



Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION

November 5, 2025

Case Number: 2025-APP-009 / 2025-VAR-006 (Amended)
Property Address: 8140 Township Line Road (approximate address)
Location: Pike Township, Council District #1
Petitioner: Retirement Living, Inc., By Mike Jones, PE
Current Zoning: HD-2
Request: Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.
Current Land Use: Assisted Living Facility
Staff Recommendations: Approve
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

ADDENDUM FOR NOVEMBER 5, 2025 METROPOLITAN DEVELOPMENT COMMISSION

The Hearing Examiner transferred this petition from the October 9, 2025 hearing to the November 5, 2025 hearing of the Metropolitan Development Commission for initial hearing so that the published legal advertisement would note the correct number of proposed parking spaces.

Staff continues to **recommend approval** of the requests.

October 9, 2025

This petition was continued for cause from the August 28, 2025 hearing to the September 11, 2025 hearing at the request of staff to allow the petitioner additional time to provide new information for staff to review regarding the proposed unit count and parking requirements to be met.

This petition was continued for cause from the September 11, 2025 hearing to the October 9, 2025 hearing at the request of staff to allow the petitioner additional time to amend the request and provide new notice.

STAFF RECOMMENDATION

Staff **recommends approval** of the requests.

PETITION OVERVIEW

LAND USE

The site is developed with an assisted living facility campus and is surrounded by multi-family dwellings to the north, zoned HD-2, multifamily dwellings and single-family dwellings to the west, zoned D-6II and D-3, single-family dwellings, condominiums, and undeveloped land to the south, zoned D-3, HD-2, and SU-34, and a vacant hospital building to the east, zoned HD-1.

HOSPITAL DISTRICT APPROVAL

The grant of the request would allow for the expansion of an existing community center, construction of an assisted living structure, construction of five (5), three-story, condominium buildings, and new parking areas.

Land in the Development Plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings, and structures must:

- a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan;
- b. Create and maintain a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses;
- c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities;
- d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;
- e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
- f. Allocate adequate sites for all uses proposed - the design, character, grade, location and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan; and
- g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.

“The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission. The Commission must, also make written findings concerning any decision to approve or disapprove a Site and Development Plan.”

VARIANCE

Per Table 744-402-1: Required Parking Table, proposed community center, assisted living structure, and condominium buildings would require a total of 115 parking spaces.

The proposal would have a total of 133 proposed parking spaces and requests no more than 140 parking spaces if space allows.

STAFF ANALYSIS

Because the site is a large campus that has multiple existing building structures, staff's consideration is based only on the new construction. Staff did not find that the addition of 18 extra spaces would negatively impact the surrounding properties and considered that the extra spaces could be due to the increase in employees needed with the increase in residents.

The parking requirement does not explicitly factor in the number of employees who would more than likely drive to the site in individual cars since the calculation is derived from the number of units and anticipated guests for the residents. Even if the maximum request of 140 were to be met, the additional 25 parking spaces would be viewed similarly to the initial 18 shown on the plans and would not be harmful to the community and would instead allow the necessary employees to park on site.

Staff determined that the approval request and parking variance would be supportable and recommends approval of the requests.

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Assisted Living Facility	
Comprehensive Plan	Institution-Oriented Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	HD-2	Residential (Multi-family dwellings)
South:	D-3 / SU-34 / HD-2	Single-family dwellings / Undeveloped / Condominiums
East:	HD-1	Vacant Hospital Building
West:	D-6II / D-3	Residential (Multi-family and single-family dwellings)
Thoroughfare Plan		
Township Line Road	Primary Arterial Street	90-foot proposed right-of-way and 97-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes	
Overlay	Yes	
Wellfield Protection Area	No	

