

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 25, 2025

Case Number: 2025-ZON-054
Property Address: 126 and 130 Koehne Street (approximate addresses)
Location: Center Township, Council District #18
Petitioner: Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen
Current Zoning: D-8 (RC) (TOD)
Request: Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.
Current Land Use: Residential
Staff Recommendations: Approval
Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

ADDENDUM FOR SEPTEMBER 25, 2025

The Hearing Examiner continued these petitions from the August 28, 2025 hearing, to the September 25, 2025 hearing to allow time for the petitioner to provide staff with additional information.

Since the last hearing, the petitioner submitted a revised site plan showing the proposed religious building. Staff notes that the building is currently shown on top of an existing alley. The present configuration would not be permitted, as the alley would require a plat vacation prior to redevelopment.

ADDENDUM FOR AUGUST 28, 2025

The Hearing Examiner continued these petitions from the July 24, 2025 hearing, to the August 28, 2025 hearing to allow time for the petitioner to provide staff with additional information.

ADDENDUM FOR JULY 24, 2025

The Hearing Examiner continued from the June 26, 2025 hearing to the July 24, 2025 hearing at staff's request to provide additional time to review additional information from the petitioner.

June 26, 2025

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the rezoning petition and all other variances, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. The petitioner shall install sidewalks along Everett Street.

PETITION OVERVIEW

LAND USE

This 0.18-acre subject consists of two (2) developed parcels (Parcel IDs: 1065557 0.09-acres and 1053468 0.09-acres). The site is surrounded by commercial uses zoned SU-1 to the north, west, and east. To the south, the site is zoned C-3 and undeveloped. Stringtown Park lies west of the property, and the B&O Trail is located approximately 300 feet south.

Assessor's Office records and historic aerials indicate the building on the site was constructed around 1959. In 2000, petition 2000-ZON-061 rezoned 1540 W. Ohio Street from D-8 to SU-1 for religious use. In 2014, petition 2014-ZON-008 rezoned the current church complex to SU-1, leaving only two (2) dwellings on the block under D-8 zoning.

VIOLATIONS

The site previously contained two (2) single-family residential homes that were demolished in 2024 without permits (VIO24-0007547). Because the site is within the Regional Center, prior approval was required, but not obtained. The petitioner has since filed for Regional Center Approval.

Staff's review indicates a pattern of demolitions on this block since 2000: ten homes have been removed, three (3) prior to the adoption of the Regional Center Overlay, five (5) with approval by the Regional Center Hearing Examiner, and two (2) without approval.

REZONING

The request would provide for the rezoning of 0.18 acres from the D-8 (RC)(TOD) to the SU-1 (RC)(TOD) for religious use.

The D-8 district is designed to provide for a wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

Rezoning to SU-1 would permit religious use, which can be compatible with nearby residential development when designed to appropriately address parking, traffic circulation, outdoor activities, signage, setbacks, and landscaping.

SECONDARY/ OVERLAY DISTRICTS

TOD (Transit-Oriented Development): Applied to all properties within 1,000 feet of the centerline of a mapped bus rapid transit (BRT) line. Its intent is to encourage compact, walkable, and urban development patterns coordinated with public investment in transit. Within the **Village Mixed-Use Typology**, the TOD Overlay modification for places of worship and other neighborhood-serving institutions requires that they be designed to reinforce walkability (e.g., compact building footprints, integration with the pedestrian system, and no more than one-third of the street frontage devoted to parking).

RC (Regional Center): Applies to all new construction, sidewalk cafés, and signage in the Regional Center. Design review and approval are required by the Administrator of the Division of Planning.

PROCEDURE

Any site improvements would be subject to Administrator's Approval, prior to obtaining an Improvement Location Permit, in accordance with the Special Districts Zoning Ordinance and Regional Center Ordinance. Signs would be required to meet the standards of the Sign Regulations for Special Use districts.

STAFF CONCERNS

Although this request applies only to two (2) parcels, the petitioner has indicated an intent to redevelop the entire block bounded by North Reisner Street, Koehne Street, West Ohio Street, and Everett Street. Staff has expressed concerns regarding how future development will address parking demand and traffic circulation.

