Department of Metropolitan Development
Division of Planning
Current Planning

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER — November 19, 2026

Case Number:	2026-ZON-084
Property Address:	6014 Michigan Road
Location:	Pike Township, Council District #2
Petitioner:	AREC by Sahithya Cheruku
Current Zoning:	!-2 / D-2 / C-3
Request:	Rezoning of 5.62 acres from the I-1 district, D-2 district and C-3 district to the I-1 district to provide for a mini-warehouse / self-storage facility.
Current Land Use:	Mini warehouse / Self-storage
Staff Recommendations:	Approval of the rezoning request.
Staff Reviewer:	Kathleen Blackham, Senior Planner

PETITION HISTORY

The Hearing Examiner continued this petition from the October 15, 2026 hearing, to the November 19, 2026 hearing, at the petitioner's representative request, to provide additional time for continued discussions with the neighborhood organization.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" form at least three days prior to the MDC hearing:

1. A 60-foot half right-of-way shall be dedicated along the frontage of Michigan Road, as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).
2. The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptables provided for the proper disposal of trash and other waste.
3. Final site plans shall be submitted for Administrator Approval prior to the issuance of an Improvement Location Permit (ILP) that limits development on the northwest corner of the site to protect the woodlands and Yontz Legal Drain.
4. Any future building on this site will require a drainage review performed by a licensed professional engineer or surveyor and paid for by the landowner. The review will include an evaluation of the Yontz Regulated Drain to ensure that it is appropriately sized and functioning properly. Any changes to the Yontz Regulated Drain will require a petition to the Board of Works for approval.

PETITION OVERVIEW

This 5.62-acre-acre site, zoned I-2, D-2 and C-3, is developed with commercial uses. It is surrounded by single-family dwellings to the north, zoned D-2 and C-1; commercial uses and single-family dwellings to the south, across West 60th Street, zoned C-S and D-3, respectively; commercial uses to the east, across Michigan Road, zoned C-3; and commercial uses to the west, zoned D-2.

REZONING

The request would rezone the site to the I-1 district. "The I-1 district is designed for those industries that present the least risk to the public. In the I-1 district, uses carry on their entire operation within a completely enclosed building in such a manner that no nuisance factor is created or emitted outside the enclosed building. No storage of raw materials, manufactured products, or any other materials is permitted in the open space around the buildings. Loading and unloading berths are completely enclosed or shielded by solid screening. This district has strict controls on the intensity of land use providing protection of each industry from the encroachment of other industries. It is usually located adjacent to protected districts and may serve as a buffer between heavier industrial districts and business or protected districts."

The Comprehensive Plan recommends community commercial and rural or estate neighborhood typologies.

Recommended land uses in the community commercial typology include small- and large- scale offices, retailing, and personal or professional services; small- scale schools, places of worship, neighborhood serving institutions / infrastructure, and other places of assembly; and large-scale schools, places of worship, community serving institutions / infrastructure, and other places of assembly; and small-scale parks.

Recommended land uses in the rural or estate neighborhood typology include detached housing; working farms; group homes; and wind or solar farms.

As proposed, the rezoning request would not align with the Comprehensive Plan recommendations.

Site Plan (Preliminary) - August 25, 2026

The preliminary site plan, dated August 25, 2026, depicts the existing development that has occurred over the past 58 years, as well as a proposed three-story building located at the northeast corner of the site that would provide for approximately 755 storage units.

The site plan also identifies the 150-foot-wide Statutory Easement (Yontz Legal Drain) that runs diagonally through the site from the northwest corner to West 60th Street. Any proposed development would be subject to all provisions and regulations of the legal drain and reviewed during the permitting process that would include submittal of drainage plans.

Overlay

This site is also located within an overlay, specifically the Environmentally Sensitive Areas (ES) Overlay. "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 Environmentally Sensitive Areas (ES) Overlay is intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected. The purpose of this overlay is to prevent or mitigate potential damage to these resources caused by development. This overlay is also appropriate for areas that present an opportunity to create a new environmental asset. This overlay is not intended for the preservation of open space.

High quality woodlands, specifically identified as Forest Alliance Woodlands, are located along the northern boundary of this site.

Department of Public Works

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 60-foot half right-of-way along Michigan Road. This dedication would also be consistent with the Marion County Thoroughfare Plan.

Environmental Public Nuisances

The purpose of the Revised Code of the Consolidated City and County, Sec.575 (Environmental Public Nuisances) is to protect public safety, health and welfare and enhance the environment for the people of the city by making it unlawful for property owners and occupants to allow an environmental public nuisance to exist.

