



METROPOLITAN DEVELOPMENT COMMISSION

April 1, 2026

Case Number:	2026-ZON-015
Property Address:	2215 Southport Commons Drive
Location:	Perry Township, Council District #22
Petitioner:	FS of Carmel, LLC, by Joseph D. Calderon
Current Zoning:	D-P
Request:	Rezoning of 4.87 acres from the D-P (FF) (W-1) district to the D-P (FF) (W-1) district to provide for automobile, motorcycle and light vehicle sales or rental.
Current Land Use:	Undeveloped
Staff Recommendations:	Approval
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

This the first hearing on this petition.

STAFF RECOMMENDATION

Approval.

PETITION OVERVIEW

This 4.87-acre site, zoned D-P, is undeveloped and surrounded by Interstate 69 right-of-way to the east and to the north, across West Southport Road; and multi-family dwellings to the south and west, across Wellingshire Boulevard, all zoned D-P.

Petition 97-Z-14 (97-DP-3); rezoned the site to the D-P (GSB) (FF) district to provide for a residential and golf course community development. Between this initial rezoning the current request, there have been nine modifications to the 1997 rezoning that amended the request to respond to marketing and land use changes that have occurred during the ensuing years (See Zoning History).

REZONING

The request would rezone the site from the D-P district to the D-P district to add a new use of automobile, motorcycle and light vehicle sales or rental.

The established purpose of the D-P District follows:

1. To encourage a more creative approach in land and building site planning.
2. To encourage and efficient, aesthetic and desirable use of open space.
3. To encourage variety in physical development pattern.
4. To promote street layout and design that increases connectivity in a neighborhood and improves the directness of routes for vehicles, bicycles, pedestrians, and transit on an open street and multi-modal network providing multiple routes to and from destinations.
5. To achieve flexibility and incentives for residential, non-residential and mixed-use developments which will create a wider range of housing types as well as amenities to meet the ever-changing needs of the community.
6. To encourage renewal of older areas in the metropolitan region where new development and restoration are needed to revitalize areas.
7. To permit special consideration of property with outstanding features, including but not limited to historical significance, unusual topography, environmentally sensitive areas and landscape amenities.
8. To provide for a comprehensive review and processing of development proposals for developers and the Metropolitan Development Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.
9. To accommodate new site treatments not contemplated in other kinds of districts.

Development plans should incorporate and promote environmental and aesthetic considerations, working within the constraints and advantages presented by existing site conditions, including vegetation, topography, drainage and wildlife.

The Comprehensive Plan recommends community commercial for this site.

Recommended land uses in this typology include small- and large- scale offices, retailing, and personal or professional services; small- and large- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; and small-scale parks.

As proposed, this request would not be consistent with the Comprehensive Plan recommendation of community commercial.

Floodway / Floodway Fringe (500-Year Floodplain of Little Buck Creek)

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream, and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.



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The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (D-P in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

Wellfield Protection Secondary Zoning

A wellfield is an area where the surface water seeps into the ground to the aquifer and recharges the wells that are the source of our drinking water. This secondary zoning district places closer scrutiny on uses and activities that might contaminate the underground drinking water supply.

There are two wellfield district designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts is subject to Commission approval. The filing of a site and development plan is required and subject to approval, on behalf of the Commission, by a Technically Qualified Person (TQP), unless exempted by the Ordinance.

“Because of the risk that hazardous materials or objectionable substances pose to groundwater quality, it is recognized that the further regulation of the manufacturing of, handling, transfer, disposal, use or storage of hazardous materials or objectionable substances related to nonresidential use activities is essential in order to preserve public health and economic vitality with Marion County.”

All uses permitted in the applicable primary zoning district shall be those uses permitted in the W-1 and W-5 zoning districts, unless otherwise prohibited by the Ordinance, and provided no other secondary zoning district prohibits the use.

