



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINERX**

September 25, 2025

Case Number:	2025-ZON-093
Property Address:	1849 Broad Ripple Avenue (Approximate Address)
Location:	Washington Township, Council District #7
Petitioner:	Blooming Star Properties, LLC-S Series 1 1849 Ripple, by David Kingen and Justin Kingen
Current Zoning:	D-5
Request:	Rezoning of 0.12-acre from the D-5 district to the C-1 district to provide for commercial office use.
Current Land Use:	Residential
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 0.12-acre site is developed with a residential building and associated paved parking in the rear yard.

The site is surrounded by single-family dwellings to the west and south, zoned D-5, an office to the east, zoned D-5, and a restaurant to the north, zoned C-3.

REZONING

The request would rezone the property from the D-5 district to the C-1 district to allow for commercial office uses, which are not permitted in the existing dwelling district.

The D-5 district is intended for medium and large-lot housing formats, primarily for detached houses, but may incorporate small-scale, multi-unit building types in strategic locations. This district can be used for new, walkable suburban neighborhoods or for infill situation in established urban areas, including both

low-density and medium-density residential recommendations of the Comprehensive Plan, and the Suburban Neighborhood and Traditional Neighborhood Typologies of the Land Use Pattern Book.

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 collector street and along a corridor that has received multiple variances to allow for commercial uses within existing residential dwellings.

The Broad Ripple Village Plan Envision Broad Ripple (2012) is part of the Comprehensive Plan and a recommendation for five to eight residential units per acre development is noted for the subject site. Because the Neighborhood Plan recommendation is 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 continued office use to the east and commercial uses north of the site that create a commercial node at this intersection.

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.

In this instance, the office use and C-1 district would function as a buffer from the C-3 district north of Broad Ripple Avenue.

For these reasons, staff is recommending approval of the rezoning request.

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	5 – 8 Residential Units per Acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-3	Restaurant
South:	D-5	Residential (Single-family dwelling)
East:	D-5	Office
West:	D-5	Residential (Single-family dwelling)

Thoroughfare Plan		
Broad Ripple Avenue	Primary Collector Street	56-foot proposed right-of-way and 95-foot existing right-of-way.
Crittenden Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
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	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Broad Ripple Village Plan Envision Broad Ripple (2012)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see the Broad Ripple Village Plan Envision Broad Ripple (2012).

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- The subject site falls within the Broad Ripple Village Plan Envision Broad Ripple (2012). It is categorized as being within Critical Area 3, which is the area along Broad Ripple Avenue from Broad Ripple High School to Evanston Avenue.

- Broad Ripple Avenue is an arterial street that connects Broad Ripple Village with the retail area centered on Glendale Mall and points east. It carries a significant amount of daily traffic (24,254 in 1995).
- The south side of Broad Ripple Avenue has remained relatively stable in land use over the years. The high school, funeral home and office building that anchor the west end of this stretch have been in place for over fifty years. The rest of this segment was originally developed with single family homes. Commercial office and retail uses have slowly crept west from Glendale to the point where the block between Evanston Avenue and Crittenden Avenue is now completely commercial.
- To function as a fully realized pedestrian area, Broad Ripple Village must increase the number of residents within an easy walk. Prime locations for increasing the residential density in the area are the blocks along Broad Ripple Avenue that front the park. Conversion to multi-family use would halt the creep of commercial uses along the avenue. Conversion of homes to commercial uses dilutes the vitality of the commercial centers in Board Ripple and Glendale.
- The site is recommended for Residential Development greater than five and equal to or less than eight (8) units per acre. In suburban and rural areas this is a common multi-family density and typically the highest density single-family category in suburban areas. In urban areas, it is common for both single-family and multi-family development. Development at this density is appropriate along bus corridors but should not take place in proximity to planned light rail transit stops.
- While the Neighborhood Plan recommends the restriction of commercial conversions along Broad Ripple Avenue, the subject site like many other properties within this corridor have historically functioned commercially by variances of use.
- The rezoning of the site would allow the continued use of the site as an office building.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- The subject site falls within the Indy Bike Master Plan (2011). An on-street bike lane exists along Broad Ripple Avenue from the Monon Trail to Keystone Avenue.

ZONING HISTORY

Zoning History - Site

90-V1-58; 1849 Broad Ripple Avenue (subject site), Variance of Use of the Dwelling Districts Zoning Ordinance to permit an existing building to be used as a tailor's shop with signage, **denied**.

