

Board of Zoning Appeals Division III

May 26, 2026

Case Number:	2026-DV3-016 Petition B
Property Address:	10220 East Washington Street (<i>approximate address</i>)
Location:	Warren Township, Council District #20
Petitioner:	Indy WS40 LLC, by Barnes & Thornburg LLP (Joseph Calderon)
Current Zoning:	C-4 (TOD)
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a monument sign within 250 feet of another freestanding sign (300 feet of separation required).
Current Land Use:	Under development
Staff Recommendations:	Staff recommends approval of the sign variance.
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This petition has been split into an A and B

STAFF RECOMMENDATION

Staff recommends **approval** of petition B.

PETITION OVERVIEW

- 10220 East Washington Street is a parcel totaling roughly 1.326 acres and is part of a larger integrated center just east of the intersection of Washington Street and Mitthoefer Road. This site was previously home to a Golden Corral restaurant. The property is zoned C-4 and is part of the Transit-Oriented Development (TOD) overlay district. Surrounding properties are also zoned C-4 within the TOD overlay. Site plans indicate that a proposed bus rapid transit (BRT) line, is proposed directly south of this site.
- The petitioner is requesting a variance of development standards to allow for the following:
 - A monument sign within 250 feet of another freestanding sign on the same frontage
- The C-4 (Community-Regional District) is “designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this district, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.”

- Regarding the monument sign, the petitioner’s findings of fact indicated that the Ordinance does not account for parcel ownership or sign rights once a parcel is replatted. While the bank parcel was replatted, it still functions like an integrated center with access from Ring Road. That said, the parcel is relatively small and the area available for a new sign with the proper distance from the integrated sign is limited. Moving the sign to the eastern portion of the property would represent a greater nonconformity as it would be roughly 100 feet from Longhorn Steakhouse sign. In staff’s analysis, this represents a site-specific practical difficulty. As such, staff recommends approval of the sign variance request.

GENERAL INFORMATION

Existing Zoning	C-4 (TOD)	
Existing Land Use	Undergoing development	
Comprehensive Plan	Regional Commercial	
Surrounding Context	Zoning	Surrounding Context
	North: C-4	North: Commercial
	South: C-4	South: Commercial
	East: C-4	East: Commercial
	West: C-4	West: Commercial
Thoroughfare Plan		
Washington Street	Primary Arterial	168-foot existing right-of-way and 124-foot proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	4/09/2026	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	4/9/2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Regional Commercial typology provides for general commercial and office uses that serve a significant portion of the county rather than just the surrounding neighborhoods. Uses are usually in large freestanding buildings or integrated centers. Typical examples include shopping malls, strip shopping centers, department stores, and home improvement centers

Red Line / Blue Line / Purple Line TOD Strategic Plan

- District Center:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of 3 stories at core with no front or side setbacks
 - Multi-family housing with a minimum of 5 units
 - Structural parking only with active first floor

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

ZONING HISTORY – SITE

68-Z-212; East Washington Street between Mitthoefer and East 10th Street, Rezoning of 135.92 acres from the A-2 classification to the B-2 classification to provide for the construction of a shopping center, **approved**.

2023DV3004; 10220 East Washington Street, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of an integrated center with:



- An accessory drive through within 600 feet of a transit station with access provided by a private drive (alley access required);
- A surface parking area within the minimum 50-foot front yard setback (not permitted);
- All buildings maintaining a 20-foot front yard setback (maximum 10-foot setback permitted);
- And a 46% front building line (80% required)

This petition was **approved**.

2024DV3013; 10220 East Washington Street, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a bank with one primary entry (two required), **approved**.

ZONING HISTORY – VICINITY

73-Z-176; 10029 East Washington Street, Rezoning of 2.517 acre parcel from the A-2 district to the C-4 classification to provide for commercial development, **approved**.

76-Z-105; 10025 East Washinton Street, Rezoning of a 0.694-acre parcel from the A-2 to the C-4 classification, **approved**.

