



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-086 / 2025-VAR-004 (Amended)

Property Address: 5255 Winthrop Avenue (approximate address)

Location: Washington Township, Council District #7

Petitioner: Monon Property Management, LLC, by Joseph D. Calderon

Current Zoning: I-4 (W-5)

Request: Rezoning of 1.43 acres from the I-4 (W-5) district to the C-S (W-5) district to legally establish the existing structure, off-street parking area, existing uses, and to provide for commercial and industrial uses, such as, commercial and building contractor, business offices, including medical offices, artisan manufacturing, research and development, restaurants, and indoor recreation and entertainment.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 68 on-site parking spaces and 24 off-site parking spaces (minimum 103 on-site and off-site parking spaces within 500 feet of subject parcel required).

Current Land Use: Commercial

Staff Recommendations: Approval

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued from the August 28, 2025 hearing to the September 25, 2025 hearing to allow the petitioner additional time to address parking concerns brought up by staff or amend the request to include a variance.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The 1.43-acre site is developed with a commercial building and associated parking lot. It is surrounded by residential uses to the west, zoned C-1, a restaurant and tavern to the north, zoned C-S, an industrial building to the south zoned I-4, and a self-storage facility to the east across the Monon Trail, zoned I-2.

REZONING

The request would rezone the property from the I-4 (W-5) district to the C-S (W-5) district to legally establish the existing structure, off-street parking area, existing uses, and to provide for commercial and industrial uses, such as, commercial and building contractor, business offices, including medical offices, artisan manufacturing, research and development, restaurants, and indoor recreation and entertainment.

The I-4 district is for those heavy industrial uses which present an elevated risk to the general public and are typically characterized by factors that would be exceedingly difficult, expensive or impossible to eliminate. These industries are therefore buffered by a sizeable area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Location of this district should be as far as possible from protected districts and environmentally sensitive areas as practical and never be adjacent to protected districts.

The Special Commercial district (C-S) is established for the following purposes:

1. To encourage:
 - i. A more creative approach in land planning.
 - ii. Superior site and structural design and development.
 - iii. An efficient and desirable use of open space.
2. To provide for a use of land with high functional value.
3. To assure compatibility of land uses, both within the C-S district and with adjacent areas.
4. To permit special consideration of property with outstanding features, including, but not limited to, historical, architectural or social significance, unusual topography, landscape amenities, and other special land characteristics.
5. To provide maximum adaptability and flexibility in zoning and development controls to meet the changing and diverse needs of the metropolitan area.

The C-S District is designed to permit, within a single zoning district, multi-use commercial complexes or land use combinations of commercial and noncommercial uses, or single-use commercial projects. The primary objective of this district is to encourage development which achieves a high degree of excellence in planning, design or function, and can be intermixed, grouped or otherwise uniquely located with maximum cohesiveness and compatibility. The district provides flexibility and procedural economy by permitting the broadest range of land use choices within a single district, while maintaining adequate land use controls. The C-S District can include high-rise or low-rise developments, can be applied to large or small land areas appropriately located throughout the metropolitan area, and can be useful in areas of urban renewal or redevelopment.

Development site plans should incorporate and promote environmental considerations, working within the constraints and advantages presented by existing site considerations, including vegetation, topography, drainage and wildlife.

VARIANCE OF DEVELOPMENT STANDARDS

The grant of the request would allow for 68 on-site parking spaces at 5255 Winthrop Avenue with 24 off-site parking spaces at 5240 Winthrop Avenue in association with the subject site.

The parking requirements needed for the anticipated uses in the parking calculations would require 103 on-site parking spaces, which would not be met. Instead, the total proposed parking spaces would be 92 spaces with a deficiency of 11 spaces.

Staff determined that the deficiency would be minimal and would anticipate several visitors to the site would likely use the Monon Trail for access to the site. Although street parking is not available along the immediate street frontage of the site, there is street parking available in the immediate area that could be utilized if necessary.

Therefore, staff finds that the proposed variance would be supportable.

WELLFIELD SECONDARY DISTRICT

A wellfield is an area where the surface water seeps into the ground to the aquifer and recharges the wells that are the source of our drinking water. This Secondary Zoning District places closer scrutiny on uses and activities that might contaminate the underground drinking water supply.

There are two (2) Wellfield District designations. An area identified as W-1 is a one-year time-of-travel protection area. The W-5 is a five-year time-of-travel protection area. All development within these districts is subject to Commission approval.