Site Plan	July 11, 2025
Site Plan (Amended)	September 4, 2025
Elevations	July 11, 2025
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	July 14, 2025
Findings of Fact (Amended)	September 18, 2025
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends for Institution-Oriented Mixed-Use development.
- Mixed-Use Typologies have a balance of places where people live and places where people work. Generally, only uses that are compatible with residential uses are recommended in these typologies. More intense uses, such as hospitals or universities in the 'Institution-Oriented Mixed-Use' have conditions attached to them that mitigate their impact on nearby residential neighborhoods.
- The Institution-Oriented Mixed-Use (Campus) typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.
 - **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.
 - Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.
 - **Conditions for All Housing**
 - Should be within a one-half-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

- **Attached Housing**
 - Should be oriented towards the street with parking either behind or interior to the development.
- **Assisted Living Facilities/Nursing Homes**
 - Should be located along an arterial or collector street. Should not be within 1000 feet of a highway, freeway, or expressway.
- **Structured Parking**
 - Only recommended as a primary use when functionally connected to an anchor institution.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

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)

- Indy Moves Transportation Integration Plan (2018) proposes complete street upgrades for an off-street multi-use path from Westlane Road to 86th Street along Township Line Road.

ZONING HISTORY

Zoning History – Site

2017-APP-002; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for additions to the existing assisted living facility and health center, including additions for skilled nursing and independent living, **approved**.

2008-APP-805 / 2008-VAR-805; 8140 Township Line Road, requested-Hospital District Two Approval to provide for a one-story community center, two, four-story multi-family buildings each containing 48 dwelling units, a one-story restaurant building, additions to the existing assisted living facility including an expanded dining area, a restaurant, a wellness complex, and an enclosed swimming pool and related areas, construction of covered walkways between buildings, additional parking, canopies, a one-story maintenance building and a sign package including freestanding signs and a variance of development standards of the Sign Regulations to provide for thirteen freestanding identification signs and twelve, 4.167-foot tall, three-square foot directional incidental signs, **approved and granted**.

2000-APP-073; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for construction of a 38,000-square foot addition to an existing health care facility, a parking lot expansion, a pedestrian trail, two gazebos, a pool, a viewing deck, two cottages, and two detached carports, **approved**.

99-AP-153; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for an expansion of a parking lot, installation of a retention pond, and installation of a ground sign, all associated with an assisted living facility, **approved**.

85-AP-32; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for the construction of detached residential cottages associated with an existing assisted living facility, **approved**.

84-AP-4; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for construction of a covered ramp for wheelchair access, **approved**.

78-AP-4; 8140 Township Line Road (subject site), Hospital District Two Approval to provide for development of an assisted living facility, **approved**.

78-Z-14; 8140 Township Line Road (subject site), rezoning of 46 acres from A-2 and HD-2 to A-2 to provide for hospital perimeter development, **approved**.