The existing church on the site received a variance in 2021 to reduce the off-street parking requirement from 57 to 38 spaces. Under the current proposal, a Variance of Development Standards would be required, as the worship center use generates a requirement of 127 parking spaces, while only 89 spaces are proposed—a deficiency of 38 spaces. This shortfall may result in overflow parking into the surrounding residential neighborhood, potentially creating adverse impacts.

STAFF ANALYSIS

The subject parcels are surrounded by SU-1 zoning. If approved, this petition would consolidate the zoning of the block under a single district.

The Comprehensive Plan recommends, the Village Mixed-Use typology, which allows for small-scale religious uses as appropriate neighborhood-serving institutions. When religious uses properly designed, they can serve as neighborhood anchors and community gathering places. The proposed rezoning represents a logical reuse of the site, is compatible with the surrounding mix of commercial and residential uses and aligns with the Comprehensive Plan's vision for a walkable, mixed-use neighborhood environment.

Staff recommends approval with a commitment to install a sidewalk along Everett Street.

GENERAL INFORMATION

Existing Zoning	D-8 (RC)(TOD)	
Existing Land Use	Residential	
Comprehensive Plan	Village Mixed Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-1	Religious Use
South:	C-3	Single-Family Residential
East:	SU-1	Religious Use
West:	SU-1	Religious Use
Thoroughfare Plan		
Koehne Street	Local Street	60-foot right-of-way Existing and Proposed.
Everett Street	Local Street	60-foot right-of-way Existing and Proposed.
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	Airspace	
Wellfield Protection Area	No	
Site Plan	August 04, 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 Pattern Book (2019)
- Blue Line Transit-Oriented Development Strategic Plan (2022)
- Near West Neighborhood Land Use Plan (2014)
- Indy Greenways Master Plan (2014)

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two (2) components that include the Pattern Book and the Land Use Map. The Pattern Book provides a land use classification system that guides the orderly development of the county and protects the character of neighborhoods while also being flexible and adaptable to allow neighborhoods to grow and change over time.

The Pattern Book serves as a policy guide as development occurs. Below are the relevant policies related to this request:

The **Village Mixed-Use** typology 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.

The following elements of the Pattern Book apply to this site:

Conditions for All Land Use Types

- All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
- All development should include sidewalks along the street frontage.
- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.

Small-Scale Schools, Places of Worship, Neighborhood- Serving Institutions/Infrastructure, and Other Places of Assembly (defined as schools, places of worship, and other places of assembly that are generally less than five (5) acres in size).

- Should be located along an arterial or collector street.
- If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.

TRANSIT-ORIENTED DEVELOPMENT (TOD)

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a Bus Rapid Transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.

Modified Uses

Small-Scale Schools, Places of Worship, Neighborhood-Serving Institutions/Infrastructure, and Other Places of Assembly

- Development should be supportive of pedestrian activity (e.g. compact, connected to a pedestrian system, no more than one third of the frontage used for parking.)

Red Line / Blue Line / Purple Line TOD Strategic Plan

This site is located within an overlay, specifically Transit Oriented Development. “Overlays are used in places where the land uses that are allowed in a typology need to be adjusted. They may be needed because an area is environmentally sensitive, near an airport, or because a certain type of development should be promoted. Overlays can add uses, remove uses, or modify the conditions that are applied to uses in a typology.”

The Transit-Oriented Development (TOD) overlay is intended for areas within walking distance of a rapid transit station. The purpose of this overlay is to promote pedestrian connectivity and a higher density than the surrounding area.” The site is located within a ½ mile walk shed of a proposed transit station at Washington Street & Harding Street Station.

The **Blue Line Transit Oriented Development Strategic Plan** (2014) proposes a transit stop at the intersection of Washington Street & Harding Street Station with a Community Center typology. The Community Center typology is “Varying types of commercial developments, from large strip centers to shopping malls, along arterial corridors. Development opportunities vary from redevelopment into mixed-use, walkable patterns to multi-family residential infill development.” Characteristics are listed below:

- A dense mixed-use neighborhood center.
- Minimum of two (2) stories at core area.
- No front or side setbacks at core; 0-10 ft. front setbacks and 0-10 ft. side setbacks at the periphery
- Multi-family housing with a minimum of three (3) units.
- Structured parking at the core and attractive surface parking at the periphery.

