



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 12, 2026

Case Number:	2026-ZON-011
Property Address:	10702 East 25 th Street, 10710 East 30 th Street, 3510 North German Church Road, and 10314 Maumee Drive (<i>Approximate Addresses</i>)
Location:	Warren Township, Council District #15
Petitioner:	Department of Parks and Recreation of the City of Indianapolis, by Benjamin Jackson
Current Zoning:	D-A (FW) (FF) / D-4 / D-6 (FF)
Request:	Rezoning of 88.46 acres from the D-A (FW) (FF), D-4, and D-6 (FF) districts to the PK-1 (FW) (FF), PK-1 (FF), and PK-1 districts to provide for recreational park uses.
Current Land Use:	Undeveloped / Greenway
Staff Recommendations:	Staff recommends approval of this petition, subject to a commitment.
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, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three (3) days prior to the MDC hearing:

A 15-foot half right-of-way shall be dedicated along the frontage of 25th Street, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

- The rezone petition 2026-ZON-011 would allow for the change of zoning classification for five (5) distinct and largely non-contiguous parcels totaling 88.46 acres that are within or near the existing Grassy Branch Regional Park. None of the parcels are developed with structures, and except for the 0.06-acre 10314 Maumee Drive parcel, each is located within either the Floodway or the Floodway Fringe. The Aerial Map within Exhibits below shows the location of each subject parcel. All five (5) subject parcels are owned by the Parks Department of the City of Indianapolis.

- The primary zoning of each of these parcels is split between D-A for the parcels bordering 25th and 30th Street, D-4 for the 10314 Maumee parcel located along the Grassy Creek Connector greenway, and D-6 for the 3510 North German Church parcel bordering multifamily development. Approval of this petition would allow for each parcel to be rezoned to the PK-1 district for uses related to parks or recreation. No site plans were provided for staff review showing specific layouts of any proposed improvements, and approval of this rezoning would not allow for any exceptions from standards within the Zoning Ordinance or applicable floodplain regulations.
- Approval of this petition would rezone the properties to the PK-1 (Park District One) designation, which limits allowable uses to parks, playgrounds, and greenways. Current primary zoning designations for these parcels include D-A (Dwelling Agriculture district for a variety of agricultural uses and large estate single-family dwellings), D-4 (low or medium intensity single-family and two-family residential development), and D-6 (medium intensity residential development of a variety of predominantly multifamily housing types).
- Given their proximity to the Grassy Creek, substantial portions of the southernmost three parcels fall within the Floodway District, which indicates the channel of a river or stream and portions adjoining the channel that are necessary to carry the waters of a base flood. Similarly, all parcels except for the Maumee Drive property fall within the Floodway Fringe, which indicates a 1% chance for significant flooding as well as shallow flooding in any given year.
- The Comprehensive Plan makes several recommendations for these properties: the southernmost three (3) parcels are recommended for a mix of Suburban Neighborhood uses and being within the Floodway category. The 10314 Maumee parcel falls within an area recommended for a Linear Park, and the 3510 German Church parcel is recommended for Park uses.
- Staff would note the presence of the PK-1 zoning district as well as other areas developed for park or recreation uses either overlapping this site or with direct adjacency. Additionally, substantial portions of the site have flood designation which would constrain feasible non-Park development of that land; for this reason, staff feels that usage as a park would be the highest and best land use for the impacted parcels. The Maumee Drive parcel is located within an existing greenway, and this rezoning would cause the zoning district for that parcel to match the current land use. For these reasons, staff recommends approval of the petition.
- The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 15-foot half right-of-way along 25th Street. This dedication would also be consistent with the Marion County Thoroughfare Plan.

GENERAL INFORMATION

Existing Zoning	D-A / D-4 / D-6	
Existing Land Use	Undeveloped / Greenway	
Comprehensive Plan	Suburban Neighborhood / Floodway / Linear Park / Park	
Surrounding Context	Zoning	Surrounding Context
	North:	North: Residential / Church / Park / Undeveloped / Multifamily
	South:	South: Residential / Undeveloped / Park
	East:	East: Residential / Undeveloped / Church / Park / Multifamily
	West:	West: Residential / Park / Multifamily
Thoroughfare Plan		
25 th Street	Primary Collector	50-foot existing right-of-way and 80-foot proposed right-of-way
30 th Street	Secondary Arterial	90-foot existing right-of-way and 80-foot proposed right-of-way
Governours Lane Grassy Creek Connector	Private Drive Greenway	
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes ; Environmentally Sensitive	
Wellfield Protection Area	No	
Site Plan	02/24/2026	

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.