AERIAL MAP

Marguerite Manor
 2014 Trussing Line for
 Indianapolis, IN 46201

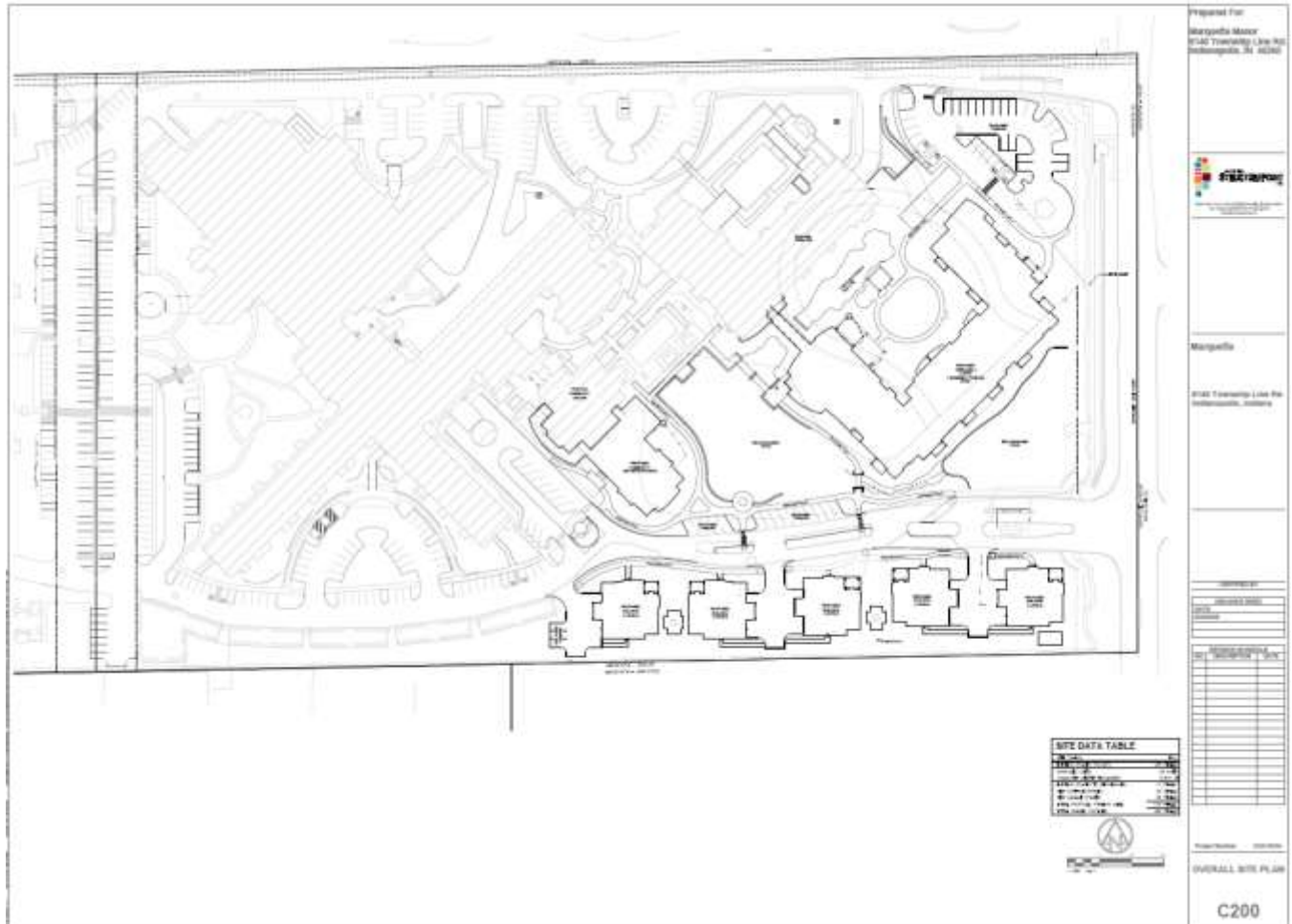
Site Data Table

Item	Quantity	Unit
1. Total Area	1.00	Acres
2. Total Area	1.00	Acres
3. Total Area	1.00	Acres
4. Total Area	1.00	Acres
5. Total Area	1.00	Acres
6. Total Area	1.00	Acres
7. Total Area	1.00	Acres
8. Total Area	1.00	Acres
9. Total Area	1.00	Acres
10. Total Area	1.00	Acres
11. Total Area	1.00	Acres
12. Total Area	1.00	Acres
13. Total Area	1.00	Acres
14. Total Area	1.00	Acres
15. Total Area	1.00	Acres
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41. Total Area	1.00	Acres
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43. Total Area	1.00	Acres
44. Total Area	1.00	Acres
45. Total Area	1.00	Acres
46. Total Area	1.00	Acres
47. Total Area	1.00	Acres
48. Total Area	1.00	Acres
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82. Total Area	1.00	Acres
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99. Total Area	1.00	Acres
100. Total Area	1.00	Acres