Neighborhood / Area Specific Plan

Near West Neighborhood Land Use Plan (2014)

Critical Area #9

Location: Southeastern Stringtown

Why Critical: Historically this area has been a mix of industries, commercial sites, institutions and single-family housing. The area has a high number of vacant lots and unoccupied houses. It is ripe for a shift in

use. Influences on the area are busy Washington Street to the south, the neighboring Indianapolis Zoo, the adjacent White River, proximity and views to Downtown and IUPUI, and the potential for a rapid transit line in the Washington Street corridor. New buildings should be respectful of the solidly single-family residential streets to the north and west of this Critical Area.

Recommendations:

- Development in the area between Washington Street and Market Street should be employment oriented. Moving north, new development should transition into mixed-use and multi-family residences.
- New buildings should be respectful of the solidly single-family residential streets to the north and west of this Critical Area. Although new structures will likely be tall enough to take advantage of views to the river and downtown, they should not loom over the existing homes on Saulcy, Reisner and Richland streets.
- Multi-family residential development in the area should take the form of purpose-built multi-family structures rather than the subdividing of single-family homes into numerous units.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

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

INDY GREENWAYS MASTER PLAN (2014)

- B & O Trail Multi-Use Trail

The B&O corridor presents the city with the opportunity to provide a key east-west connection to downtown, similar to the Monon Trail on the north side. This route has the potential to connect communities, serve important linkages, provide regional connectivity to the surrounding counties to the west of Indianapolis, and provide another major commuter route to the downtown business district.

“Once at **Stringtown Park**, the route again follows the existing rail line southeast to Koehne Street where the route then turns south to cross under the active rail line to Washington Street. The route then turns east and follows the existing Washington Street alignment east to the White River. For this portion of the greenway, the existing sidewalk on the north side of the street should be reconstructed as a shared-use path”

ZONING HISTORY

Zoning History -Site

N/A

Zoning History- Vicinity

2021-CZN-854; 1501 West Ohio Street and 120 and 122 North Harding Street (further east of site), Rezoning of 1.05 acres from the D-8 (RC) and C-3 (RC) districts to the CBD-S (RC) district to provide for multi-family dwellings and townhomes, and all C-1 and MU-2 uses (within the existing building), **approved**

2021-CVR-854; 1501 West Ohio Street and 120 and 122 North Harding Street (further east of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero off-street parking spaces for the existing building at 1501 West Ohio Street and 38 off-street parking spaces provided for the proposed development at 120 and 122 North Harding Street (minimum 17 off-street parking spaces required for 1501 West Ohio Street and minimum of 40 off-street spaces required for 120 and 122 North Harding Street), **granted**

2021-CVC-854; 1501 West Ohio Street and 120 and 122 North Harding Street (further east of site), Vacation of five-foot wide strip off the south side of Ohio Street, beginning at the west right-of-way line of Harding Street, west 165 feet, to the northwest corner of Lot 14 in Drake's Subdivision of Out Lot 14 West of White River, as recorded in Plat Book 1, Page 144 in the Office of the Recorder of Marion County, Indiana; Vacation of Everett Street, being 30 feet in width, beginning at the west right-of-way line of Harding Street, west 100 feet to the first north-south alley west of Harding Street; Vacation of five-foot wide strip off the north side of Market Street, beginning at the west right-of-way line of Harding Street, west 100 feet to the first north-south alley west of Harding Street, all with a waiver of the assessment of benefits, **approved.**

2014-ZON-008; 1540 W Ohio Street (northeast of site), request a Rezoning of two acres, from the D-8 (RC) (W-5) and SU-1 (RC) (W-5) districts to the SU-1 (RC) (W-5) classification to provide for religious uses, **approved.**

2000-ZON-061; 1540 West Ohio Street (north of site), request a Rezoning of 1.9 acres, from D-8 (RC) to SU-1 (RC), to the SU-1 (RC) Classification to provide for religious purposes, **approved.**

99-Z-187; 1520 and 1523 West Ohio Street (north of site), request a Rezoning of 0.5 acres, from D-8 (RC) district to SU-1 classification to provide for religious purposes, **approved.**