- The **Floodway category** delineates areas that exhibit a great potential for property loss and damage from severe flooding, or for water quality degradation. No development should occur within the floodway. Nonconforming uses currently within a floodway should not be expanded or altered.
- The **Linear Park land use category** is intended for public or private property designated for active or passive recreation and is primarily used for the passage of people or wildlife. Examples are greenways, parkways, trails, off-street paths, and conservation areas.
- **Large-Scale Parks** are generally over 10 acres in size.
- The **Environmentally Sensitive Areas (ES) Overlay** is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

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 10314 Maumee Drive parcel is located within the existing Grassy Creek connector greenway.

ZONING HISTORY

ZONING HISTORY – SITE

2002ZON110 ; 10702 E 25th, Rezone 42 acres from SU-3 (FF) to D-4 (FF) to provide for single-family residential development, **approved**.

96-Z-147 ; 10702 E 25th, rezoning of 32 acres, being in the SU-2 (FF)(FW) District, to the SU-3 (FF)(FW) classification to provide for a golf course and driving range with accessory facilities, **approved**.

94-UV2-47 ; 10702 E 25th, variance of use of the Special Use Districts Zoning Ordinance to provide for the construction of a 2129.5 square foot single-family residence (not permitted), **approved**.

75-Z-149 ; 10702 E 25th, rezoning of 80.83 acres, being in A-2 district, to SU-2 classification to permit a high school building, **approved**.

65-Z-34 ; 3510 German Church, rezoning of 62.41 acres, being in an A-2 district, to a D-7 classification, to provide for the development of a townhouse and garden apartment project, **approved**.

ZONING HISTORY – VICINITY

2025ZON080 ; 3350 North German Church (north of 10710 E 30th), Rezoning of 27.8 acres from the D-A (FF), SU-1, and SU-38 districts to the SU-1 (FF) district to provide for religious uses, **approved**.

2024ZON007 ; 3000 North German Church Road (north of 10710 E 30th), Rezoning of 9.8 acres from the C-3 (FW) (FF) district to the C-5 (FW) (FF) district to provide for heavy commercial uses, **denied**.

2011ZON051 ; 10701 East 30th Street (south of 10710 E 30th and north of 10702 E 25th), Rezoning of 19.1 acres, from the SU-3 (FF) District, to the D-A (FF) classification to provide for residential uses, **approved**.

2009ZON081 ; 2800 North German Church Road (east of 10702 E 25th), Rezoning of 24.26 acres, from the SU-3 (FF) District, to the SU-1 (FF) classification to provide for religious uses, **approved**.