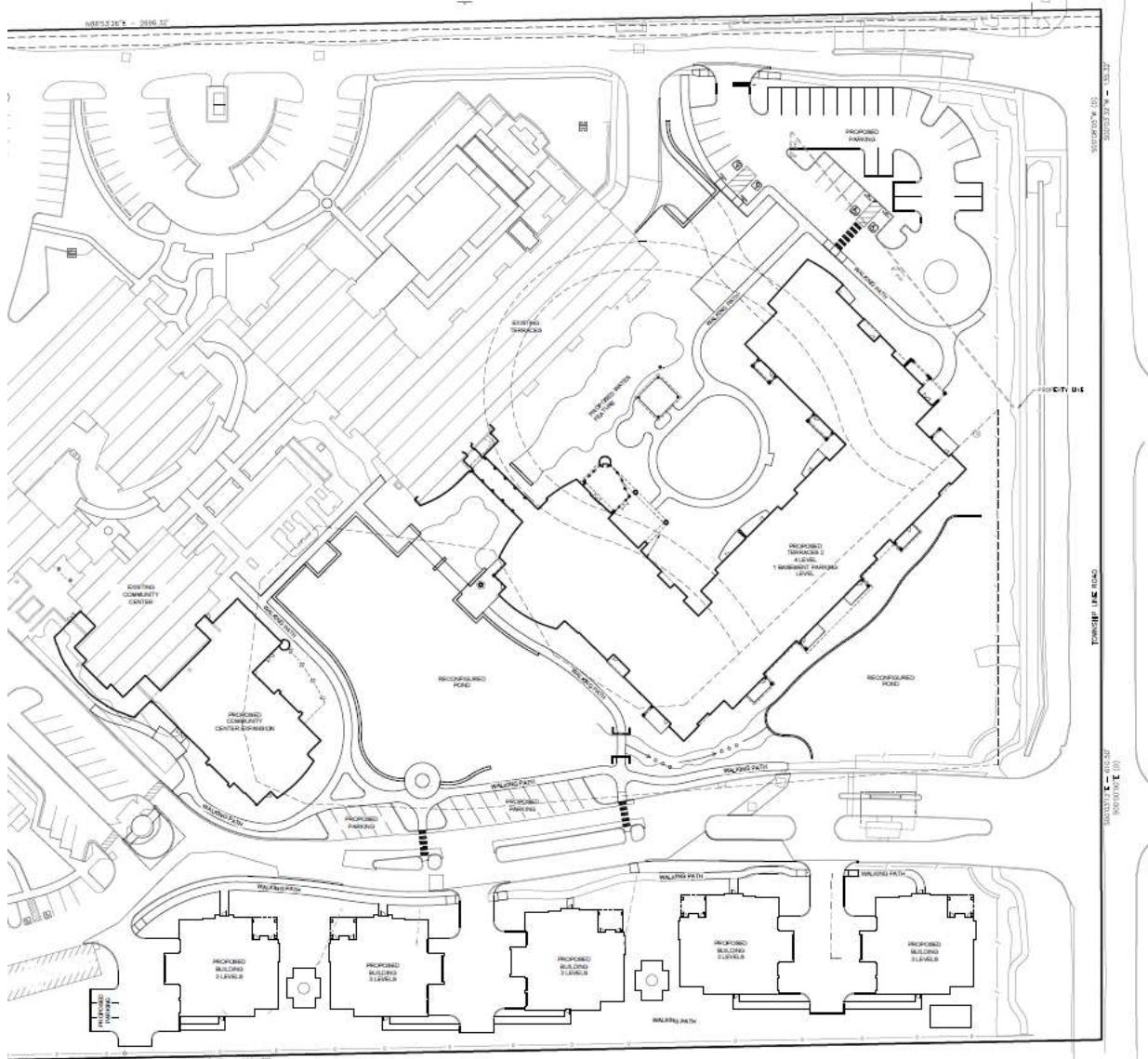
Overall Site Plan

C200

AMENDED SITE PLAN



AMENDED SITE PLAN CLOSE-UP



[illegible]

PARKING CALCULATIONS

PROPOSED ONSITE PARKING PARKING ANALYSIS CALCULATIONS

		<u>Job Information</u>	
Description:		Marquette	
Reviewing Entity:		City of Indianapolis	
Job Number:		2025.00264	
Date:		9/3/2025	
Existing Units		425	
<u>Proposed Units</u>			
Terraces II		69	
Flats		25	
Total Habitable Units =		519	
REQUIRED PARKING		Minimum	Maximum
Assisted Living Facility		286	346
Existing Surface		384	
Existing Underground		54	
Proposed Surface Removal		17	
Proposed Surface		52	
Proposed Garage		25	
Proposed Underground		73	
Total Provided Parking (Site)		571	

