

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-CVR-847 / 2026-CPL-847

Property Address: 2880 East Hanna Avenue

Location: Perry Township, Council District #19

Petitioner: UP Hanna Commons, LP, by Tyler Thompson

Current Zoning: D-7 and C-1

Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot Two without street frontage (minimum 100-foot of street frontage required).

Approval of a Subdivision Plat to be known as Hanna Commons, dividing 9.8 acres into two lots.

Current Land Use: Multi-family dwellings

Staff Recommendations: Approval of the variance request and plat request.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on these requests.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner approve and find that the plat, file dated July 7, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

Staff recommends approval of the variance of development standards, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

1. A 59.5-foot half right-of-way shall be dedicated along the frontage of East Hanna Avenue, 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).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.

PETITION OVERVIEW

This 9.8-acre site, zoned D-7 and C-1, is developed with multi-family dwellings. It is surrounded by multi-family dwellings to the north, zoned D-7; single-family dwellings to the south, across East Hanna Avenue, zoned D-3; commercial uses and multi-family dwellings to the east, zoned C-1 and D-7, respectively; and two-family dwellings to the west, a zoned D-5II.

This site was included in rezoning petitions 74-Z-111 and 74-Z-112 that rezoned this site to the C-1 district and the D-7 district, respectively.

PLAT

This request would provide for approval of a Subdivision Plat, to be known as Hanna Commons, subdividing 9.8 acres into two lots.

Site Plan

Lot 1 (5.539 acres) is developed with multi-family dwellings, with frontage along East Hanna Avenue. Lot 2 (4.174 acres) is undeveloped and would be an expansion to the north of the existing multi-family development.

An existing drive, with access along East Hanna Avenue, would be expanded north and connect to the proposed 41-space parking lot that would serve the proposed multi-family structure on Lot 2.

There is a proposed access drive to this parking lot along Fetlock Drive to the west. However, this proposed drive crosses through a common area of the subdivision to the west. The encroachment of this access drive would need to be addressed in the final plat document.

Streets

No new street is proposed.

Sidewalks

Sidewalks would not be required due to the lack of public street frontage.

Waivers

None requested.

VARIANCE OF DEVELOPMENT STANDARDS

The request would provide for proposed Lot Two without street frontage when the Ordinance requires a minimum 100 feet of street frontage.

Staff finds that configuration of the lot results in practical difficulty in the use of the site for additional housing units. The proposed development would be compatible with and appropriate for surrounding land uses because it would result in an expansion of the existing multi-family development within a primarily residential area and contribute to the need for housing.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;
3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or
4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptacles for proper disposal of trash and other waste.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 59.5-foot half right-of-way along East Hanna Avenue. This dedication would also be consistent with the Marion County Thoroughfare Plan.

GENERAL INFORMATION

Existing Zoning	D-7 / C-1	
Existing Land Use	Multi-family dwellings / undeveloped land	
Comprehensive Plan	Suburban neighborhood	
Surrounding Context	Zoning	Land Use
North:	D-7	Multi-family dwellings
South:	D-3	Single-family dwellings
East:	C-1 / D-7	Commercial uses / Multi-family dwellings
West:	D-5II	Two family dwellings
Thoroughfare Plan		
East Hanna Avenue	Primary Arterial	Existing 60-foot right-of-way and proposed 119-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	

Site Plan	Site Plan / Plat – July 7, 2026
Site Plan (Amended)	
Elevations	July 7, 2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	July 7, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Suburban Neighborhood typology. “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 systems 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 quarter mile of a frequent transit line, greenway, or park.”

Recommended land uses in this typology include detached / attached / multi-family housing; assisted living facilities / nursing homes; group homes; bed and breakfast; small-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; small-scale parks; and community farms / gardens.

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 –Suburban 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.
- Hydrological patterns should be preserved wherever possible.
- Curvilinear streets should be used with discretion and should maintain the same general direction.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Multi-family Housing (defined as single or multiple buildings each with five or more legally complete dwelling units in a development of less than two acres and at a height of less than 40 feet.)

- Should be located along arterial or collector streets, parks, or greenways.
- Parking should be either behind or interior to the development.
- Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings.

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

74-Z-112; 2854-2910 East Hanna Avenue, requested rezoning of 19.84 acres, being in the A-2 and D-3 districts to the D-7 classification to provide for multi-family use, **approved**.

74-Z-111; 2908 East Hanna Avenue, requested rezoning of 2.32 acres, being in the A-2 and D-3 districts to the C-1 classification to provide for business and professional offices, **approved**.

VICINITY

90-Z-181; 2810 East Hanna Avenue (west of site), requested rezoning of 15.43 acres, being in the D-A district, to the 5ll classification to provide for the development of two-family residences, **approved**.