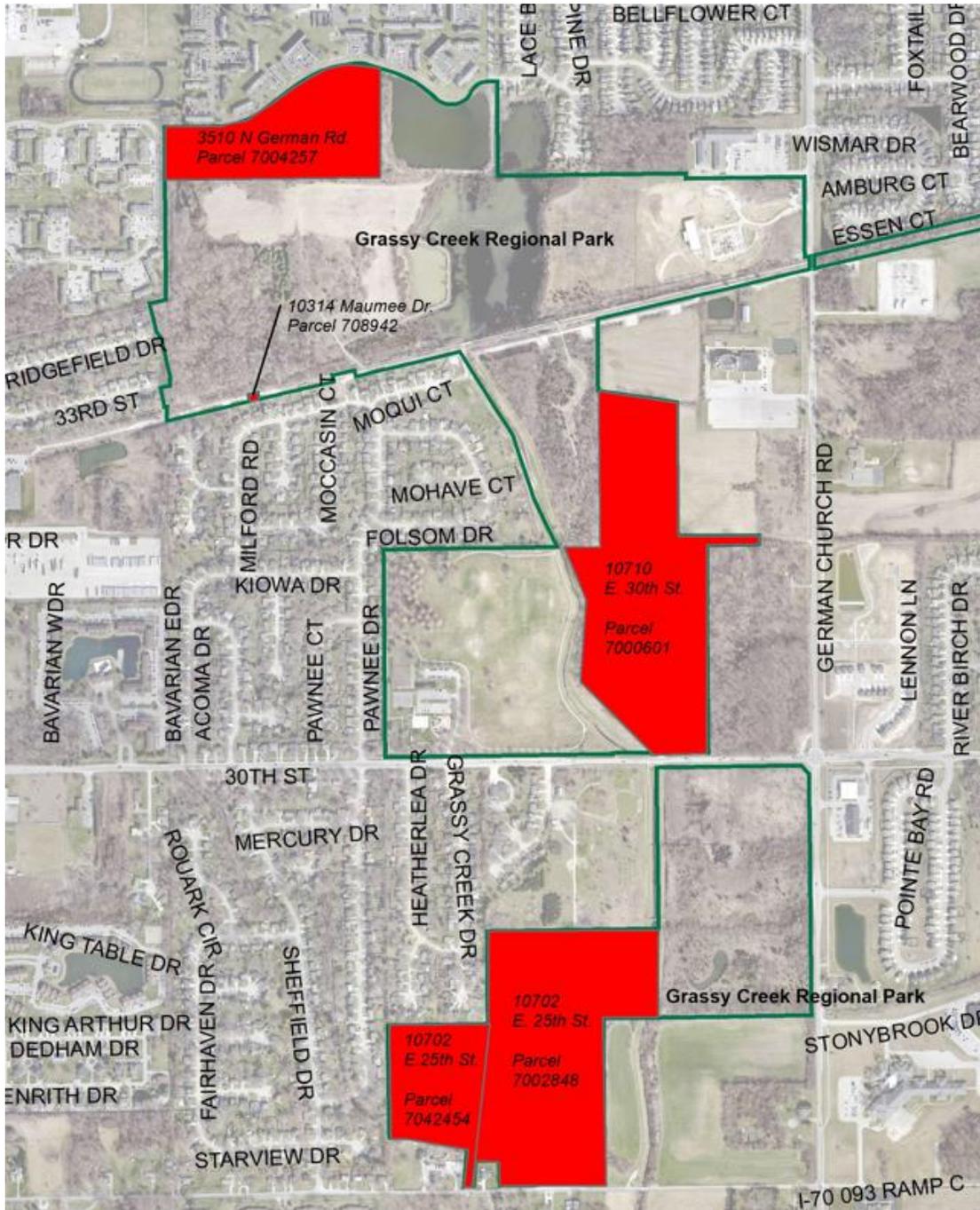
99-Z-85 ; 10540 East 25th Street (west of 10702 E 25th), Rezone 9.784 acres from DA to SU-3, **approved**.

98-Z-154 ; 3510 North German Church Road (south of 3510 German Church and north of 10314 Maumee), Rezone 88.96 acres from D-P to PK-1 to provide for a public park, **approved**.

96-Z-182 ; 10614 East 25th Street (south of 10702 E 25th), Rezoning of 0.66 acre, being in the SU-2 (FW) District to the D-2 (FW) classification to provide for the construction of a single-family residence, **approved**.

EXHIBITS

2026ZON011 ; Aerial Map with Parcel Locations



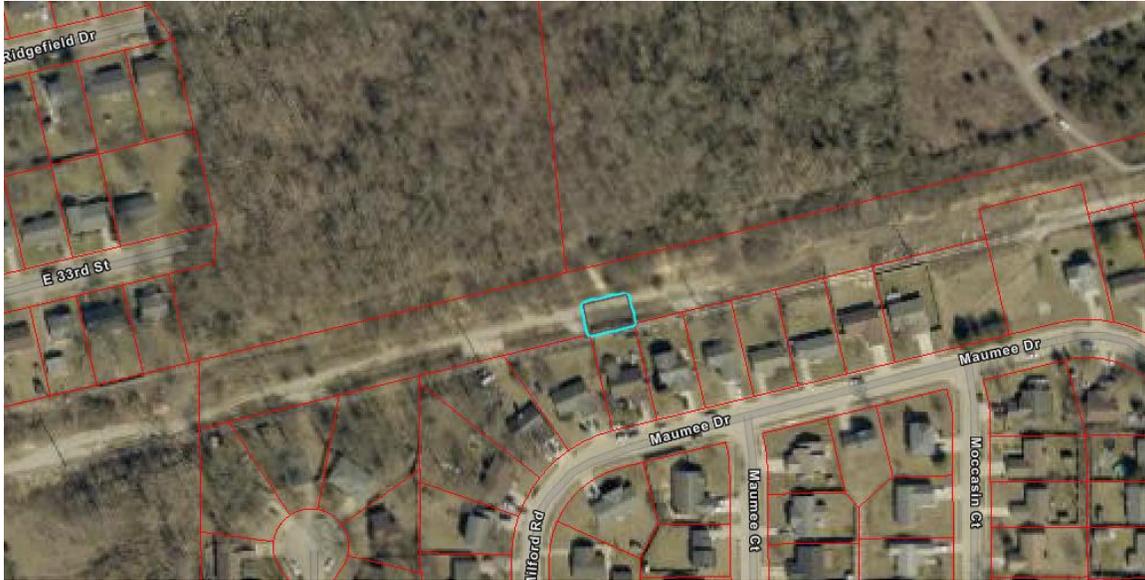
2026ZON011 ; Aerial of 10702 East 25th Street