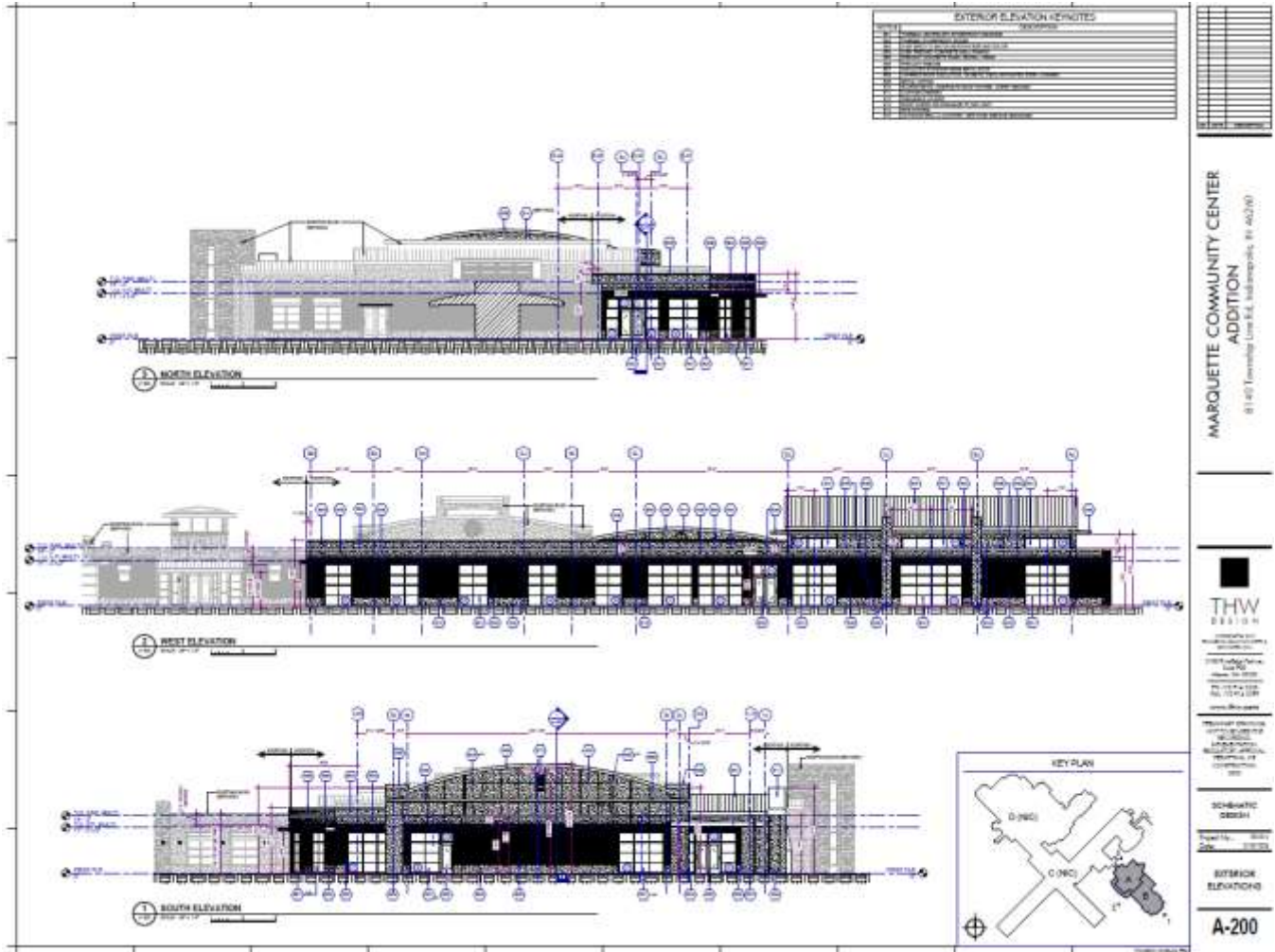
Assisted Living Facility		
Proposed Units	Minimum	Maximum
94	47	62
Guests	4	-

