

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 15, 2026

Case Number: 2026-MOD-008
Property Address: 4310 North Carroll Road
Location: Lawrence Township, Council District #15
Petitioner: Lennar Homes of Indiana, LLC, by Brian J. Tuohy
Current Zoning: D-P (FF)
Request: Modification of the Development Statement for 2024-ZON-081, to reduce the Minimum Street Frontage from 50 feet to 30 feet and to eliminate the term “home” in that line item identified in the Development Standards Table.
Current Land Use: Undergoing development
Staff Recommendations: Approval
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on this petition.

STAFF RECOMMENDATION

Staff recommends approval of the modification.

PETITION OVERVIEW

This 30.85-acre site, zoned D-P (FF), is undergoing development and was included in the 2004-ZON-070 / 2004-DP-004 petitions that rezoned approximately 193 acres to the D-P (FF) district to provide for 600 single-family dwellings with a density of 3.11 units per acre.

Petition 2024-ZON-081 rezoned this site to the D-P (FF) district to provide for 51 single-family dwellings.

The site is surrounded by retention ponds to the north and west, a single-family dwelling to the east (Hancock County); and residential development currently under development to the south, all zoned D-P (FF).

MODIFICATION

This request would amend and clarify the Development Standards related to 2024-ZON-081 (See Exhibit A) to provide for a 30-foot minimum street frontage for each lot. The request would also remove the term “home” from the Development Standards table to further clarify development standards for this residential development. See Exhibit B.

Staff supports this modification request because it would result in language more consistent with the Ordinance and eliminate any confusion related to the minimum street frontage development standard.

GENERAL INFORMATION

Existing Zoning	D-P (FF)	
Existing Land Use	Undeveloped	
Comprehensive Plan	The 38 th Street Corridor Plan – density of 1.75-3.5 units per acre	
Surrounding Context	Zoning	Land Use
North:	D-P (FF)	Retention pond
South:	D-P (FF)	Residential development
East:	Hancock County	Single-family dwelling
West:	D-P (FF)	Retention pond
Thoroughfare Plan		
North Carroll Road	Primary Collector	Existing 36-foot right-of-way and proposed 106-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – Steele Ditch	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	N/A	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	August 24, 2026	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

Not Applicable to the Site.

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

The 38th Street Corridor Plan (2012) recommends residential uses at a density of 1.75 to 3.5 units per acre.

This density is consistent with single-family residential development in transitional areas between rural and suburban development patterns and is the typical density for single-family residential development in suburban areas of the city. Development at this density should not take place in rural and suburban areas where surrounding development patterns exhibit characteristics suitable for higher densities (property on mass transit corridors, near concentrations of employment, or near major commercial centers, for example)

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:



**Department of Metropolitan Development
Division of Planning
Current Planning**

- 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-081; 4310 North Carroll Road, requested rezoning of 30.85 acres from the D-P (FF) district to the D-P (FF) district to provide for a single-family residential development, consisting of 51 dwelling units and amenities, including open space and a nature trail, **approved**.

2024-PLT-064; 4310 North Carroll Road, requested approval of a Subdivision Plat, to be known as Clifton Trace North, dividing 30.89 acres into 51 lots, **approved**.

2004-ZON-070 / 2004-DP-004; 4310 North Carroll Road and 11440 and 11717 East 42nd Street, requested rezoning of 193 acres, being in the D-A (FF) district to the D-P (FF) classification to provide for 600 single-family dwellings with a density of 3.11 units per acres, **approved**.

VICINITY

2024-MOD-014; 11601 Melnick Lane (north of site), requested modification of the Development Statement related to petition 96-Z-124 (96-DP-12) to modify the Plan for Winding Ridge – A Master Planned Community, to allow for resident amenities, including a pool, pool house, playground, picnic area and a surface parking area, as depicted on an Amenity Center Area Landscape Plan, **approved**.

2002-ZON-094; 6410 Carroll Road (adjacent to north), requests the rezoning of 49.64 acres, being in the D-A (FF) District, to the D-2 (FF) classification to provide for residential development, **approved**.

97-Z-64; 11350 East 38th Street (adjacent to south), requests the rezoning of 40.167 acres, being in the D-A (FF) District, to the D-5II (FF) classification to provide for residential development, **approved**.

96-Z-124 / 96-DP-12; 11750 and 11501 East 46th Street and 5201 North German Church Road (north of site), requested rezoning of 857 acres, being in the D-A Districts, to the D-P classification to provide for the construction of a residential golf course development, consisting of single- / multi-family residential uses, neighborhood commercial retail, day care facility, self-storage facility, fire station and recreational amenities including an 18-hole golf course, pool and tennis facility, **approved**.