This site is specifically located within the Fall Creek W-5 Wellfield Protection District. Unless exempted by Section 742-204.D Technically Qualified Person review requirement, a Site and Development Plan shall be filed with and be subject to approval on behalf of the Commission by the Technically Qualified Person (TQP).

STAFF ANALYSIS

The request would rezone the site to the C-S (W-5) district to permit a variety of uses on site.

There is an unenclosed dumpster on site which the property owner will be fully enclosing.

Staff had concerns with some uses that could have been permitted such as the outdoor storage of commercial vehicles and equipment, large event space, and a freestanding ATM. The petitioner amended the C-S statement to address each of these uses by not permitting construction vehicles, equipment, materials, and trailers on site or ATM's. They also limited the number of indoor recreation or entertainment uses to three and no more than one event center at any given time.

Staff finds that the anticipated uses noted in the parking calculations provide great detail as to what specific uses are to be expected with the rezoning and found that the mix of business would be supportable and would align with the Village Mixed Use recommendation of the Meridian Kessler Neighborhood Plan (2016).

Due to the variety of potential uses that would be incorporated within the existing building per the Development Statement, staff determined that the C-S district is appropriate to accommodate all uses proposed and recommends approval of the rezoning and variance requests.

GENERAL INFORMATION

Existing Zoning	I-3 (W-5)	
Existing Land Use	Commercial	
Comprehensive Plan	Village Mixed Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Commercial
South:	I-3	Offices
East:	I-2	Monon Trail and Self-Storage Facility
West:	C-1	Residential
Thoroughfare Plan		
Winthrop Avenue	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Yes	
Wellfield Protection Area	Yes	
Site Plan	July 28, 2025	
Site Plan (Amended)	August 14, 2025	
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 27, 2025	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Meridian Kessler Neighborhood Plan (2016)
- Red Line Transit-Oriented Development Strategic Plan (2021)

Pattern Book / Land Use Plan

- Not Applicable to the Site. Please see Meridian Kessler Neighborhood Plan (2016) below.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- The subject site falls within the Red Line Transit-Oriented Development Strategic Plan (2021) but does not fall within the Transit Oriented Development Secondary District.
- The closest transit station is within a ¼ mile at the intersection of 52nd Street and College Avenue. This station is classified under the Walking Neighborhood typology and is characterized by a mix of uses at station area and primarily residential beyond with a maximum of three stories throughout. It anticipates for no front or side setbacks at core, zero to 15-foot front setbacks, and zero to 20-foot side setbacks at periphery with a mix of multi-family and single-family housing and structured parking at the core and attractive surface parking at the periphery.

Neighborhood / Area Specific Plan

- The subject site falls within the Meridian Kessler Neighborhood Plan (2016), which recommends Village Mixed Use development.
- The site falls within a Critical Area of the Neighborhood Plan, which is located along the Monon Trail between 62nd Street and 54th Street.
- The land north of 52nd Street between the Monon Trail and Winthrop Avenue is zoned I-4-U and CS. On the west side of Winthrop Avenue facing the street is a row of houses zoned C1, an office commercial zoning district. These houses are mostly used as homes, although a few are used as offices. The south side of 52nd Street on either side of the Monon Trail is zoned D-5 but is developed with industrial and commercial uses.
- One of the recommendations notes that “mixed use along the Monon Trail would be appropriate and might include incubator space for start-up businesses, professional offices, art center, and residential uses”. The proposal would meet this recommendation.