“No building, structure, premises or part thereof shall be altered, constructed, converted, erected, enlarged, extended, modified, or relocated except in conformity with this Section, and not until the proposed Site and Development Plan has been filed with and approved on behalf of the Commission by the Technically Qualified Person (TQP). Regulations found in Chapter 742, Article II, Section 4 shall apply to all land within the Wellfield Protection Zoning Districts. The entire site shall be subject to review by the TQP. These regulations shall be in addition to all other primary and secondary zoning district regulations applicable to such land, and in case of conflict, the more restrictive regulations shall apply.”

The subject site is located in W-1 South wellfield protection area and any use or development within a wellfield protection district would be subject to the Technically Qualified Person (TQP) review and approval, unless and until the property owner provides sufficient justification that the type of use, type of facility, and chemical quantity limits, independent of the land use would be exempt from the requirements for filing a development plan. Otherwise, a development plan would be required to be filed and approved on behalf of the Metropolitan Development Commission by the (TQP). Contaminants that would have an



adverse effect would include chemicals that are used in the home, business, industry, and agriculture. Chemicals such as furniture strippers, lawn and garden chemicals, cleaning chemical and solvents, gasoline, oil, and road salt can all contaminate groundwater supplies if poured on the ground or improperly used or stored.

Planning Analysis

As proposed, this request would not align with the Comprehensive Land Use Plan that recommends Community Commercial typology. Community commercial typology is contemplated to be consistent with the C-3 (neighborhood commercial) or the C-4 (community-regional) zoning districts, depending upon the location and the surrounding land uses.

This request would provide for a commercial use that is more intense and permitted in the C-5 (general commercial) district. Staff, however, believes that the adjacent commercial uses and the construction of the Interstate 69 interchange abutting this site to the north and east would minimize the impact of the proposed use of the automobile dealership.

Furthermore, the retention pond to the south and adjacent to the multi-family development provides a buffer to the residential uses that mitigates impact of the proposed use.

GENERAL INFORMATION

Existing Zoning	D-P		
Existing Land Use	Undeveloped land		
Comprehensive Plan	Community Commercial		
Surrounding Context	Zoning	Land Use	
	North:	D-P	I-69 right-of-way
	South:	D-P	Multi-family dwellings
	East:	D-P	I-69 right-of-way
	West:	D-P	Multi-family dwellings
Thoroughfare Plan			
Southport Commons Drive	Private Street	Existing 23-foot-wide pavement.	
Context Area	Metro		
Floodway / Floodway Fringe	Yes. Little Buck Creek – 500-year unregulated		
Overlay	No		
Wellfield Protection Area	Yes. Wellfield Protection District, South W-1		
Site Plan	February 6, 2026		
Site Plan (Amended)	N/A		
Elevations	February 6, 2026		
Elevations (Amended)	N/A		
Landscape Plan	N/A		



Findings of Fact	N/A
Findings of Fact (Amended)	N/A
C-S/D-P Statement	February 6, 2026

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Community Commercial. 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, and public gathering spaces.

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 – Community Commercial 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.

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 Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2024-ZON-014; 7125 Wellingshire Boulevard, requested rezoning of 57.81 acres from the D-P (FF) (W-1) district to the D-P (FF) (W-1) district to revise the list of permitted uses for Parcel 2 of the Southern Dunes (formerly Wellingshire) Planned Unit Development. Permitted uses would be as follows: Parcel 2 (7125 Wellingshire Boulevard) Public, Institutional, Religious and Civic Uses, Medical or Dental Offices, Centers or Clinics, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Financial and Insurance Services, Hair and Body Care Salon or Service, Bar or Tavern, Eating Establishment or Food Preparation (any type), Indoor Recreation and Entertainment, Hotel, Motel, Offices (Business, Professional or Government), Outdoor Recreation and Entertainment, Grocery Store, Liquor Store, Retail, Light and Heavy General, Automobile and Light Vehicle Wash, Automobile, Motorcycle, Light Vehicle Service or Repair, Vehicle Charging Station and other Accessory Uses. **approved.**

2024-PLT-031, 7125 Wellingshire Boulevard, requested approval of a Subdivision Plat to be known as Southern Dunes Commons at Wellingshire, subdividing 18.73 acres into two lots and three blocks, with a waiver of sidewalk requirements along Southport Road, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance, **approved.**