"Community Center"		
Proposed SF	Minimum	Maximum
10679	26	53

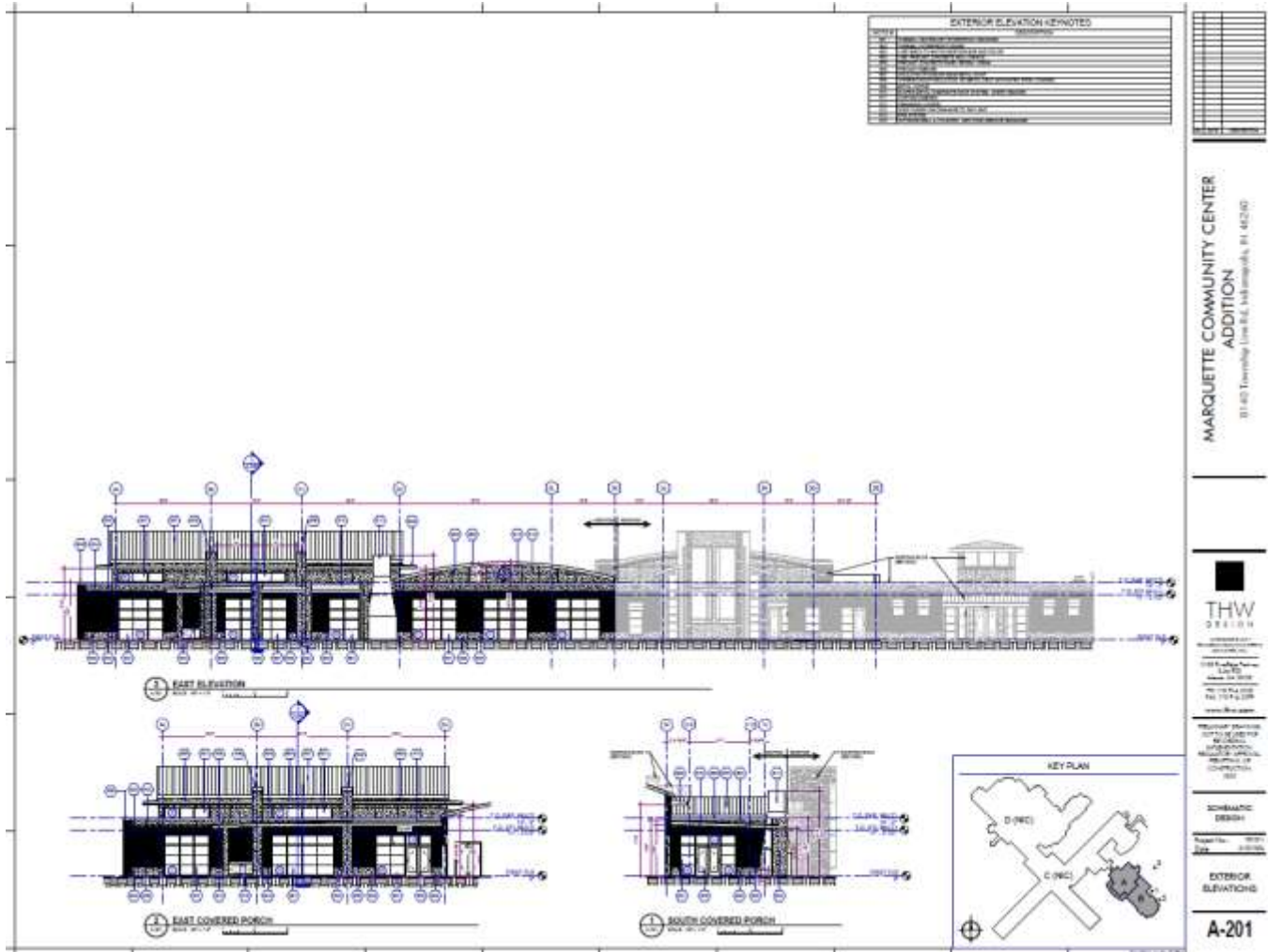
		Minimum	Maximum
Totals:		77	115

Proposed Provided Parking	133
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COMMUNITY CENTER ADDITION