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

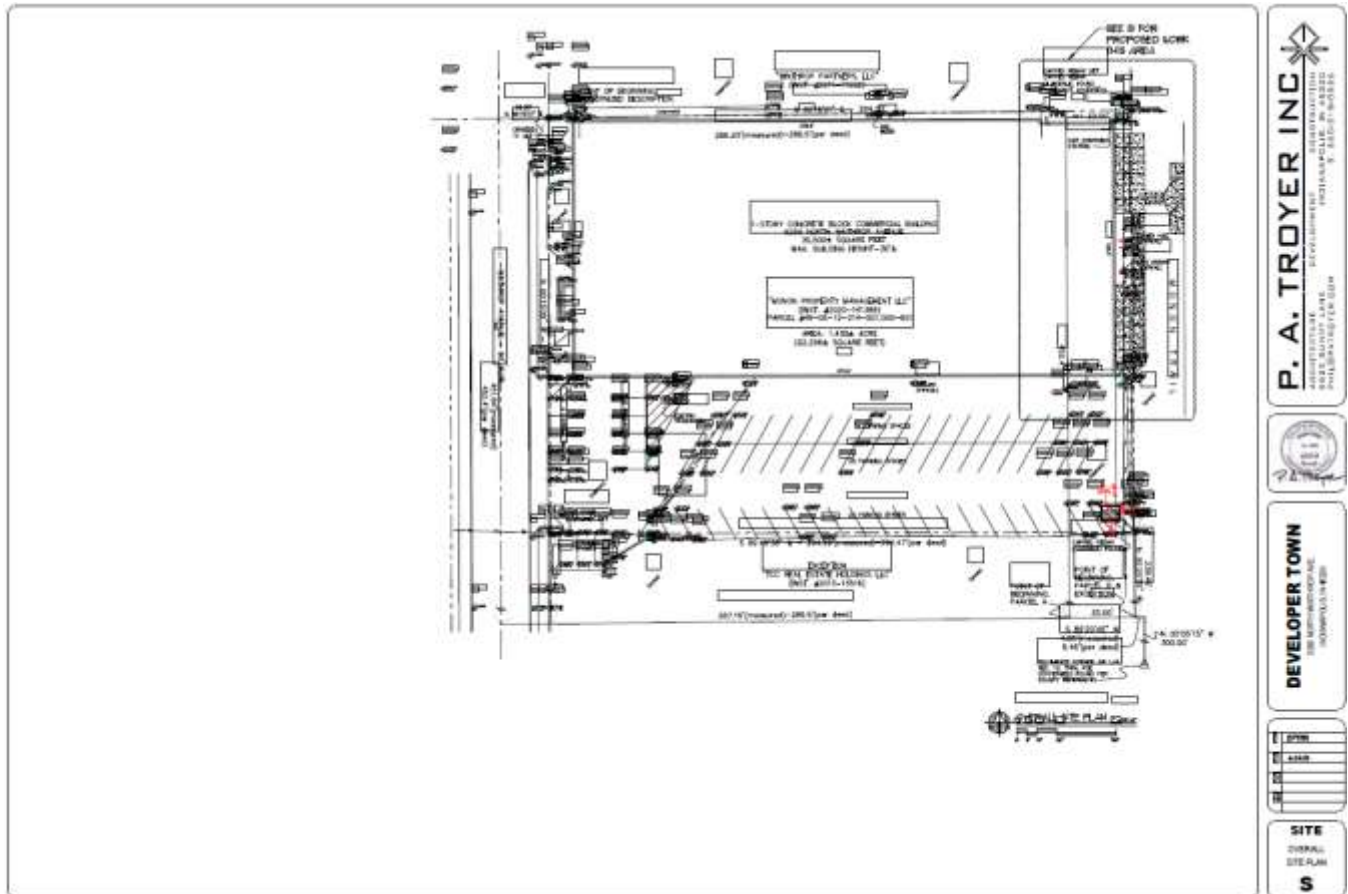
88-V2-140; 5255 Winthrop Avenue (subject site), Variance of Development Standards of the Industrial Zoning Ordinance to provide for a one and one-half foot side yard (twenty feet required), and no loading facilities (one required), **granted**.