93-Z-115; 11102 East 38th Street (adjacent to south), requests the rezoning of 49.7 acres, being in the D-2, D-P, D-7, and C-4 Districts, to the D-5II classification to provide for residential development, **approved**.

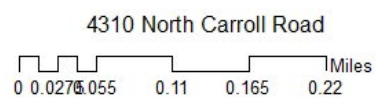




Exhibit B
 Conceptual Site Plan
 (Subject to Change)

EXHIBIT A

Project Standards

1. **Density:** There shall be no more than 51 single-family homes on the Site.
2. **Permitted Uses:** All permitted, accessory, temporary and special exception uses as permitted in the Dwelling District Four (D-4) zoning district as set forth in the Zoning Ordinance for Marion County, Indiana in effect at the time this Development is approved by the City-County Council (the "Zoning Ordinance") shall be permitted on the Site.
3. **Development Standards:** The following development standards shall apply to the Site:

Maximum Dwelling Units	51
Minimum Lot Area	5,750 sf
Minimum Lot Width	50 ft
Minimum Lot Depth	115 ft
Minimum Total Open Space (per lot)	15 %
Maximum Height	35 ft
Minimum Street Frontage (home)	50 ft
Minimum Floor Area for Dwellings	
Main Floor One Story Dwelling	1,100 sq ft
Main Floor Two Story Dwelling	650 sq ft
Total Floor Area Two Story Dwelling	1,350 sq ft
Minimum Front Yard Building Setback	20 ft
Minimum Side Yard Setback	5 ft
Minimum Rear Yard Setback	20 ft
Minimum Distance Between Homes	10 ft

If any development standard is not set forth in this Clifton Trace North Preliminary Plan and DP Statement, the D-4 zoning district standards within the Zoning Ordinance shall apply.

4. **Architectural Standards:** The homes will be made up of a mix of one-story and two-stories with attached two-car garages. Sample renderings of proposed homes are attached hereto as Exhibit C.
5. **Homeowners' Association/Covenants:** The maintenance and upkeep of common areas as approximately shown on the attached Concept Plan, including retention ponds, open space, and amenities within the Development shall be the responsibility of a homeowners' association ("HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for the Development. The Covenants shall apply to all real estate within the Development.
6. **Time of Development:** Petitioner estimates that the Development will be constructed in a single-phase over an 18-month period.

EXHIBIT B

Proposal Description

Clifton Trace North ("Site")

In 2024, the site was rezoned to the D-P zoning district (2024-ZON-081) ("2024 Rezoning") to provide for the development of a single-family residential neighborhood. In connection with the 2024 Rezoning, a D-P Statement was approved and stamped on September 18, 2024 ("2024 D-P Statement"). The 2024 D-P Statement included the following Development Standards chart:

Maximum Dwelling Units	51
Minimum Lot Area	5,750 sf
Minimum Lot Width	50 ft
Minimum Lot Depth	115 ft
Minimum Total Open Space (per lot)	15 %
Maximum Height	35 ft
Minimum Street Frontage (home)	50 ft
Minimum Floor Area for Dwellings	
Main Floor One Story Dwelling	1,100 sq ft
Main Floor Two Story Dwelling	650 sq ft
Total Floor Area Two Story Dwelling	1,350 sq ft
Minimum Front Yard Building Setback	20 ft
Minimum Side Yard Setback	5 ft
Minimum Rear Yard Setback	20 ft
Minimum Distance Between Homes	10 ft

Petitioner respectfully requests to modify the 2024 D-P Statement to clarify that the Minimum Street Frontage is 30 ft, which standard is consistent with the D-4 Zoning District Standards. The remaining Development Standards will remain the same as provided in the original chart. The proposed new Development Standards chart is as follows:

Maximum Dwelling Units	51
Minimum Lot Area	5,750 sf
Minimum Lot Width	50 ft
Minimum Lot Depth	115 ft
Minimum Total Open Space (per lot)	15 %
Maximum Height	35 ft
Minimum Street Frontage (home)	50 ft 30 ft
Minimum Floor Area for Dwellings	
Main Floor One Story Dwelling	1,100 sq ft
Main Floor Two Story Dwelling	650 sq ft
Total Floor Area Two Story Dwelling	1,350 sq ft
Minimum Front Yard Building Setback	20 ft
Minimum Side Yard Setback	5 ft
Minimum Rear Yard Setback	20 ft
Minimum Distance Between Homes	10 ft



View of entrance to subdivision looking southeast across



View looking east along Everland Place



View looking north across Everland Place



View of site looking southeast across Everland Place



View looking west along Everland Place



View of site looking southeast