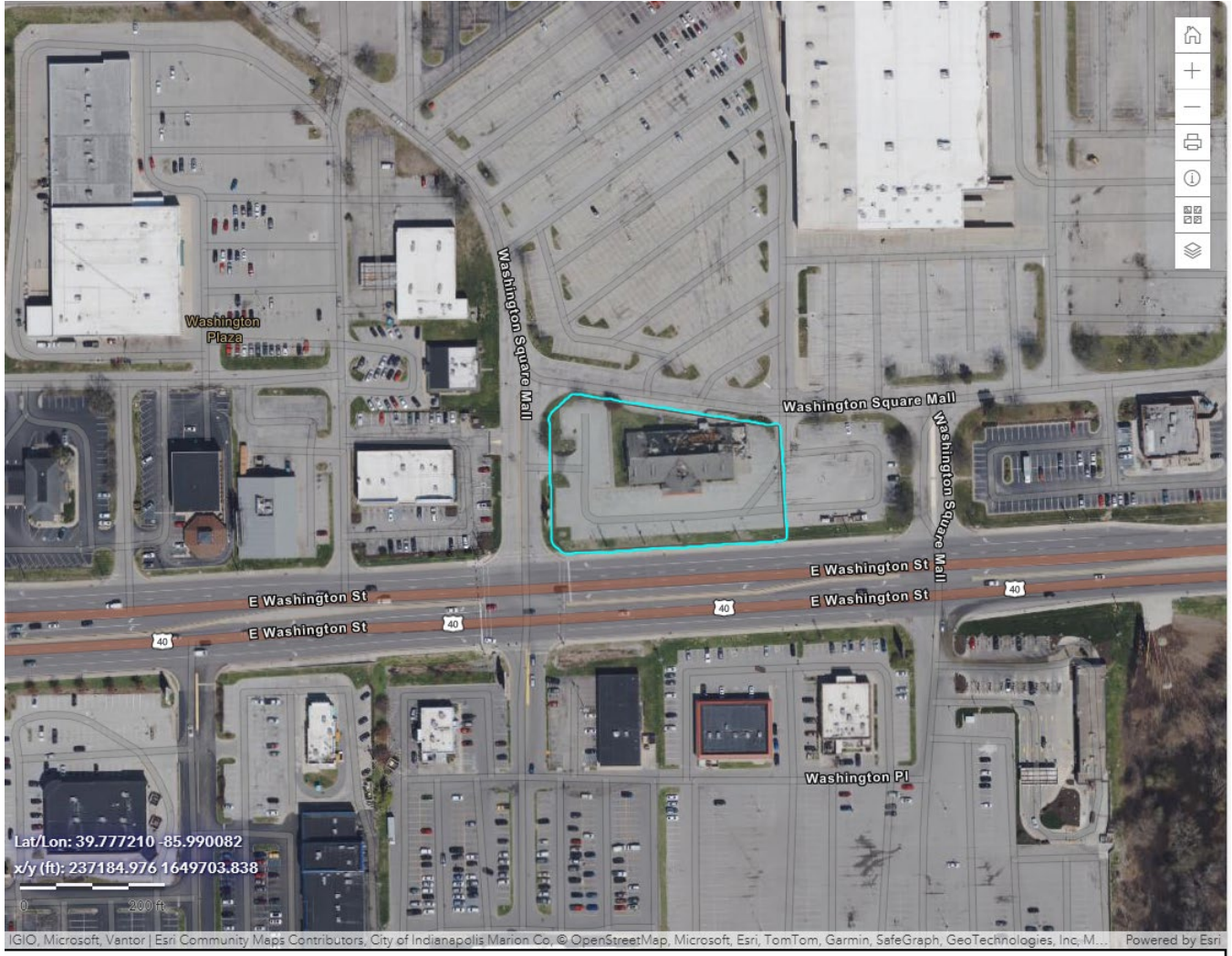
80-Z-11; 10115 East Washington Street, Rezoning of unimproved land from the D-2 to the C-4 classification to allow for the construction of a retail sales facility with off-street parking, **approved**.

80-Z-12; 10117 East Washington Street, Rezoning of 3 acres from the D-2 to the C-4 classification to allow for the construction of a retail sales facility with off-street parking, **approved**.

