



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

March 12, 2026

Case Number: 2026-ZON-010
Address: 11700 East 30th Street (Approximate Address)
Location: Warren Township, Council District #15
Petitioner: Donna and James Clifford, by Indiana Association of Seventh-Day Adventists, Inc.
Request: Rezoning of 9.91 acres from the D-A district to the SU-1 district to provide for religious uses.
Staff Recommendations: Approval
Current Land Use: Undeveloped
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request subject to the following commitment:

1. A final tree preservation plan shall be submitted for and subject to Administrator's approval prior to the issuance of an Improvement Location Permit (ILP) and prior to any site preparation activity. This plan shall, at minimum: a) delineate the location of the existing mature, healthy, non-invasive trees, b) characterize the size and species of such trees, c) indicate proposed development, and d) identify the method of preservation (e.g. provision of fencing or staked straw bales at the individual tree's dripline during construction activity). All trees proposed for preservation shall be indicated.

PETITION OVERVIEW

LAND USE

The 9.91-acre site is comprised of a parcel developed with a residential accessory structure. The site is surrounded by single-family dwellings zoned D-3.



REZONING

The request would rezone the property to the D-8 district to allow for residential uses that are not permitted in the existing C-1 district.

The D-A District is intended to provide for animal and poultry husbandry, farming, cultivation of crops, dairying, pasturage, floriculture, horticulture, viticulture, apiaries, aquaculture, hydroponics, together with necessary, accompanying accessory uses, buildings, or structures for housing, packing, treating, or storing said products; or lands devoted to a soil conservation or forestry management program. A single-family dwelling is intended to be permitted as a part of such agricultural uses. A secondary provision of this district is large estate development of single-family dwellings. This district fulfills the very low-density residential classification of the Comprehensive General Land Use Plan. This district does not require public water and sewer facilities.

The SU-1 district is intended for religious uses and would use the C-1 District Development Standards.

STAFF ANALYSIS

The request would rezone the property to the SU-1 district to allow for religious uses.

Staff is supportive of the rezoning because it would allow for development that is compatible with the surrounding area and would align with the Rural or Estate Neighborhood recommendation of the Comprehensive Plan. Due to the wooded nature of the northern end of the site, Staff is requesting a commitment for a tree preservation plan to be submitted for Administrator’s Approval prior to the issuance of an Improvement Location Permit.

GENERAL INFORMATION

Existing Zoning	D-A		
Existing Land Use	Undeveloped		
Comprehensive Plan	Rural or Estate Neighborhood		
Overlay	N/A		
Surrounding Context	Zoning	Surrounding Context	
	North:	D-a	Undeveloped
	South:	D-A	Single-family dwellings
	East:	D-3	Single-family dwelling
	West:	D-A	Single-family dwelling
Thoroughfare Plan			
	East 30 th Street	Primary Collector	90-foot existing and proposed right-of-way.
Context Area	Metro		
Floodway / Floodway Fringe	N/A		
Wellfield Protection Area	N/A		
Site Plan	N/A		
Elevations	N/A		
Landscape Plan	N/A		
Commitments	N/A		
Findings of Fact	N/A		
C-S / D-P Statement	N/A		

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends the Rural or Estate Neighborhood typology which is typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

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 – Traditional 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.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

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

None.

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PHOTOS



Photo of subject site, looking north from East 30th Street.



Photo of Cluster Pine spur street at the north end of the site, looking east



Photo of adjacent property to the east, looking north.



Photo of adjacent property to the west, looking north.