

**BOARD OF ZONING APPEALS DIVISION II**

April 8, 2024

**Case Number:** 2025-UV2-005  
**Address:** 9210 North Meridian Street (approximate address)  
**Location:** Washington Township, Council District #2  
**Zoning:** C-1  
**Petitioner:** DR Horton - Indiana LLC, by Andrew Wert  
**Request:** Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a veterinary hospital (not permitted) within an existing building.

**Current Land Use:** Vacant office building.

**Staff Reviewer:** Robert Uhlenhake, Senior Planner

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff recommends **approval** of this petition.

**PETITION OVERVIEW**

- ◇ The request would provide for the reuse of an existing office building for the operation of a veterinary hospital. Veterinary hospitals are included in the Animal Care, Boarding, and Veterinarian Services use category, which is permitted in the C-3 and higher commercial districts.
- ◇ The Plan of Operation submitted with the variance request indicates that the petitioner's business does not operate like a typical veterinary clinic, in that the petitioner specializes in a specialty surgical practice for pets providing advanced soft tissue and orthopedic procedures. In Staff's opinion, this would operate similar to other Medical or Dental Offices, Centers, or Clinics, which are permitted in the existing C-1 District.
- ◇ If the variance is granted, the proposed use would be limited to the existing building. Therefore, no outdoor operations such as exercise runs or kennels would be permitted or added, limiting the impact of the use on adjacent properties. Supervised leashed walks with animals would be permitted.
- ◇ Due to the specialized and unique nature of the business, without the customer volume, noise and odors associated with the typical veterinary clinic, the proposed use would not interfere with the use and value of surrounding properties or the implementation of the plan.,

## GENERAL INFORMATION

<b>Existing Zoning</b>	C-1	
<b>Existing Land Use</b>	Vacant Office Building	
<b>Comprehensive Plan</b>	Village Mixed Use	
<b>Overlay</b>	N/A	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	North: C-1	Office Commercial uses
	South: C-1	Office Commercial uses
	East: C-1	Office Commercial uses
	West: D-2	Single-family dwellings
<b>Thoroughfare Plan</b>		
North Meridian Street	Primary Arterial	143-foot existing and proposed right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	February 26, 2025	
<b>Elevations</b>	N/A	
<b>Commitments</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	February 26, 2025	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- The Comprehensive Plan recommends Village Mixed Use for the site.

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Village Mixed Use typology that creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.

### 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

**2015-DV3-050; 9202 North Meridian Street (east of site)**, requested a variance of development standards of the Commercial Zoning Ordinance to provide for the construction of a medical office building, **granted**.

**2010-DV2-034, 9102 North Meridian Street (south of site)**, requested a variance of development standards of the Sign Regulations to provide for a 16-foot tall, 163-square foot illuminated pylon sign within 550 feet of a protected district, **granted**.

**2008-DV2-034; Multiple addresses including 9225 Willowrun Drive (west of site)**, requested a variance of development standards to provide for each lot to have a minimum open space ratio of 60 percent, **granted**.

**83-UV1-84, 9292 North Meridian Street (east of site)**, requested a variance of use to establish a retail printing shop in an office building complex, **withdrawn**.