66-V2-234; 1849 Broad Ripple Avenue (subject site), Variance of Use and setback requirements to permit conversion of existing residence into an office building with erection of a sign 10 feet from north property line, with off-street parking and loading spaces provided, **granted**.

62-V-120; 1849 Broad Ripple Avenue (subject site), Variance of Use and front building line requirements to permit operation of a beauty shop in the existing residence, with a pole sign at the front lot line, with off-street parking and loading spaces provided, **denied**.

61-V-512; 1849 Broad Ripple Avenue (subject site), Variance of Use and front building line requirements to permit operation of a beauty shop in the existing residence, with a pole sign at the front lot line, with off-street parking and loading spaces provided, **denied**.

58-Z-52; South side of Broad Ripple Avenue extending from Kingsley Drive east to Crittenden Avenue, (subject site), Rezoning of Lots No. 8 through 21 in Norwaldo's Subdivision being in a U1-A2-H1 district to U3-A2-H1 classification of offices, personal service shops, etc., **decision is unknown**.

Zoning History - Vicinity

2006-UV3-037; 1803 Broad Ripple Avenue (west of site), Variance of Use and Development Standards of the Dwelling Districts Zoning Ordinance to provide for a medical office (not permitted), and to provide for a wheelchair ramp with a 7.5-foot front setback (minimum 30-foot front setback required), and a Variance of Development Standards of the Sign Regulations to provide for a four-foot tall, eighteen-square foot ground sign (not permitted), with a zero-foot setback from the right-of-way of Broad Ripple Avenue (minimum fifteen-foot setback required), **granted**.

2005-UV3-047; 1901 Broad Ripple Avenue (east of site), Variance of Use of the Dwelling Districts Zoning Ordinance to legally establish office uses (not permitted) within an existing one-story, 2,667-square foot building, and a Variance of Development Standards of the Sign Regulations to legally establish a 13.5-foot tall, 54-square foot pole sign located six feet from the right-of-way of Broad Ripple Avenue and fourteen feet from the right-of-way of Crittenden Avenue (pole signs not permitted; minimum fifteen-foot front setbacks required for freestanding identification signs), **granted**.

80-UV3-89; 1915 East Broad Ripple Avenue (east of site), Variance of Use to permit existing pole sign to remain in conjunction with existing wallpaper store, as per plans filed, off-street parking provided, **granted**.

83-Z-33; 1913 Broad Ripple Avenue (east of site), Rezoning of 0.33 acres, being in D-5 district, to C-3 classification, **withdrawn**.



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

85-UV2-82; 1847 Broad Ripple Avenue (west of site), Variance of Use to provide for office use, **denied**.

73-UV2-102; 1801 Broad Ripple Avenue (west of site), Variance of Use and transitional yard to provide for the use of a residence as an office for the Washington Township Trustee, **denied**.

68-V2-98; 1847 Broad Ripple Avenue (west of site), Variance of Use and sign setback to convert house into office with pole sign five feet from front lot line, **denied**.

61-V-497; 1911-15 Broad Ripple Avenue (east of site), Variance of Use, front and side yard requirements to permit moving an addition to the rear of the existing building previously granted by variance for sale of paints, wallpaper, storage and office, with a planter box and pole sign on the east property line and three-foot from the front property line, with off-street parking and loading spaces provided, **granted**.

61-V-512; 1849 Broad Ripple Avenue (west of site), Variance of Use and front building line requirements to permit operation of a beauty shop in the existing residence, with a pole sign at the front lot line, with off-street parking and loading spaces provided, **denied**.

60-V-611; 1915 Broad Ripple Avenue (east of site), Variance of Use and side yard requirements to permit an addition connecting the existing garage to the existing dwelling house expanding the use previously granted by variance for sale of paints and wallpaper, with off-street parking and loading spaces provided, **withdrawn**.

57-V-119; 1915 East 62nd Street; (east of site), Variance of Use to permit sale of wallpaper and paints in the existing house, with an unlighted sign on front of building, and with off-street parking and loading spaces provided, **granted**.

EXHIBITS



AERIAL MAP



Photo of the subject site looking west from Crittenden Avenue.



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



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



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



Photo of the restaurant north of the site.



Photo of an office building east of the site.