2013-MOD-016; 7185 Wellingshire Boulevard and 7500 South Belmont Avenue, requested modification of the Development Statement for 97-Z-14 (97-DP-3), as modified by 2000-APP-038, 2000-APP-161, 2001-APP-161, 2001-APP-158, 2002 APP-03 and 2002-APP-127 to generally include: a) 2,341 dwelling units and 2.17 units per acre; b) multi-family developed on Parcels One and 25; c) 250,000 square feet of commercial development, 400 multi-family units and a 15-acre assisted living facility within Parcel Two; d) multi-family and commercial on Parcels 12 and 13, subject to the overall 2.17 units per acre density; and e) perimeter street improvements: The west approach of Stop 11 Road at the intersection of Stop 11 Road and State Road 37 and the east and west approaches of County Line Road at the intersection of County Line Road and State Road 37 shall be improved to the extent approved by DPW and INDOT (requires double right-turn and left-turn lanes, and double-left turn lanes, one through land and one right-turn lane, respectively, **approved.**

2004-ZON-093; 2201 and 3425 West Southport Road, 7500 State Road 37, 2701 West Stop 11 Road and 8808 Bluff Road, requested rezoning of 1,023 acres, being in the D-P (GSB)(FW)(FF)(W-1) District to the D-P (FW)(FF)(W-1) classification to provide for a map correction to rezoning case 97-Z-14 to remove all property from the Gravel Sand =Borrow (GSB) classification, **approved.**

2002-APP-127; 2201 West Southport Road, requested a modification of the Development Statement related to petitions 97-Z-14 (97-DP-003), 2000-APP-38, 2000-APP-161, 2001-APP-158 and 2002-APP-033 to provide for 1) Parcel 3 and Parcel 3a of southern Dunes to be developed with two-family dwellings; 2) a decrease of acreage of Parcel 1B from 62 acres to 38 acres; 3) improvements / upgrades of State Road 37 to the extent approved by DPW and INDOT; 4) changes to traffic signal improvements, the method of provided for "fair share" costs of improvements, and "in kind" improvements, times in which a Letter of Credit shall be obtained and the amount of funds required for the Letter of Credit; and 5) deletion of VI.A.3.g which provided for reservation of right-of-way at the intersection of State Road 37 and



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Southport Road, and the expiration of said reservation after ten years for those parts of the right-of-way not required, **approved**.

2002-APP-033; 2201 West Southport Road, requested modification of the Development Statement related to petitions 97-Z-14 (97-DP-3), 2000-APP-038, 2000-APP-161 and 2001APP-158 to modify Section 1 to read: No building, with the exception of the clubhouse, shall exceed 35 feet. The Clubhouse located on Parcel 14 shall not exceed 48 feet, **approved**.