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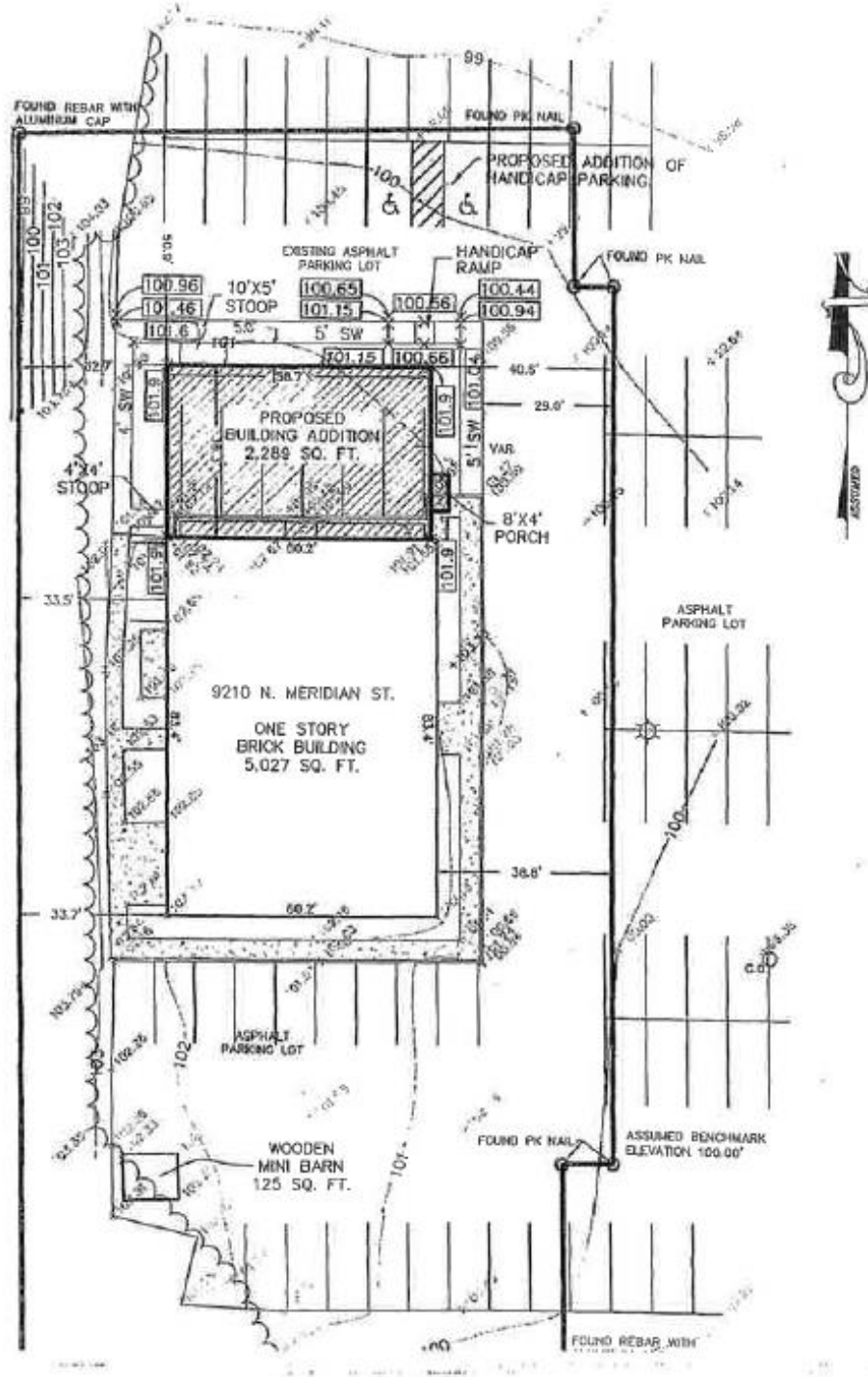
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**EXHIBITS**

**Location Map**



Site Plan



**Plan Of Operation**

**Plan of Operation**

**VSx Veterinary Surgery, Variance of Use petition**

9210 North Meridian Street

VSx Veterinary Surgery is proposing to operate out of an existing 7400 square foot office building located at 9210 North Meridian Street. The use falls under the definition of Animal Care, Boarding and Veterinary Services from the zoning ordinance and is not permitted in the C-1 zoning district. Consequently, a Variance of Use is being requested.

There are a number of activities falling under the “Animal Care” definition that will not take place at this location, including kennels, stables, pet shops, and animal day care. This will be a specialty surgical practice for pets providing advanced soft tissue and orthopedic procedures. No overnight boarding is anticipated. In addition, the facility will be sound proofed.

Hours of operation will be Monday through Friday, 8am to 5pm. There will be a staff of 10 employees here.

**Photographs**



Subject site, looking west.



Subject site, looking north.



Subject site, looking south.



Adjacent office uses to the east.





Adjacent office parking lot to the south.



Adjacent single family dwellings to the west.