EXHIBITS



2880 East Hanna Avenue

00.000 0.015 0.03 0.045 0.06 Miles



Petition Number PLAT-26-55

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed variance will not adversely affect public health, safety, or welfare because the rear lot will continue to have legal access to the public right-of-way through a platted access easement across the front lot. Adequate access for residents, visitors, and emergency services will be maintained without altering the functionality to the surrounding area. Granting the variance will also avoid the need to add additional access points along Hanna Avenue, minimizing impacts to traffic congestion and safety.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Access to the rear lot will be provided through a private easement, allowing the existing development pattern and character of the surrounding area to remain substantially unchanged.

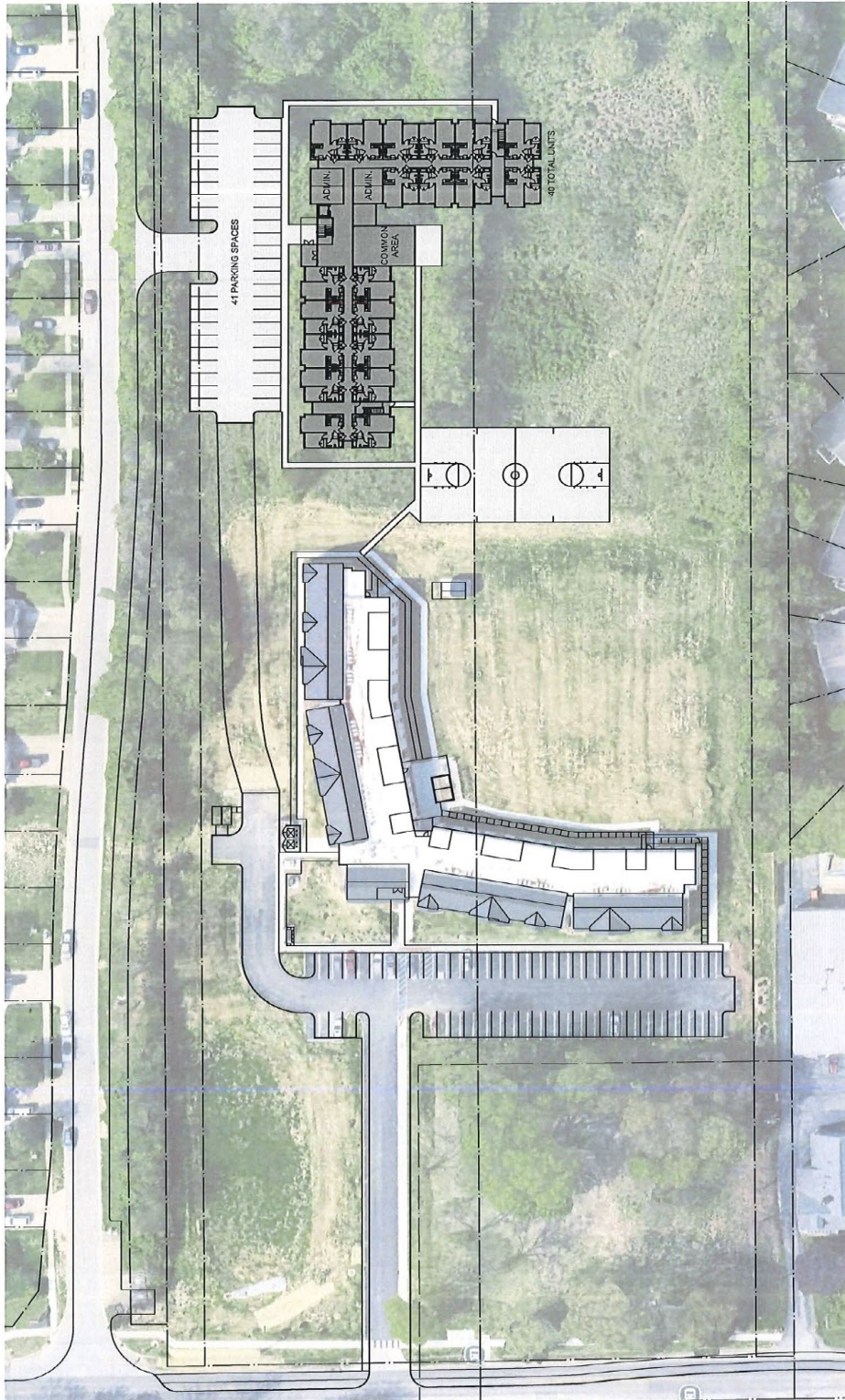
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Strict application of the 100-foot frontage requirement would require substantial reconstruction and reconfiguration of the already developed front lot solely to create additional frontage for the rear lot. Providing access to the rear lot through easement is a practical and reasonable alternative that allows the property to be utilized without unnecessary disruption to existing improvements. Ideally, the northern lot would have frontage and access to Fetlock Drive on its west side but there is a sliver of common area owned by the HOA of Green Lea Acres Subdivision which lies between the subject property and the east right-of-way of Fetlock Drive. If a 100 foot wide tail was extended from the northern lot south to the north right-of-way of Hanna Avenue it would not align with the existing access of the southern lot and would require another curb cut.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 _____