All owners, occupants, or other persons in control of any private property within the city shall be required to keep the private property free from environmental nuisances.

Environmental public nuisance means:

1. Vegetation on private or governmental property that is abandoned, neglected, disregarded or not cut, mown, or otherwise removed and that has attained a height of twelve (12) inches or more;

2. Vegetation, trees or woody growth on private property that, due to its proximity to any governmental property, right-of-way or easement, interferes with the public safety or lawful use of the governmental property, right-of-way or easement or that has been allowed to become a health or safety hazard;

3. A drainage or stormwater management facility as defined in Chapter 561 of this Code on private or governmental property, which facility has not been maintained as required by that chapter; or

4. Property that has accumulated litter or waste products, unless specifically authorized under existing laws and regulations, or that has otherwise been allowed to become a health or safety hazard.

Staff would request a commitment that emphasizes the importance of maintaining the site in a neat and orderly manner at all times and provide containers and receptables for proper disposal of trash and other waste.

Planning Analysis

As proposed, this request would not align with either of the recommendations of Comprehensive Plan of rural or estate neighborhood and community commercial.

However, because of the historical use and development of this site, dating back to 1968, as warehousing and industrial uses, staff believes the request would update the zoning to an appropriate district consistent with the use. Any future development would be subject to the I-1 uses and development standards.

Staff would note that petition 77-UV2-56 was granted to allow the current use, which has expanded through the intervening years.

The northwest corner of the site is open space that should remain undeveloped to protect the remaining woodlands on the site and Yontz Legal Drain. Consequently, staff would request that final development site plans be submitted for Administrator Approval prior to the issuance of an Improvement Location (ILP) permit.

Staff is also requesting a commitment related to approval of drainage plans associated with future improvements, despite this being required during the permitting process. Recent site work resulted in drainage issues on adjacent properties.

GENERAL INFORMATION

Existing Zoning	I-2 / D-2 / C-3	
Existing Land Use	Mini warehouse / Self-storage facility	
Comprehensive Plan	Rural or Estate Neighborhood / Community Commercial	
Surrounding Context	**Zoning**	**Land Use**
North:	D-2 / C-1	Single-family dwelling
South:	C-S / D-3	Commercial uses / single-family dwellings
East:	C-3	Commercial uses
West:	D-2	Commercial uses

Thoroughfare Plan		
Michigan Road	Primary Arterial	Existing 85-foot right-of-way and proposed 120-foot right-of-way.
West 60th Street	Local Street	Existing 40-foot right-of-way and proposed 50-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Yes – Environmentally Sensitive Areas (ES) – Forest Alliance Woodlands	
Wellfield Protection Area	No	
Site Plan	August 25, 2026	
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

The Comprehensive Plan recommends Rural or Estate Neighborhood and Community Commercial typologies.

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.

The Community Commercial typology provides for low-intensity commercial, and office uses that serve nearby neighborhoods. These uses are usually in freestanding buildings or small, integrated centers. Examples include small-scale shops, personal services, professional and business services, grocery stores, drug stores, restaurants, and public gathering spaces.

Pattern Book / Land Use Plan

The Comprehensive Plan consists of two components that include The Marion County Land Use Pattern Book (2019) 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:

Conditions for All Land Use Types – Community Commercial Typology

- 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.

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)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2025-PLT-017; 6002 and 6014 Michigan Road, and 2116 and 2216 West 60th Street, requested approval of a Subdivision Plat to be known as 6002 West Michigan Road Minor Subdivision, dividing 6.02 acres into two lots, **approved.**

88-UV1-133; 2216 West 60th Street, requested a variance of use of the Dwelling Districts Zoning Ordinance and the Commercial Districts Zoning Ordinance to provide for the construction of a warehouse building, **granted.**

88-UV1-43; 2216 West 60th Street, requested a variance of use of the Dwelling Districts and Commercial Districts Zoning Ordinances to provide for construction of a building to be used for an I-2 U use, **granted.**

85-UV1-99; 2216 West 60th Street, requested a variance of use and development standards to provide for the construction of a warehouse building and a truck turn-around, **granted.**

85-HOV-95; 2216 West 60th Street, requested a variance of use and development standards, to provide for the construction of a warehouse building and a truck turn-around, **transferred** as Petition 85-UV1-99.