COMMUNITY CENTER ADDITION (Continued)



MARQUETTE ASSISTED LIVING FACILITY ADDITION



CONDOMINIUMS





Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL
PETITION FOR PARK DISTRICT ONE/TWO APPROVAL
PETITION FOR HOSPITAL DISTRICT ONE/TWO APPROVAL**

FINDINGS OF FACT

The Metropolitan Development Commission finds that the site and development plan file-dated JULY 10TH,
2025

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan
because:

the site plan has been designed to conform to the Comprehensive plan.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic
value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses
because:

the site is an extension of current architectural style and use.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit
provisions, and bicycle facilities because:

additional parking and ADA access is being provided in a new parking lot on the northeast corner of the site.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and
planned public streets and interior roads because:

integrated walking paths are incorporated into the site.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner
because:

the site has been designed in accordance with the latest Indianapolis Stormwater Manual and all other utilities have been previously Master Planned
for site expansion.



Department of Metropolitan Development
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F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

proposed buildings are being located and oriented to be an extension of the original design intent for the site

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

the site provides additional access points to the main drive connecting the site to the right of way.

DECISION

IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



Department of Metropolitan Development
Division of Planning
Current Planning

Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY AS THE REQUEST MINIMIZES SURFACE PARKING SPACES WHILE PROVIDING BUILDING-SPECIFIC (TENANT) PARKING WITHIN THE BUILDING ENVELOPE (IE GARAGE). SURFACE PARKING SPACES REMAIN NECESSARY FOR VISITORS AND STAFF ALIKE.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE BUILDING-SPECIFIC (TENANT) PARKING SPACES ARE BEING PROVIDED WITHIN THE BUILDING ENVELOPE TO CREATE A MORE NATURAL, NEIGHBORLY FEEL. THE SURFACE PARKING SPACES REMAIN NECESSARY FOR VISITORS AND STAFF ALIKE.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

A STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY AS IT WILL RESULT IN A DEFICIENCY IN THE AMOUNT OF PARKING NECESSARY. OWNERSHIP OF THE FACILITY HAVE SIGNIFICANT HISTORICAL DATA AVAILABLE TO JUSTIFY THE NEED FOR SAID PARKING. ORDINANCE LIMITS THE MAXIMUM ALLOWABLE PARKING TO 2 SPACES PER 3 UNITS, WHILE DATA INDICATES A MINIMUM OF 1 SPACE PER UNIT IS NECESSARY. THE ORDINANCE FURTHER DOES NOT DIFFERENTIATE BETWEEN GARAGE BASED PARKING AND SURFACE LOT PARKING. IN THE SPIRIT OF THE ORDINANCE, THE BULK OF THE PARKING SPACES ARE BEING PROVIDED WITHIN THE BUILDING ENVELOPE WITH THE REMAINING SURFACE PARKING SPACES BEING RESERVED FOR VISITORS AND STAFF ALIKE.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20 _____



Photo of the south entrance drive to the subject site.



Photo of the surface parking area to be reconfigured.



Photo of the proposed community center expansion location and pond reconfiguration.



Photo of the proposed assisted living building expansion location and pond reconfiguration.



Photo of the proposed assisted living location and surface parking lot looking north.



Photo of the existing dwelling to be removed and replaced with a three-story condominium building.



Photo of the existing dwellings to be removed and replaced with a three-story condominium building.



Photo of the subject site looking southwest toward the proposed surface parking lot location.



Photo of the multi-family dwellings north of the site



Photo of the vacant hospital building east of the site.