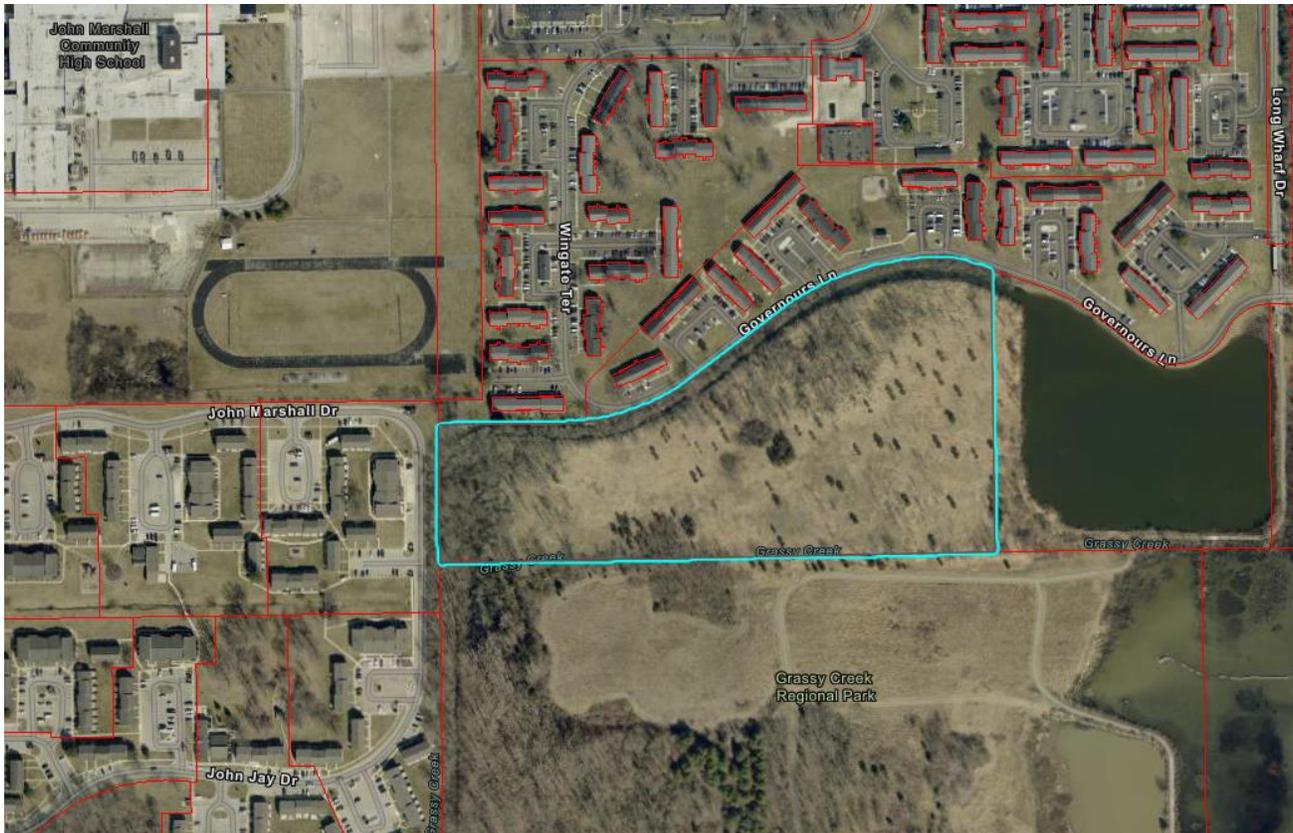
2026ZON011 ; Aerial of 10710 East 30th Street



2026ZON011 ; Aerial of 10314 Maumee Drive



2026ZON011 ; Aerial of 3510 North German Church Road



2026ZON011 ; Photographs



Photo 1: 10702 East 25th Viewed from South



Photo 2: 10710 East 30th Viewed from South

2026ZON008 ; Photographs (continued)



Photo 3: 10314 Maume Viewed from North



Photo 4: 3510 North German Church Viewed from North

2026ZON008 ; Photographs (continued)



Photo 5: Adjacent Property to South of 25th Street



Photo 6: Adjacent Property to South of 30th Street

2026ZON008 ; Photographs (continued)



Photo 7: Adjacent Property to West of 10710 East 30th



Photo 8: Adjacent Property to North of 3510 North German Church