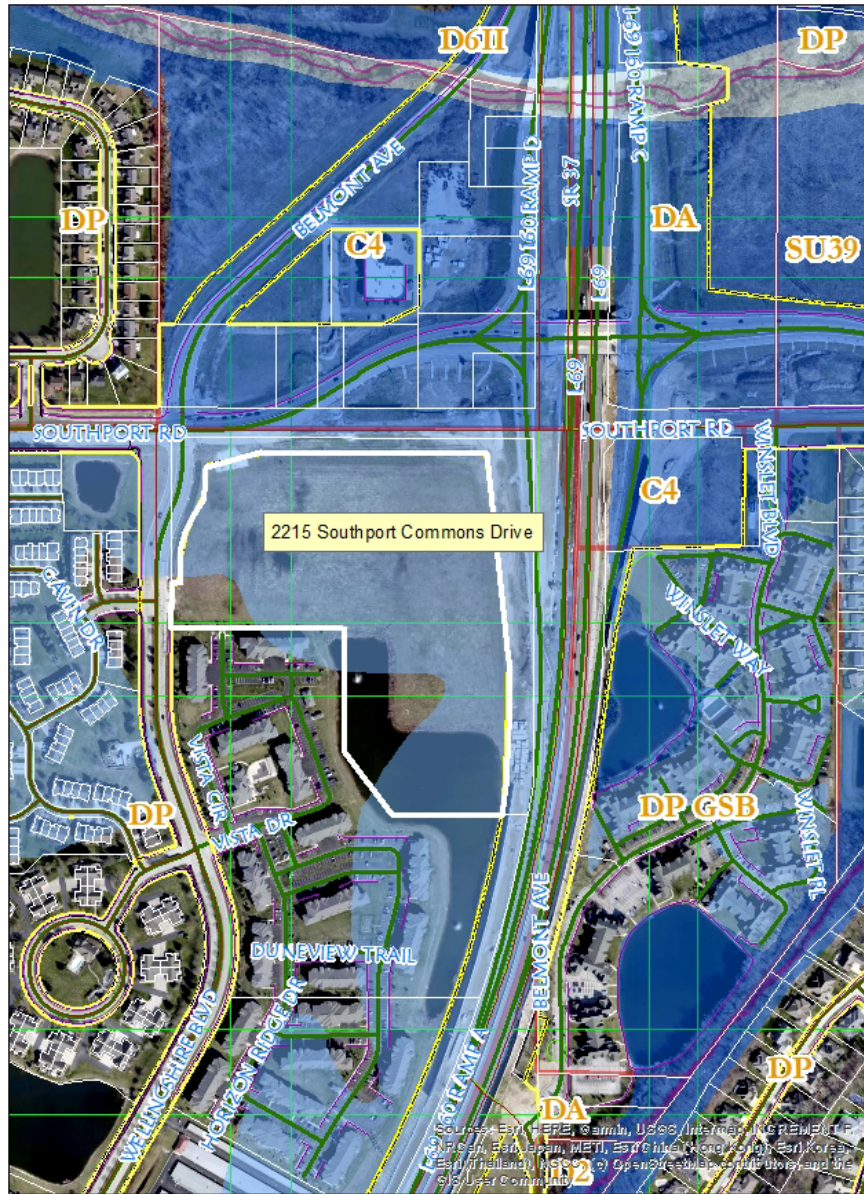
2001-APP-158; 2201 West Southport Road, requested modification of the development statement related to petition 97-Z-14 (97-DP-2), 2000-APP-038, and 2001-APP-161 to provide for the reconfiguration of the proposed residential, commercial recreational and miscellaneous uses within the proposed development to include a) a corrected legal description of 1,189 acres; b) 12 single-family residential communities; c) total acreage within each residential community of development parcel may increase or decrease by as much as 10%; d) proposed number of lots or units within each residential community of development parcel may increase or decrease by as much as 25%; e) creation parcel 9a as three acres of open space, with development of this site limited to a pylon sign not to exceed 30 feet in height to serve as identification of the proposed adjacent commercial uses; and f) density to be based on the entire development minus the commercial properties, **approved**.

2000-APP-161; 2201 West Southport Road, requested modification of the Development Statement related to petitions 97-Z-14 (97-DP-3) and 2000-APP-038 to provide for 43-foot-tall multi-family dwellings on Parcels 25 and / or 1, **approved**.

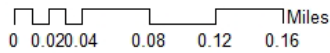
2000-APP-038, 2201 West Southport Road, requested modification of the Development Statement, related to petition 97-Z-14 (97-DP-3), of Southern Dunes (formerly known as Wellingshire) to provide for a reconfiguration of the proposed residential, commercial, recreational, and miscellaneous uses within the proposed development, **approved**.

97-Z-14 (97-DP-3); 2201 West Southport Road, requested rezoning of 1,130 acres, being in the D-A (FF), SU-23 (GSB)(FF), SI-3 (FF), D-6 (FF), and C-3 (FF) districts to the D-P (GSB)(FF) classification to provide for a residential and golf course community development consisting of eight single-family residential communities, three multi-family residential communities, a 27-hole golf course, a nine-hole golf course, a golf academy, club house and practice area, two neighborhood commercial centers, two neighborhood commercial services, a mini-warehouse use, recreational amenities and open space areas, **approved**.

