



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 9, 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

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 sound, 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, 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**.

EXHIBITS



SITE DATA TABLE

ITEM	QUANTITY	UNIT
1. TOTAL UNITS	120	UNITS
2. TOTAL BEDS	120	BEDS
3. TOTAL BATHS	120	BATHS
4. TOTAL KITCHENS	120	KITCHENS
5. TOTAL LIVING AREAS	120	LIVING AREAS
6. TOTAL DINING AREAS	120	DINING AREAS
7. TOTAL RECREATION AREAS	120	RECREATION AREAS
8. TOTAL OFFICE AREAS	120	OFFICE AREAS
9. TOTAL STORAGE AREAS	120	STORAGE AREAS
10. TOTAL LAUNDRY AREAS	120	LAUNDRY AREAS
11. TOTAL MECHANICAL AREAS	120	MECHANICAL AREAS
12. TOTAL ELECTRICAL AREAS	120	ELECTRICAL AREAS
13. TOTAL PLUMBING AREAS	120	PLUMBING AREAS
14. TOTAL HVAC AREAS	120	HVAC AREAS
15. TOTAL FIRE PROTECTION AREAS	120	FIRE PROTECTION AREAS
16. TOTAL SECURITY AREAS	120	SECURITY AREAS
17. TOTAL ACCESSIBILITY AREAS	120	ACCESSIBILITY AREAS
18. TOTAL LANDSCAPING AREAS	120	LANDSCAPING AREAS
19. TOTAL SITEWORK AREAS	120	SITEWORK AREAS
20. TOTAL UTILITIES AREAS	120	UTILITIES AREAS
21. TOTAL PAVING AREAS	120	PAVING AREAS
22. TOTAL FENCING AREAS	120	FENCING AREAS
23. TOTAL SIGNAGE AREAS	120	SIGNAGE AREAS
24. TOTAL LIGHTING AREAS	120	LIGHTING AREAS
25. TOTAL SOUND BARRIER AREAS	120	SOUND BARRIER AREAS
26. TOTAL TRAFFIC SIGNAL AREAS	120	TRAFFIC SIGNAL AREAS
27. TOTAL PEDESTRIAN CROSSING AREAS	120	PEDESTRIAN CROSSING AREAS
28. TOTAL BIKEWAY AREAS	120	BIKEWAY AREAS
29. TOTAL PARKING AREAS	120	PARKING AREAS
30. TOTAL DRIVEWAY AREAS	120	DRIVEWAY AREAS
31. TOTAL WALKWAY AREAS	120	WALKWAY AREAS
32. TOTAL RAMP AREAS	120	RAMP AREAS
33. TOTAL ELEVATOR AREAS	120	ELEVATOR AREAS
34. TOTAL STAIR AREAS	120	STAIR AREAS
35. TOTAL LOBBY AREAS	120	LOBBY AREAS
36. TOTAL CORRIDOR AREAS	120	CORRIDOR AREAS
37. TOTAL ENTRY AREAS	120	ENTRY AREAS
38. TOTAL EXIT AREAS	120	EXIT AREAS
39. TOTAL RECEPTION AREAS	120	RECEPTION AREAS
40. TOTAL WAITING AREAS	120	WAITING AREAS
41. TOTAL VISITOR AREAS	120	VISITOR AREAS
42. TOTAL MEETING AREAS	120	MEETING AREAS
43. TOTAL CONFERENCE AREAS	120	CONFERENCE AREAS
44. TOTAL BOARD ROOM AREAS	120	BOARD ROOM AREAS
45. TOTAL OFFICE SUITE AREAS	120	OFFICE SUITE AREAS
46. TOTAL EXECUTIVE SUITE AREAS	120	EXECUTIVE SUITE AREAS
47. TOTAL BOARDING AREAS	120	BOARDING AREAS
48. TOTAL LODGING AREAS	120	LODGING AREAS
49. TOTAL SUITE AREAS	120	SUITE AREAS
50. TOTAL APARTMENT AREAS	120	APARTMENT AREAS
51. TOTAL CONDO AREAS	120	CONDO AREAS
52. TOTAL TOWNHOUSE AREAS	120	TOWNHOUSE AREAS
53. TOTAL CO-OP AREAS	120	CO-OP AREAS
54. TOTAL HOA AREAS	120	HOA AREAS
55. TOTAL COMMON AREAS	120	COMMON AREAS
56. TOTAL CLUB AREAS	120	CLUB AREAS
57. TOTAL GOLF AREAS	120	GOLF AREAS
58. TOTAL TENNIS AREAS	120	TENNIS AREAS
59. TOTAL BASKETBALL AREAS	120	BASKETBALL AREAS
60. TOTAL SOFTBALL AREAS	120	SOFTBALL AREAS
61. TOTAL BASEBALL AREAS	120	BASEBALL AREAS
62. TOTAL VOLLEYBALL AREAS	120	VOLLEYBALL AREAS
63. TOTAL RUGBY AREAS	120	RUGBY AREAS
64. TOTAL HOCKEY AREAS	120	HOCKEY AREAS
65. TOTAL BOWLING AREAS	120	BOWLING AREAS
66. TOTAL GOLF CART AREAS	120	GOLF CART AREAS
67. TOTAL BICYCLE AREAS	120	BICYCLE AREAS
68. TOTAL SKI AREAS	120	SKI AREAS
69. TOTAL SNOWMOBILE AREAS	120	SNOWMOBILE AREAS
70. TOTAL WATER SKI AREAS	120	WATER SKI AREAS
71. TOTAL BOAT AREAS	120	BOAT AREAS
72. TOTAL FISHING AREAS	120	FISHING AREAS
73. TOTAL HUNTING AREAS	120	HUNTING AREAS
74. TOTAL CAMPING AREAS	120	CAMPING AREAS
75. TOTAL RV AREAS	120	RV AREAS
76. TOTAL MOTORHOMES AREAS	120	MOTORHOMES AREAS
77. TOTAL TRAILERS AREAS	120	TRAILERS AREAS
78. TOTAL CARAVANS AREAS	120	CARAVANS AREAS
79. TOTAL CAMPER AREAS	120	CAMPER AREAS
80. TOTAL TENT AREAS	120	TENT AREAS
81. TOTAL SHED AREAS	120	SHED AREAS
82. TOTAL GARAGE AREAS	120	GARAGE AREAS
83. TOTAL DRIVEWAY AREAS	120	DRIVEWAY AREAS
84. TOTAL WALKWAY AREAS	120	WALKWAY AREAS
85. TOTAL RAMP AREAS	120	RAMP AREAS
86. TOTAL ELEVATOR AREAS	120	ELEVATOR AREAS
87. TOTAL STAIR AREAS	120	STAIR AREAS
88. TOTAL LOBBY AREAS	120	LOBBY AREAS
89. TOTAL CORRIDOR AREAS	120	CORRIDOR AREAS
90. TOTAL ENTRY AREAS	120	ENTRY AREAS
91. TOTAL EXIT AREAS	120	EXIT AREAS
92. TOTAL RECEPTION AREAS	120	RECEPTION AREAS
93. TOTAL WAITING AREAS	120	WAITING AREAS
94. TOTAL VISITOR AREAS	120	VISITOR AREAS
95. TOTAL MEETING AREAS	120	MEETING AREAS
96. TOTAL CONFERENCE AREAS	120	CONFERENCE AREAS
97. TOTAL BOARD ROOM AREAS	120	BOARD ROOM AREAS
98. TOTAL OFFICE SUITE AREAS	120	

