



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-091
Property Address: 6154 Michigan Road (Approximate Address)
Location: Washington Township, Council District #2
Petitioner: Lan Thi Thanh Pham and Tung Ba Huynh
Current Zoning: D-2
Request: Rezoning of 0.6-acre from the D-2 district to the C-1 district to provide for commercial office uses.
Current Land Use: Vacant residential building
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 0.6-acre site is developed with a vacant residential building and associated paved parking in the front yard.

The site is surrounded by a single-family dwelling to the west, zoned D-2, a single-family dwelling to the south, zoned D-2, a commercial business to the north, zoned D-2, and a library to the east, zoned SU-37.

REZONING

The request would rezone the property from the D-2 district to the C-1 district to allow for commercial office uses, which are not permitted in the existing dwelling district.

The D-2 district is intended for use in suburban areas. Ample yards, trees and passive open spaces easily serving each individual lot are envisioned for this district. The D-2 district has a typical density of

1.9 units per gross acre. Two-family dwellings are permitted on corner lots in this district. This district fulfills the lowest density recommendation of the Comprehensive General Land Use Plan. Public water and sewer facilities must be present. Development plans, which may include the use of clustering, 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 C-1 District is designed to perform two (2) functions: act as a buffer between uses, and provide for a freestanding area that office uses, compatible office-type uses, such as medical and dental facilities, education services, and certain public and semipublic uses may be developed with the assurance that retail and other heavier commercial uses with incompatible characteristics will not impede or disrupt those uses. Since the buildings for office, office-type and public and semi-public uses are typically much less commercial in appearance, landscaped more fully and architecturally more harmonious with residential structures, this district can serve as a buffer between protected districts and more intense commercial or industrial areas/districts - if designed accordingly. This district, with its offices and other buffer type uses, may also be used along certain thoroughfares where a gradual and reasonable transition from existing residential use should occur.

STAFF ANALYSIS

The site is situated along a heavily-trafficked, primary arterial street and next to a long-established commercial business to the north. While there is still residential development west and south of the site, staff is supportive of office uses adjacent to residential uses when located at intersections, along areas with an existing mix of uses, and where the intended use could be seen as a transitional buffer for residential dwellings.

Because the Comprehensive Plan is a recommendation for development and not a set rule to adhere to, staff can consider the context of the surrounding area when evaluating rezoning petitions. In this instance the C-1 district would be supportable at this location due to the library use to the east and commercial uses north of the site that create a commercial node at this intersection.

Although there were previous zoning violations on site for the storage of commercial vehicles, the grant of this rezoning would not permit such outdoor storage of commercial vehicles and would be limited solely to the permitted uses within the proposed C-1 district that do not provide high traffic volumes or outdoor storage and operations.

Development of the site would still require the development standards of the Ordinance to be met regarding paved parking, landscaping, lighting, etc.

GENERAL INFORMATION

Existing Zoning	D-2
Existing Land Use	Vacant residential building
Comprehensive Plan	Rural or Estate Neighborhood

Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-2	Commercial
South:	D-2	Residential (Single-family dwelling)
East:	SU-37 / D-3	Library / Residential
West:	D-2	Residential
Thoroughfare Plan		
Michigan Road	Primary Arterial Street	102-foot proposed right-of-way and 100-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	August 14, 2025	
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	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Rural or Estate Neighborhood development.
- The Rural or Estate Neighborhood typology applies to both rural or agricultural areas and historic, urban areas with estate-style homes on large lots. In both forms, this typology prioritizes the exceptional natural features – such as rolling hills, high quality woodlands, and wetlands – that make these areas unique. Development in this typology should work with the existing topography as much as possible. Typically, this typology has a residential density of less than one dwelling unit per acre unless housing is clustered to preserve open space.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.



Department of Metropolitan Development
Division of Planning
Current Planning

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 – Vicinity

2018-UV1-003; 2245 West 62nd Street (west of site), Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the storage of commercial vehicles (not permitted) within an 8,000-square foot gravel storage area (not permitted), **denied**.

2016-CZN-839; 2147 West 63rd Street (east of site), Rezoning of 4.45 acres from the SU-1 district to the SU-37 classification, **approved**.

88-UV3-110; 6190 North Michigan Road (north of site), Variance of Use of the Dwelling Districts Zoning Ordinance to provide for a locksmith shop in an existing building and to provide for the construction of an accessory storage building for equipment vehicles, **granted**.

87-UV1-142; 6202 North Michigan Road (north of site), Variance of Use of the Commercial Zoning Ordinance to provide for the erection and use of an automatic teller machine, **granted**.