EXHIBITS

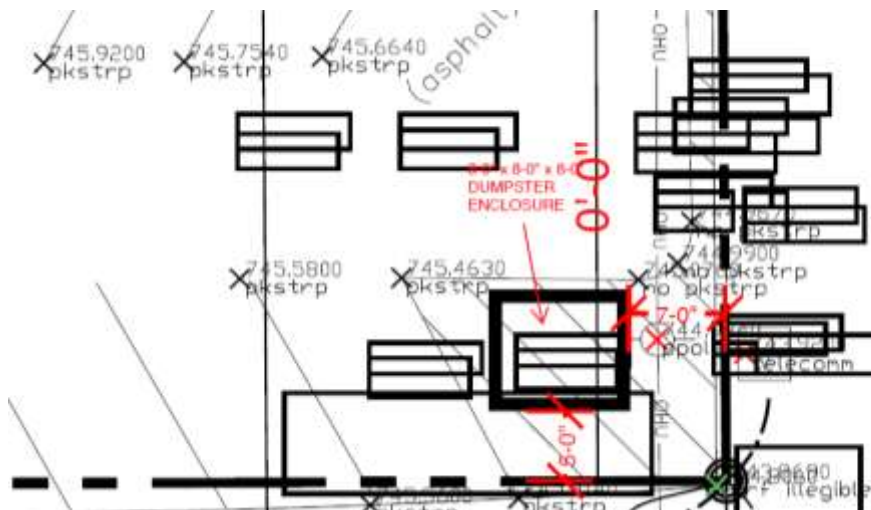


AERIAL MAP

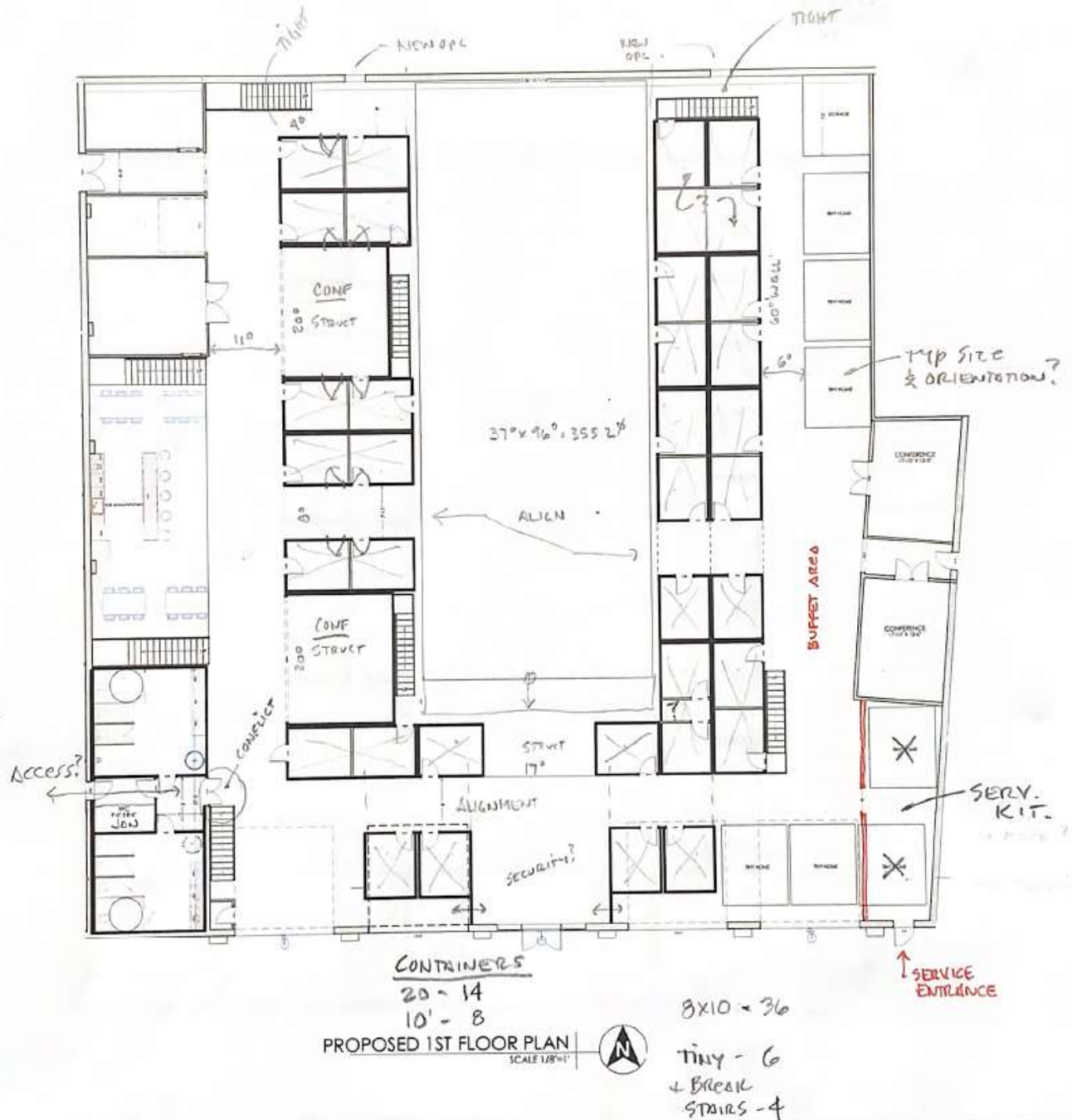
Amended Site Plan



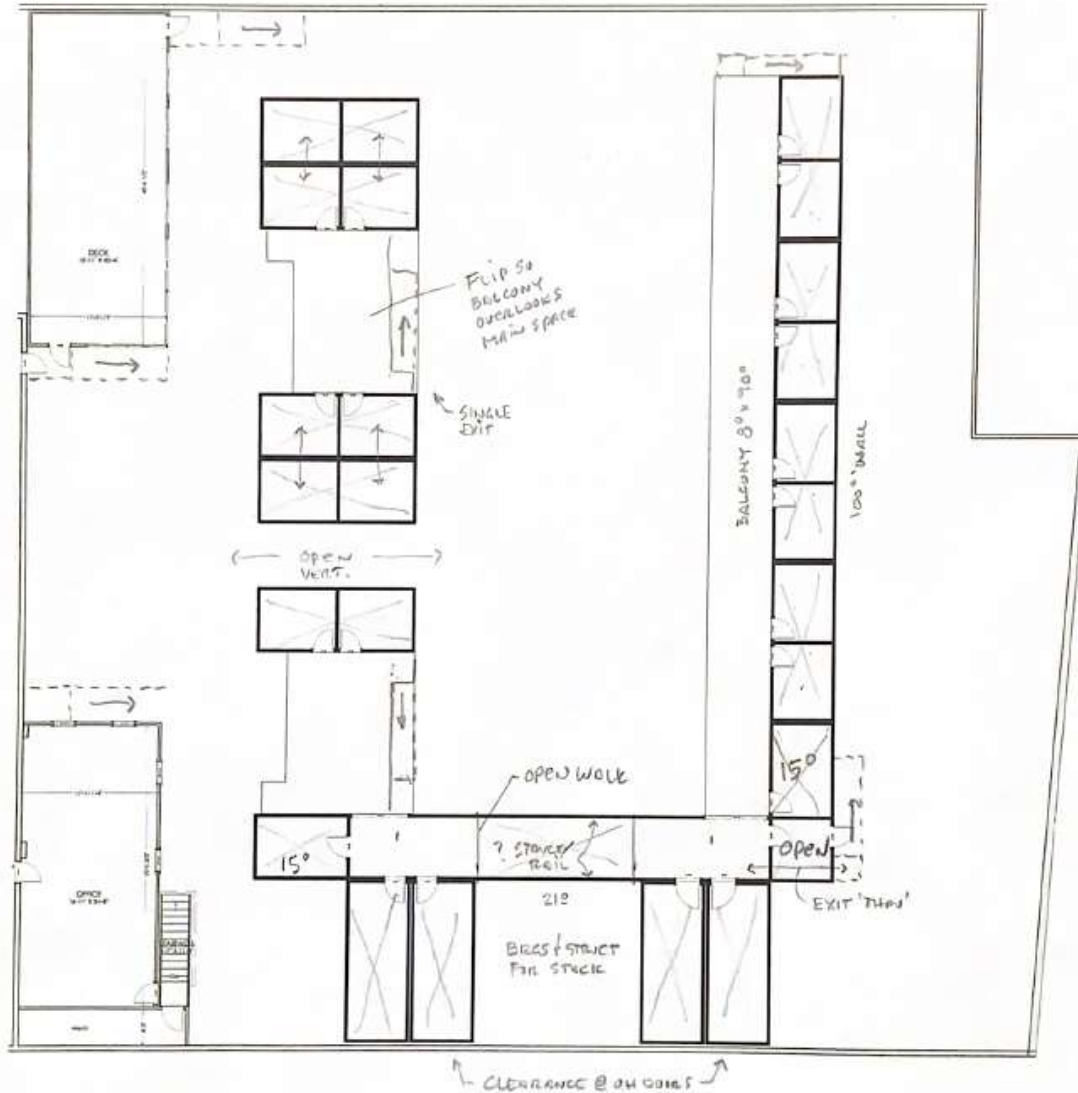
Dumpster Location Close-up



Proposed 1st Floor Plan – Event Space



Proposed 2nd Floor Plan – Event Space



PROPOSED 2ND FLOOR PLAN
 SCALE 1/8"=1'



Registry 1st to 2nd Floor

NAMES FOR SPACES
 (imply occupancy)

8x10 - 10

DOUBLE - 4 (4x2:8)

8x15 - 1

8x20 - 4

4/28/25

Photos of the Interior Event Space in the center of the small office structures.