EXHIBITS



2215 Southport Commons Drive



Source: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swire, Esri Korea, Esri (India), Swire, © OpenStreetMap contributors, and the GIS User Community

**AMENDED AND RESTATED PRELIMINARY DP PLAN
AS TO BLOCK "C"**

SOUTHERN DUNES PLANNED UNIT DEVELOPMENT

INTRODUCTION

FS of Carmel, LLC ("Petitioner") is under contract to purchase property located at the southwest quadrant of Southport Road and I-69, more particularly described on Exhibit "A". In 2024, under case 2024-ZON-014, approximately 18.72 acres within the Southern Dunes Planned Unit Development was rezoned from DP as a result of case numbers 97-Z-14 (97-DP-03), 2001-APP-038, 2000-APP-161, 2001-APP-158, 2002-APP-003, 2002-APP-127 and 2013-MOD-016 (the "Original DP") to DP to add various commercial uses and create development standards for a commercial section within Southern Dunes (the "2024 DP Plan"). More recently, an automobile dealer, FS of Carmel, LLC, proposes to locate a new dealership on Block "C" of the platted commercial subdivision, Southern Dunes Commons At Wellingshire, which contains 4.87 acres (the "Subject Property"). The purpose of this Preliminary DP Plan is to add one additional commercial use and modify development standards solely with respect to the Subject Property, while otherwise affirming the uses and development standards set forth in the Amended and Restated Preliminary DP Plan. In the event of a conflict between the Original DP, the 2024 DP Plan, and this Amended Preliminary DP Plan with respect to the Subject Property, this Amended Preliminary DP Plan shall control.

Petitioner is proposing a new automobile dealership to be located on the Subject Property, generally as shown on Exhibit "B" (the "Site Plan").

**PROPOSED BUILDINGS, PERMITTED USES,
BUILDING SPECIFIC STANDARDS FOR SOUTHPORT/I-69 PARCEL**

Permitted Uses: The following primary use, as described in Table 743-1 of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance (the "Zoning Ordinance"), shall be added as a permitted use on the Subject Property:

1. Automobile, Motorcycle, and Light Vehicle Sales or Rental
2. All other permitted uses set forth in the 2024 DP Plan shall remain as permitted uses

Permitted Accessory Uses:

1. All permitted accessory uses set forth in the 2024 DP Plan shall remain as permitted uses.
2. Automobile, Motorcycle and Light Vehicle Service or Repair

Development Standards:

1. The proposed automobile dealership shall have the following minimum development standards:
 - a) No more than two (2) showroom buildings;

- b) No more than one service building for each showroom building; and
- c) Maximum height 40 feet, measured to top of parapet wall.

2. **Parking:**

Surface parking and bicycle parking of no less than the minimum required by the Zoning Ordinance per the particular use. Shared parking is permissible. No parking maximum shall apply.

STANDARDS/REQUIREMENTS APPLICABLE TO SOUTHPORT/I-69 PARCEL

Building Setbacks:

- 1. **Front Yard (I-69):**
Buildings: Twenty (20) feet, measured from the right-of-way line.
Accessory Uses: Five (5) feet measured from the existing right-of-way line.
- 2. **Side/Rear Yard (Overall boundary line of Subject Property):**
Buildings: Twenty (20) feet, measured from overall south boundary line of Subject Property, and not each lot line.
- 3. **Individual Lots, yards not fronting on Wellingshire Boulevard, Southport Road or I-69:**
Buildings: Ten (10) feet, measured from lot line.
Accessory Uses: Zero (0) feet, measured from lot line.

Landscaping: Detailed landscaping plans will be submitted for Administrator's Approval, prior to obtaining an Improvement Location Permit for development of any lot. At a minimum, any such landscaping plan shall provide for perimeter landscaping and along the west and south property lines.

Utilities/Drainage: All utilities are available to the site. There will be no utility poles located on the Subject Property, unless already existing and financially impractical to bury. Storm drainage will be professionally engineered to meet all City of Indianapolis requirements with respect to runoff rate and quantity, as well as water quality. The Petitioner may use a combination of surface and underground drainage systems to meet City of Indianapolis Ordinance requirements.