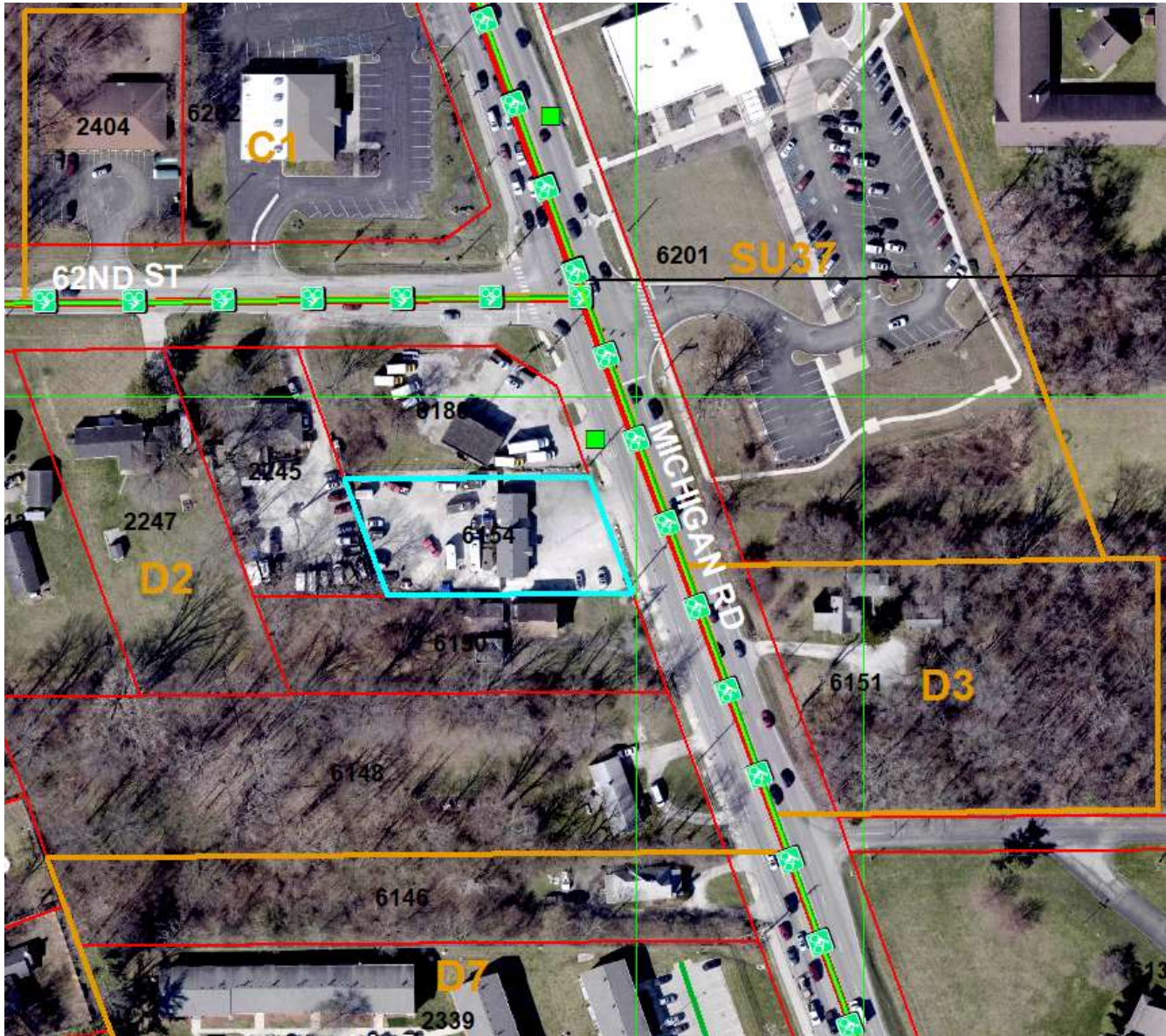
84-Z-163; 6201 Michigan Road (northeast of site), Rezoning of 10 acres from the D-7 and D-2 districts to the SU-1 district to provide for religious uses, **granted**.

85-Z-75; 6191 Michigan Road (east of site), Rezoning of 5.4 acres from the D-3 district to the SU-1 district to provide for religious uses, **granted**.

74-Z-104; 6202 Michigan Road (north of site), Rezoning of 6 acres from the A-2 district to the C-1 district to provide for office park uses, **granted**.

67-Z-190; Located between West 62nd Street and West 63rd Street (northeast of site), Rezoning of 7.70 acres, being in B-2 district, to D-7 classification to provide for Multi-Family Dwellings, **approved**.

EXHIBITS



AERIAL MAP

SITE PLAN

Address: 6154 Michigan Rd
City, State, ZIP: INDIANAPOLIS
Country: USA
Scale 1":20'



SITE PLAN



Photo of the subject site.



Photo of the subject site's rear yard looking west.



Photo of the southern property boundary of the subject site.



Photo of a single-family dwelling south of the site.



Photo of the commercial property north of the site.



Photo of the library property east of the site.