C-S Development Statement

Introduction: Petitioner, Monon Property Management, LLC, seek to rezone approximately 1.4 acres of property commonly known as 5255 Winthrop Avenue (the "Subject Property") in order to facilitate reuse of the Subject Property for commercial and industrial uses.

Zoning: The Subject Property is currently zoned I-4, which permits heavy industrial uses. Petitioner acquired the Subject Property in 2020 and has created space for several uses in the existing building which contains approximately 40,508 square feet (the "Building"). Petitioner proposes to rezone the Subject Property from I-4 to C-S to reflect continuing redevelopment efforts, which contemplate both existing and future commercial and industrial uses. A list of the current tenants, as well as known potential tenants and their respective square footage and expected operating hours, is attached as Exhibit "A".

Proposed Permitted Primary Uses of the Subject Property shall be as follows, as described in the City of Indianapolis Consolidated Zoning/Subdivision Ordinance in effect as of January 8, 2025 (the "Zoning Ordinance"):

- a) Commercial and Building Contractor, so long as construction vehicles, equipment, materials, and trailers are not stored on site at the Subject Property
- b) Offices (Business, Professional or Government)
- c) Artisan Manufacturing
- d) Medical or Dental Office, Center or Clinic
- e) All Research and Development
- f) Consumer Services, repair of Consumer Goods
- g) Hair and Body Care Salon or Service
- h) Financial and Insurance Services
- i) Consumer Services, repair of Consumer Goods
- j) Offices (Business, Professional or Government)
- k) Eating Establishment or Food Preparation, including brewery, distillery, tap room
- l) Indoor Recreation/Entertainment (no more than 3 such uses at any given time and no more than one event center at any given time)
- m) Retail, Light and Heavy General

Any mix of the foregoing uses shall be permitted, so long as the parking requirements of the Zoning Ordinance can be met, applying the Shared Parking Table (744-403-1), as well as other available adjustments set forth in Ch. 744, Art. IV, Sec. 03, off-site parking permitted in Ch. 744, Art. IV, Sect 04, and on street parking spaces as set forth in Ch. 744, Art. IV, Sec 02(H).

Permitted Accessory Uses of the Subject Property shall include the following:

- 1) Wireless Communication Facilities
- 2) Game Courts
- 3) Outdoor Display and Sales, Temporary
- 4) Outdoor Seating or Patio
- 5) Renewable Energy Facility, Solar, Geothermal or Wind
- 6) Satellite Dish Antenna
- 7) Sign(s)
- 8) Temporary Construction Yard, Office, or Equipment Storage, but only in conjunction with improvements taking place at the Building, such as tenant finish work or expansions to the Building
- 9) Temporary Outdoor Event (no more than fifteen (15) consecutive days in any sixty (60) day period)
- 10) Vending Machines/Self-Serve Kiosk (outside). Not including any freestanding ATM
- 11) Sidewalk Café/Food Trucks
- 12) Walk-up Window

Development Standards:

Petitioner hereby incorporates the Lot and Building Dimensions for properties in the C-S zoning district set forth in Chapter 744; Art. II, Section 01.C, Table 744-201-3 of the Zoning Ordinance.

Prior to obtaining an improvement location permit for any new building, a detailed landscaping plan, consistent with that required for commercial uses set forth in Ch. 744, Art. V of the Zoning Ordinance, shall be submitted for Administrator's Approval. Off-street parking containing 68 existing parking spaces shall remain as is, located to the south of the Building, and should be considered a legal non-conforming improvement.