84-UV2-48; 6014 North Michigan Road, requested a variance of use and development standards of the Dwelling Districts Zoning Ordinance to provide for the erection of a 50' by 65' building within the required sides yard setback to be used for vehicle maintenance and repair in conjunction with the existing truck and trailer leasing business, **withdrawn.**

81-UV2-26; 6014 North Michigan Road, requested a variance of use to provide for the expansion of a U-Haul Moving Center**, granted.**

80-V3-134; 2216 West 60th Street, requested a variance of development standards to provide for a cable television tower 50 feet from the front property line, **granted.**

78-UV2-30; 6014 North Michigan Road, requested a variance of use to provide for the expansion for a U-Haul Moving Center, **granted.**

77-UV2-56; 6014 North Michigan Road, requested a variance of use to provide for a U-Haul Moving Center, **granted.**

72-UV1-127; 2216 West 60th Street, requested a variance of development standards to provide for an office and warehouse within the required setback, **granted**.

68-Z-63; 2216 West 60th Street, requested rezoning of 2.21 acres, being in a D-2 District, to the I-2-S classification to provide for office and warehouse development, **approved.**

58-V-85; 6014 North Michigan Road, requested a variance of use to provide for the construction of a four-unit commercial building for retail sales**, granted.**

VICINITY

2012-ZON-023; 6002 Michigan Road, (south of site), requested rezoning of 1.69 acres, from the D-2 and C-3 Districts to the C-S classification, to provide for C-3 and automobile restoration and sales uses, **approved**.

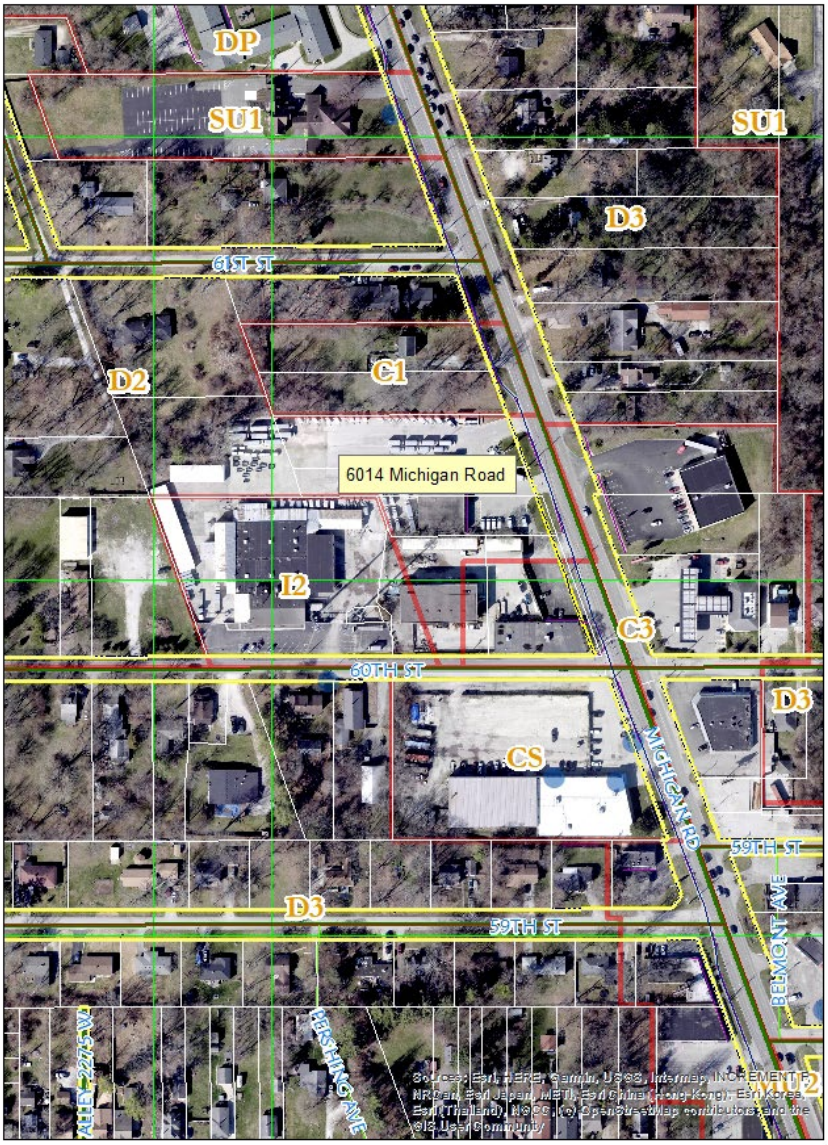
2006-ZON-004; 5988 North Michigan Road (south of site), requested rezoning of 2.94 acres from C-3 to C-S to provide for C-3, I-2, SU-1, SU-2, SU-7, SU-9, SU-34, SU-37 and SU-38 uses, **approved**.