EXHIBITS

2025-ZON-054 Current Zoning Map

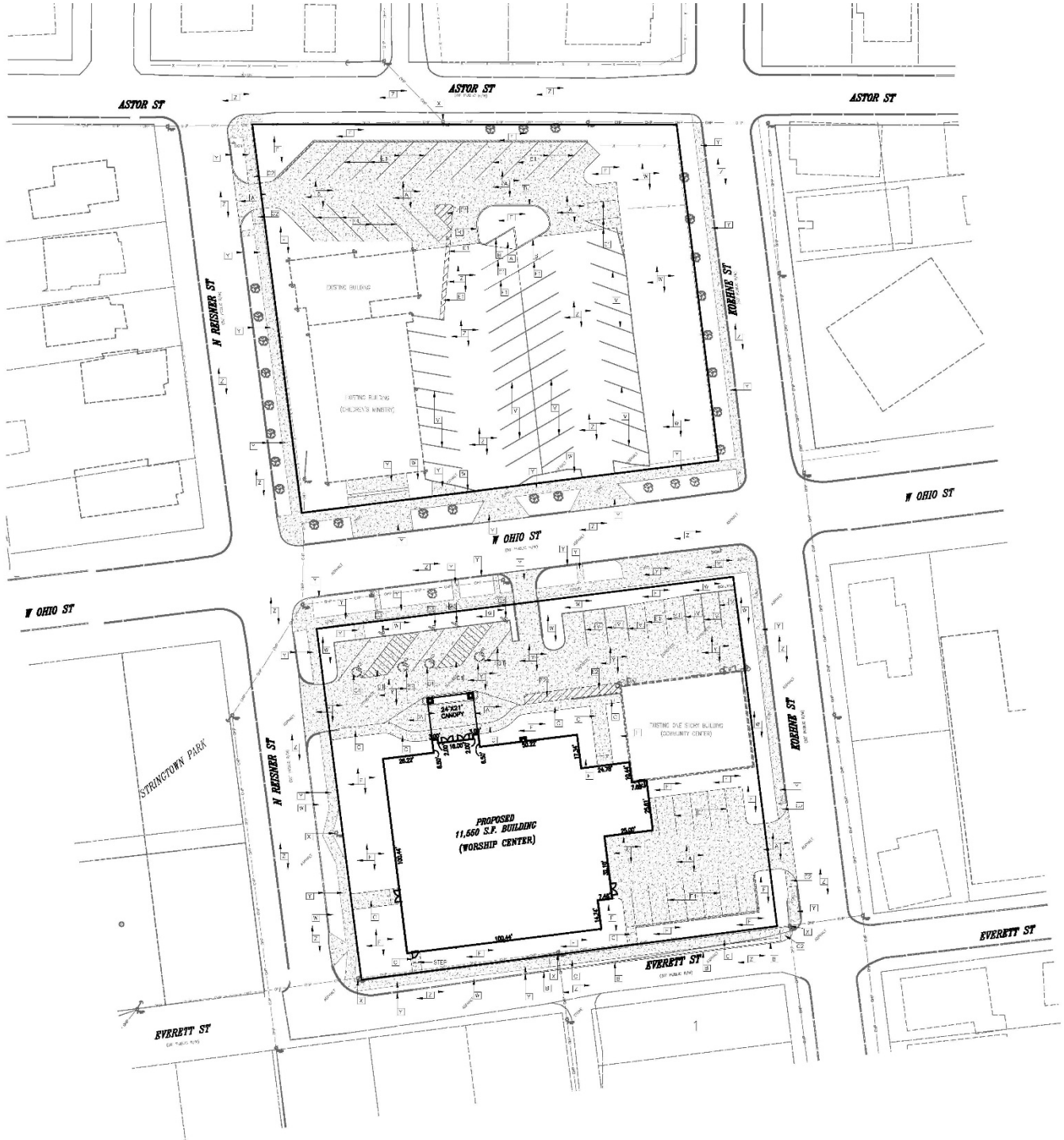


2025-ZON-054 Thoroughfare Plan



Type	Built	Planned
Bikeway		
Trail /Greenway		

Proposed Site Plan for the future religious use



View looking west from Koehne street at the subject site



View looking at the subject site, looking north.



View from Everett Street looking at existing alley way, subject property to the right



View from the subject site looking north at the community Center



View at the intersection of Koehne St and Everett St looking south along Koehne St.



View looking north from Koehne Street



View from Koehne Street looking southwest at Church Event Center



View from subject property looking at Stringtown Park