SITE PLAN
 SCALE: 1"= 60'-0"
 HANNA COMMONS PHASE II
 APRIL 16, 2026

G E
D A
 ARCHITECTS

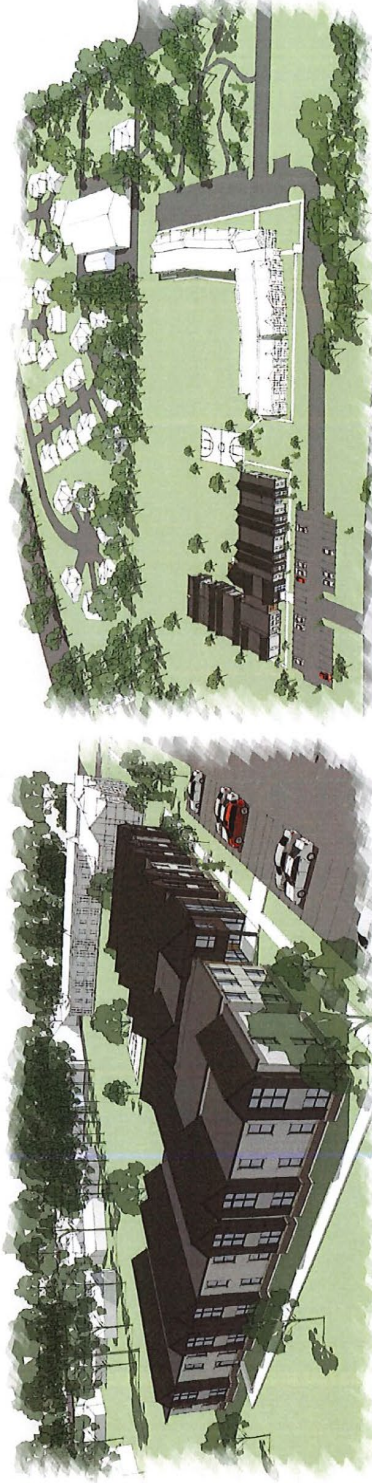
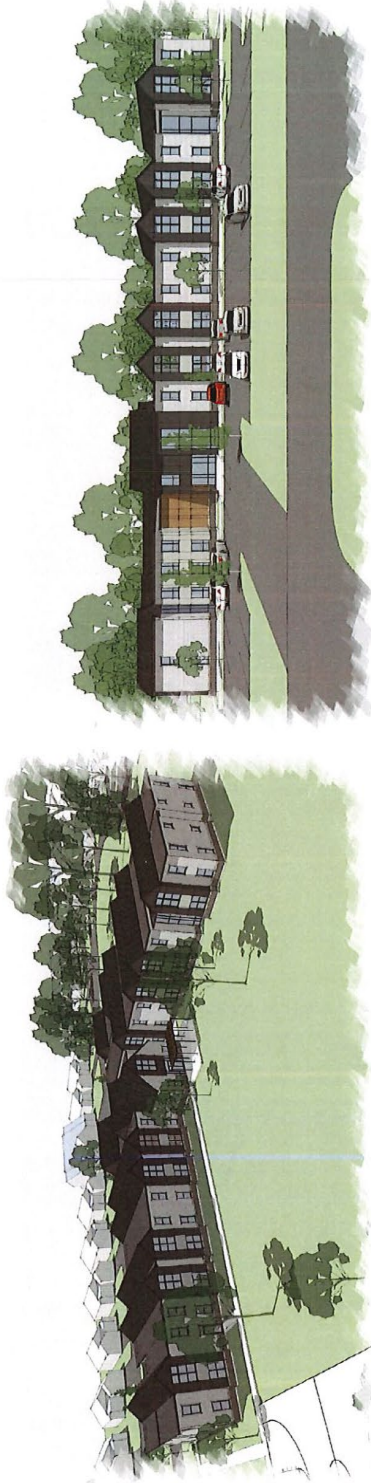
UPHOLDINGS



HANNA COMMONS PHASE II
INDIANAPOLIS, INDIANA
PRE-DEVELOPMENT
APRIL 16, 2025

G|E
D|A
ARCHITECTS

UPHOLDINGS



RENDERINGS
 SCALE: NTS
 HANNA COMMONS PHASE II
 APRIL 16, 2026

G | E
 D | A
 ARCHITECTS

UPHOLDINGS



View looking west along East Hanna Avenue



View looking east along East Hanna Avenue



View looking east along site frontage



View of site looking northwest from north / south access drive



View from site looking north at location of future development



View from site looking southeast across north / south access drive



View of site looking east at existing development



View of from site looking northeast along eastern property boundary



View from site looking southeast at adjacent uses



View from site looking south into amenity area



View from site looking southwest into amenity area



View from site looking east into amenity area



View of site looking east across Fetlock Drive



View of site looking east across Fetlock Drive



View of site looking east across Fetlock Drive