99-Z-214; 5940 Michigan Road (south of site), requested rezoning of three acres from the D-3 and D-3 districts to the C-S classification to provide for a wholesale construction supply business, **withdrawn**.

87-UV1-141; 6002 Michigan Road (south of site), requested variance of use of the CZO and DDZO to provide for use of the former drug store building as offices and warehouse space for the adjacent sheet metal manufacturer and to provide for off-street parking and outdoor storage for the same use, **granted**.

68-Z-63; 2216 West 60th Street, requested rezoning of 2.21 acres, being in a D-2 District, to the I-2-S classification, to provide for office and warehouse development, **approved.**

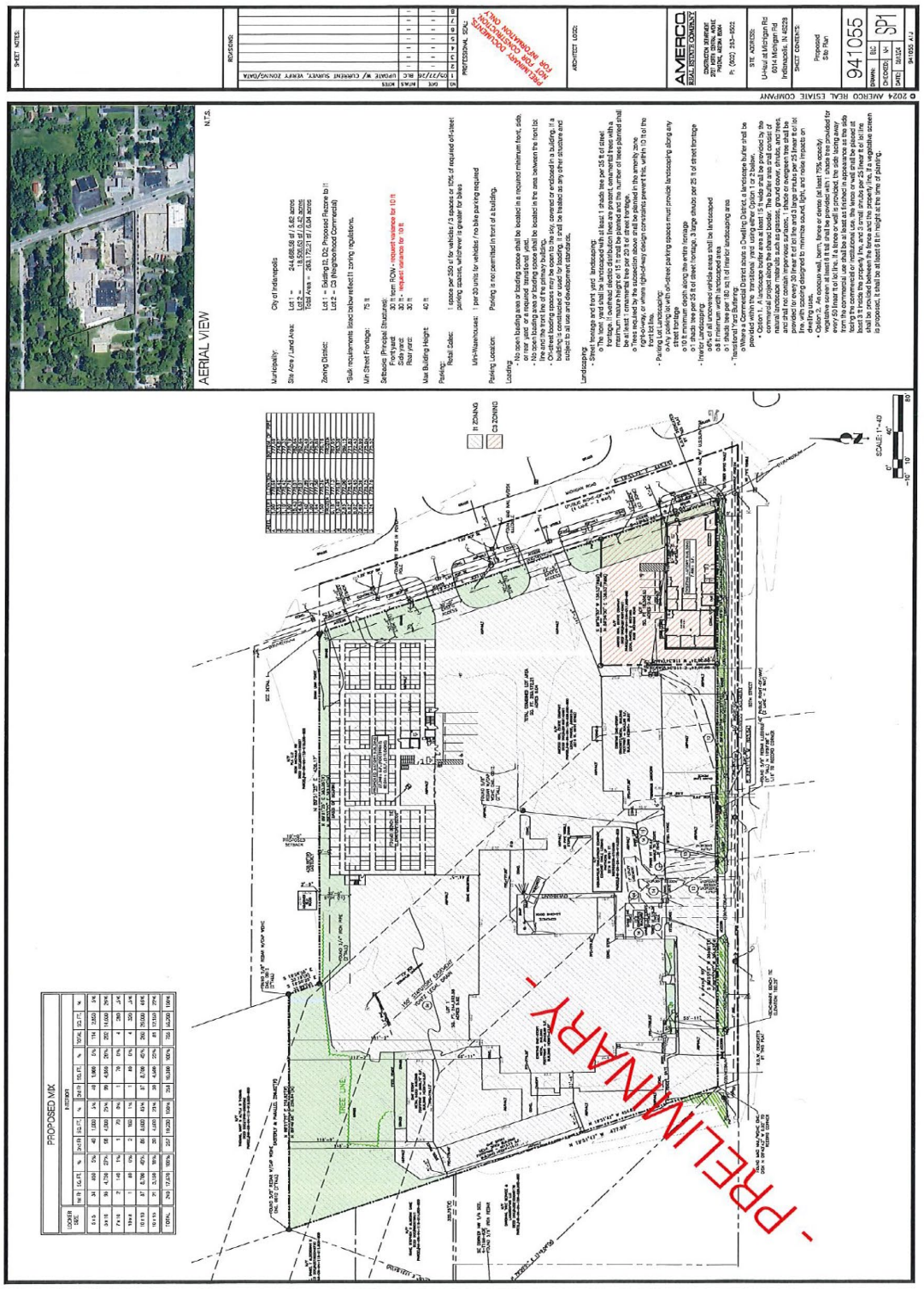
EXHIBITS



6014 Michigan Road

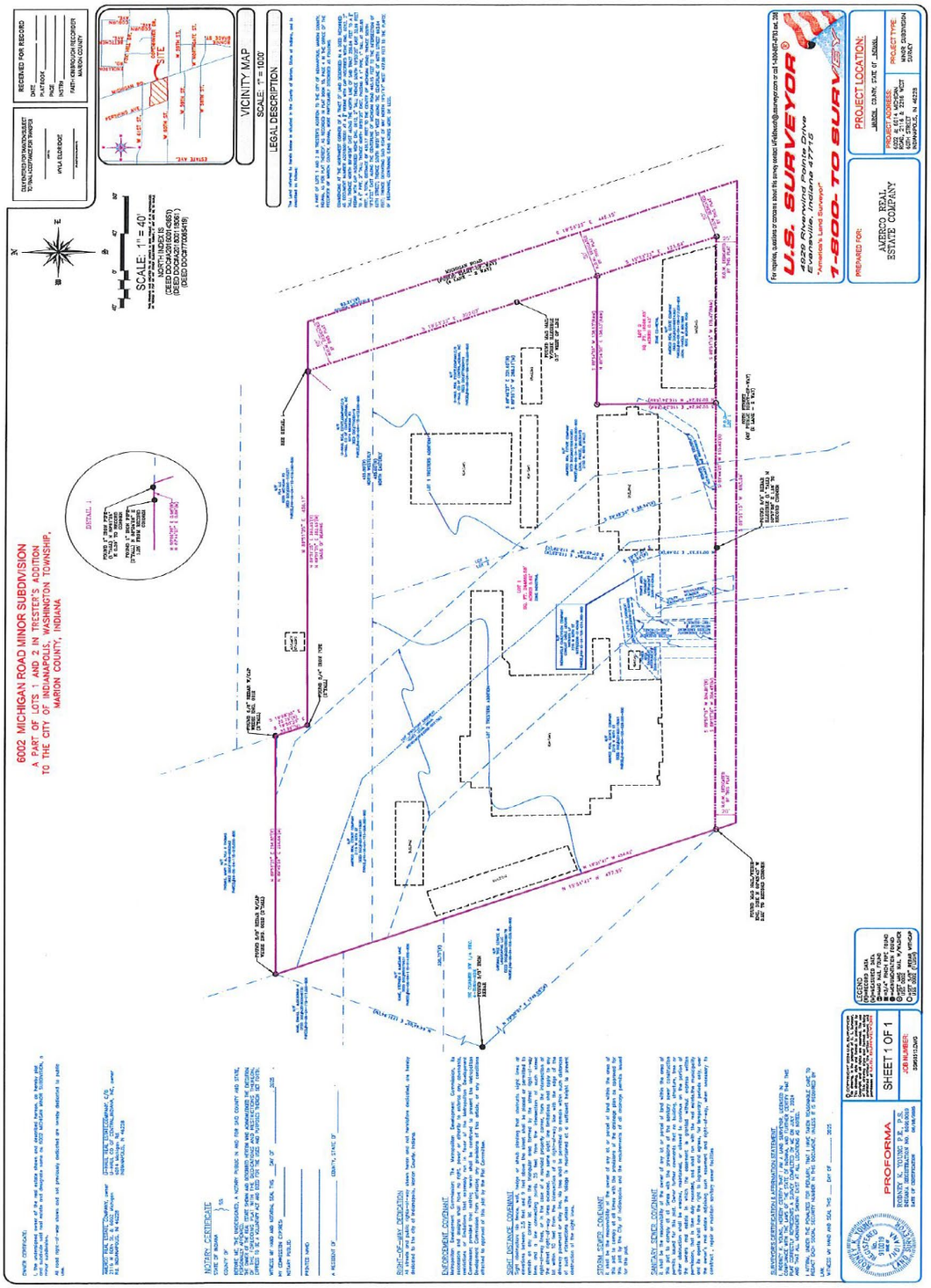
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AERIAL VIEW
N.T.S.
PROPOSED MIX
- PRELIMINARY -

Department of Metropolitan Development
Division of Planning
Current Planning

2025-PLT-017





View looking east along West 60th Street



View looking west along West 60th Street



View of site looking northwest from West 60th Street



View of site looking north from West 60th Street



View of site frontage along West 60th Street looking easte



View of site looking northeast across West 60th Street



View looking north along Michigan Road



View looking south along Michigan Road



View of the portion of the site to remain C-3 looking southwest across Michigan Road



View of site looking west across Michigan Road



View of site looking northwest across Michigan Road