Signs:

The following sign types shall be permitted for the Subject Property:

- 1) Monument (Business identification) Sign not to exceed ten (10) feet in height
- 2) Wall Signs, Awning, Canopy and Window Signs
- 3) Incidental, Temporary, and Other Signs as would otherwise be permitted in a commercial zoning district

5255 Winthrop Ave Indianapolis, IN 46220
Parking Review

Suite	Company	Use	SF	Parking	Parking Rule (Table 744-402-1: Required Parking Table)
Suite 100	MononWorks	Office	15139	43.00	OFFICE HOURS: 1 per 350 sf
	MononWorks	Entertainment	3000	50.00	EVENTS HOURS: 1 per 4 seats
Suite 200	Emergent Construction	Office	5317	15.00	1 per 350 sf
Suite 300	Bayonet	Office	1364	3.00	1 per 350 sf
Suite 400	Womser	Office	1580	4.00	1 per 350 sf
Suite 500	Crouching Tiger	Indoor Recreation	3926	9.00	1 per 4 seats or 1 per 400sf (there is not seating, so used SF)
Suite 600	Ripple Boulderling	Indoor Recreation	3660	9.00	1 per 4 seats or 1 per 400sf (there is not seating, so used SF)
Suite 700	Behemoth Coffee	Eating Establishment	1496	9.00	1 per 150 sf
Suite 800	Behemoth Barber	Hair Salon	765	5.00	5 spaces or 1 per 350 sf, whichever is greater
Common	Common (entry)	N/A	410	1.00	1 per 350 sf
Common	Common (hallway)	N/A	517	1.00	1 per 350 sf
Suite 2300/2400	MononWorks (after hours)	Office	3354	9.00	1 per 350 sf
				158.00	Total Parking Required
				1.70	Table 744-403-1 Adjustments: Indoor Rec / Offices
				92.00	Actual Parking Required
				103.00	35% max reduction rule?

USE FOR CALCULATIONS:

200	Event Size (people)
3000	Event Sq Footage (15 sf / person)
68	Spots in 5255 Lot
24	Spots in 5244 Lot
92	Total Parking Spots



5255 Winthrop Ave Indianapolis, IN 46220		Punkin'g Review																																																				
		HOURS OF OPERATION BY BUSINESS																																																				
		MONDAY - FRIDAY												SATURDAY - SUNDAY																																								
Suite 100	Company	8a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a										
Suite 100	MacroWorks			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Suite 200	MacroWorks			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Suite 300	Erescent Construction			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Suite 400	Womart			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Suite 500	Couching Tiger			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Suite 600	Piggy Bouncing			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Suite 700	Barhamoth Coffee			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Suite 800	Barhamoth Barber			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Common	Common (entry)			10a	11a	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a	1a	2a	3a	4a	5a	6a	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p	5p	6p	7p	8p	9p	10p	11p	12a
Common	Common (railway)			10a																																																		

200	Event Size (people)
1000	Event Sq Footage (15 sq ft / person)
68	Spots in 5255 Lot
24	Spots in 5244 Lot
92	Total Parking Spots

PROPERTY LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on this 1st day of August, 2025, by and between:

Landlord: 5240, LLC

Tenant(s): Monon Property Management, LLC

1. Property

The Landlord hereby leases to the Tenant the parking lot located at:

Address: 5240 Winthrop Ave

City/State/ZIP: Indianapolis, Indiana 46220

2. Term

The term of this lease shall begin on August 1, 2025 and shall carry on until the purchase of 5240 Winthrop Ave, Indianapolis, Indiana 46220 fully transacts to Monon Property Management, LLC

3. Rent

The Tenant agrees to pay the Landlord the monthly rent of \$0.00 month.

Security Deposit: \$n/a in lieu of Earnest Money in Purchase Agreement between both parties

4. Utilities & Maintenance

Tenant shall be responsible for payment of the following utilities: N/A.

Tenant shall maintain the premises in good condition and promptly notify the Landlord of any necessary repairs.

5. Use of Property

The premises shall be used only as parking for tenants, customers and other parties affiliated with the companies and ownership group of 5255 Winthrop Ave and shall not be sublet without prior written consent of the Landlord.

6. Governing Law

This Agreement shall be governed by the laws of the State of Indiana.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first above written.

Landlord:	<small>DocuSigned by:</small> <i>John Galligan</i> <small>0140327A2B45C5...</small>	Date: 8/27/2025
Tenant:	<small>DocuSigned by:</small> <i>Matt Troyer</i> <small>BE7979003A3940C...</small>	Date: 8/27/2025



Photo of the subject site's building looking southeast.



Photo of the subject site's building looking northeast onto the site.



Photo of the subject site's parking lot looking west from the Monon Trail.



Photo of the subject site's east building façade looking west from the Monon Trail.



Photo of the parking agreement lot on the left and a single-family west of the site.



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



Photo of the restaurant and brewery north of the site.



Photo of the industrial property south of the site with offices.