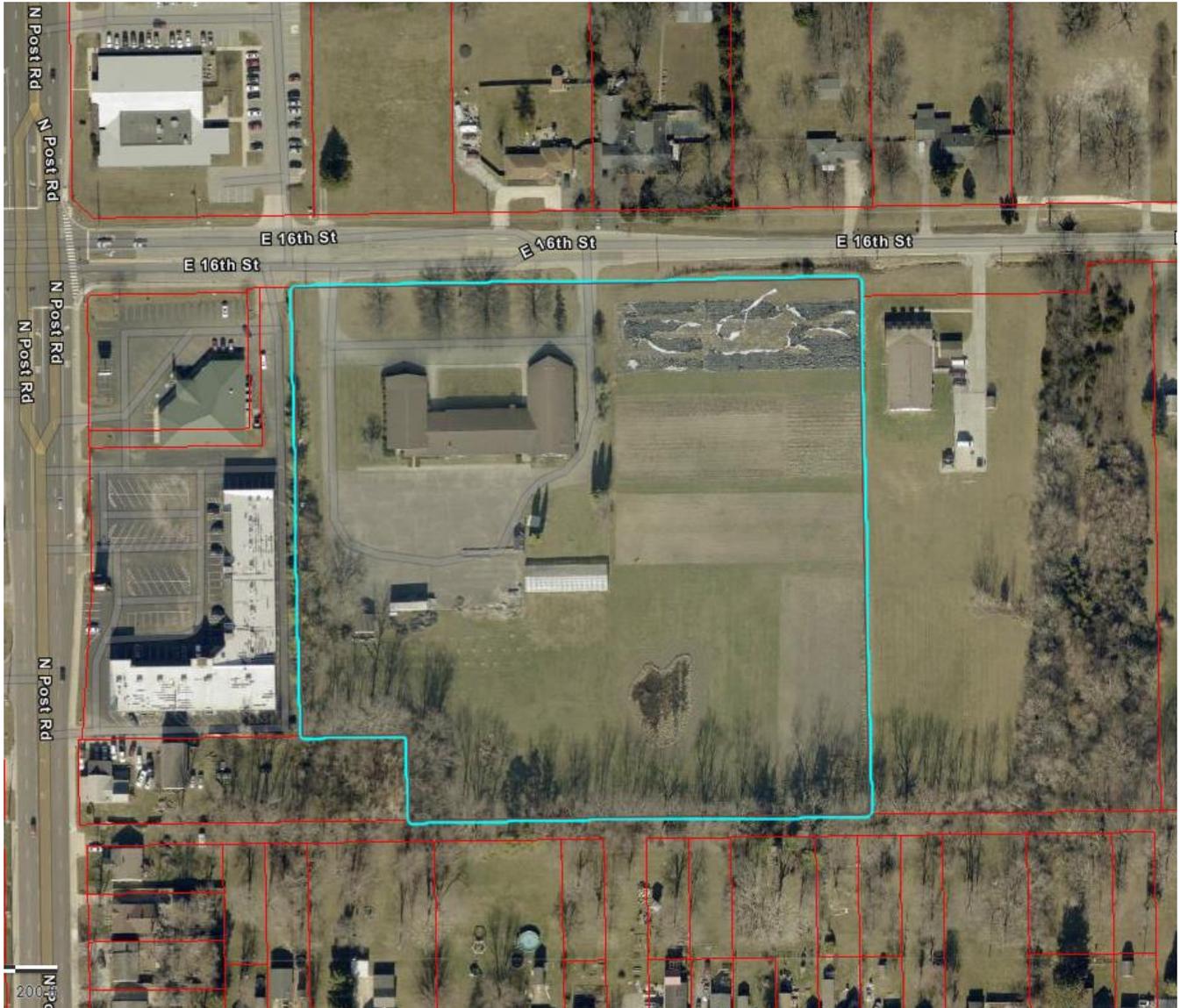
2002APP006 ; 1551 North Post Road (west of site), Modify commitment #5 of 99-z-37 to read: Landscaping and screening shall meet the standards requirements of the C-4 zoning as outlined in the most current revision of the Commercial Zoning Ordinance of the City of Indianapolis) original commitment required landscaping to be in accordance with the site plan file-dated February 3, 1999, and meet or exceed the most current revision of the Commercial Zoning Ordinance), **approved**.

2001ZON861 ; 1401 North Post Road (southwest of site), Rezone 2.66 acres from D-A and D-3 to C-3 to provide for neighborhood commercial uses, **denied**.