Lighting: All free standing light fixtures and lighting elements shall meet the requirements of the Zoning Ordinance.

Signs: Petitioner proposes the following signs on the Subject Property, for the dealership:

- 1. Wall signs, as permitted by the Sign Regulations of Marion County, on all of the Buildings. A typical logo sign, as shown on Exhibit C, shall be permitted.
- 2. Secondary freestanding signs as permitted by Table 744-906-2 of the Zoning Ordinance for Commercial Districts.

3. The foregoing shall not be deemed to remove or eliminate any signs permitted under the 2024 DP Plan, even if signs permitted under the 2024 DP Plan are located on the Subject Property.

Building Design Materials: The Buildings on the Subject Property shall feature one or more of the following materials: glass, steel, aluminum, wood, masonry, stone, EIFS and fiber cement board, and shall feature architectural elements generally as shown on the concept rendering attached hereto as Exhibit "C".

LIST OF EXHIBITS

Exhibit "A"	Legal Description of Subject Property
Exhibit "B"	Site Plan
Exhibit "C"	Conceptual Rendering

50618789.1

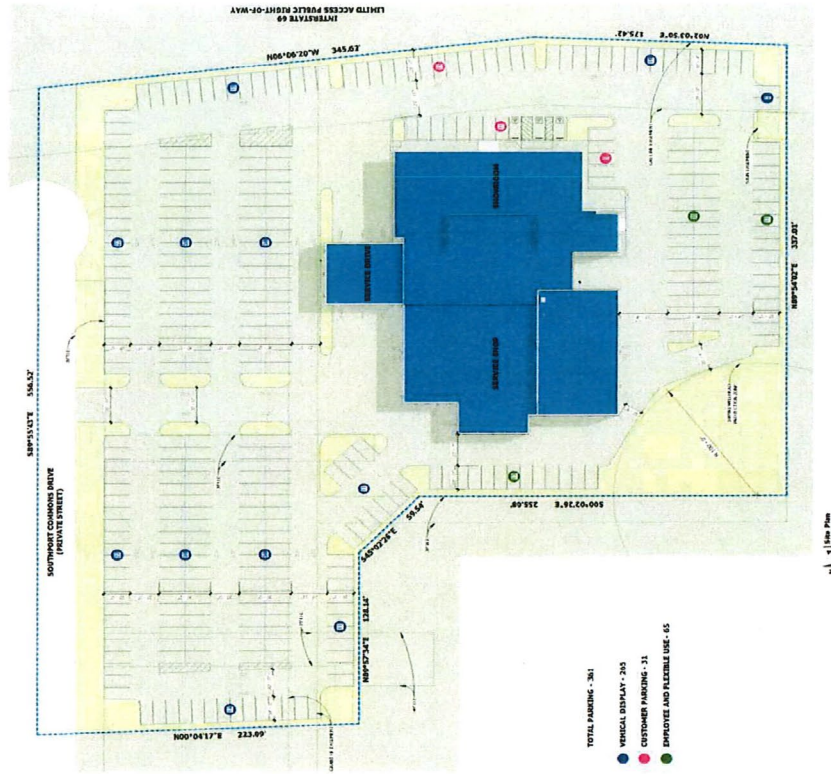
EXHIBIT "A"

Legal Description

Block "C" of Southern Dunes Commons At Wellingshire, as per plat thereof, recorded as Instrument A202400079961 in the Office of the Recorder of Marion County, Indiana.

Exhibit A

EXHIBIT "B"
Site Plan



SPARC

Exhibit B

01 Metropolitan Area of South Indianapolis

EXHIBIT "C"

Conceptual Rendering



02 *Photo by Scott of South Indianapolis*

SPARK

Exhibit C



View looking east along Southport Commons Drive



View looking west along Southport Commons Drive



View looking northeast from Southport Commons Drive



View looking northeast across Southport Commons Drive



View of site looking southeast



View of site looking south across Southport Commons Drive



View of site looking south across Southport Commons Drive



View looking southwest across Southport Commons Drive (site on left)