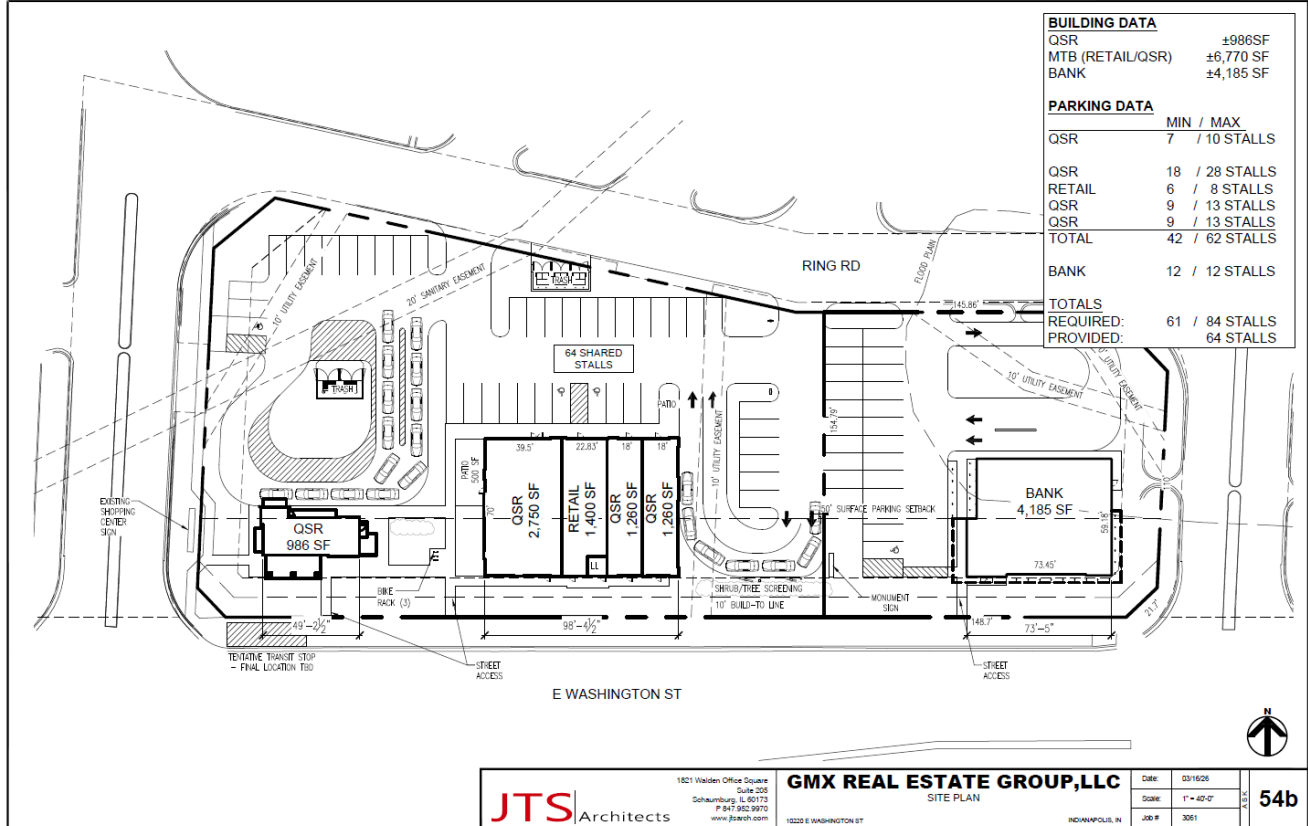
84-Z-35; 10225 East Washington Street, Rezoning of 10.6 acres from the A-2 classification to the C-4 classification to permit development of the property for retail commercial use, **approved**.

87-Z-24; 10229 East Washington Street, Rezoning of 4+ acres from the A-2 to the C-4 classification, **approved**.

EXHIBITS
2026DV3016; Aerial Map



2026DV3016; Site Plan



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GMX REAL ESTATE GROUP, LLC
 SITE PLAN

Date: 03/16/26
 Scale: 1" = 40'-0"
 Job #: 3061

54b

2026DV3016; Photographs



Photo 1: Subject site from mall parking lot

2026DV3016; Photographs (continued)



Photo 2: Framing of bank at subject site

2026DV3016; Photographs (continued)



Photo 3: Photo of subject site undergoing development and surrounding context in background