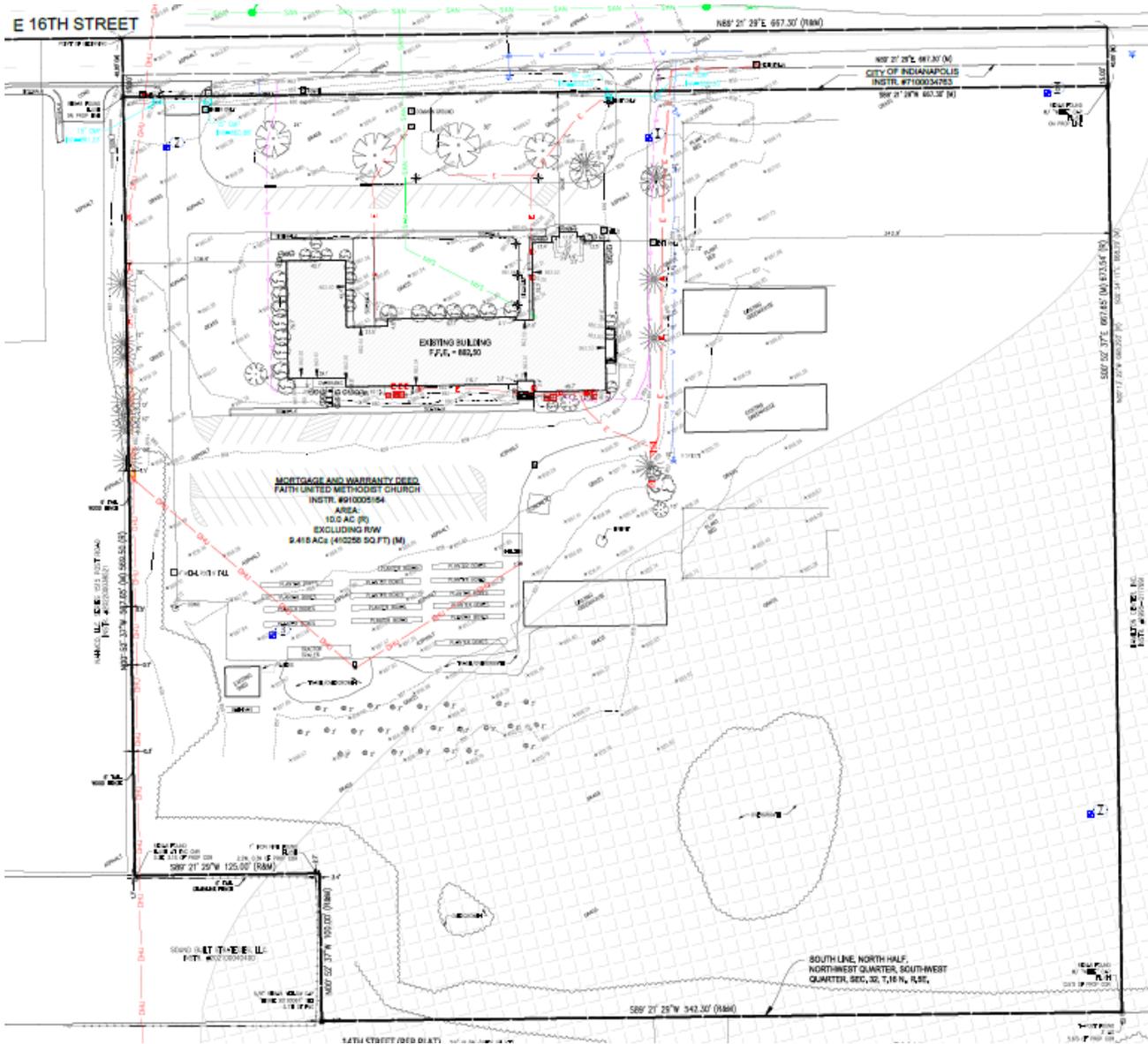
99-Z-37 ; 1551 North Post Road (west of site), Rezone 1.15 acres from D-A to C-4, **approved**.

EXHIBITS

2026ZON008 ; Aerial Map



2026ZON008 ; Site Plan



2026ZON008 ; Photographs



Photo 1: Subject Parcel from North



Photo 2: Subject Parcel from West

2026ZON008 ; Photographs (continued)



Photo 3: Subject Site Viewed from South



Photo 4: Subject Site Viewed from East

2026ZON008 ; Photographs (continued)



Photo 5: Garden Areas on Southern Portion of Site



Photo 6: Garden Areas on Eastern Portion of Site

2026ZON008 ; Photographs (continued)



Photo 7: Adjacent Property to West



Photo 8: Adjacent Property to North