SITE DATA TABLE

Project Name	Marquette Manor
Project Address	6740 Township Line Rd.
Project City	Indianapolis, Indiana
Project State	IN
Project Zip	46220
Project Owner	Marquette Manor
Project Architect	Marquette Manor
Project Engineer	Marquette Manor
Project Planner	Marquette Manor
Project Designer	Marquette Manor
Project Contractor	Marquette Manor
Project Subcontractor	Marquette Manor
Project Supplier	Marquette Manor
Project Manufacturer	Marquette Manor
Project Distributor	Marquette Manor
Project Retailer	Marquette Manor
Project Wholesaler	Marquette Manor
Project Importer	Marquette Manor
Project Exporter	Marquette Manor
Project Agent	Marquette Manor
Project Broker	Marquette Manor
Project Dealer	Marquette Manor
Project Merchant	Marquette Manor
Project Vendor	Marquette Manor
Project Supplier	Marquette Manor
Project Manufacturer	Marquette Manor
Project Distributor	Marquette Manor
Project Retailer	Marquette Manor
Project Wholesaler	Marquette Manor
Project Importer	Marquette Manor
Project Exporter	Marquette Manor
Project Agent	Marquette Manor
Project Broker	Marquette Manor
Project Dealer	Marquette Manor
Project Merchant	Marquette Manor
Project Vendor	Marquette Manor

Overall Site Plan

[illegible]

FLOOR PLAN NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

GENERAL PARTITION NOTES

1. ALL PARTITIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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10. ALL PARTITIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

PARTITION PATTERNING - SEE TAG FOR RATING TYPE

Partition Type	Rating Type
Acoustic Glass Partition	Acoustic Glass Partition
Acoustic Glass Partition	Acoustic Glass Partition
Acoustic Glass Partition	Acoustic Glass Partition
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Acoustic Glass Partition	Acoustic Glass Partition
Acoustic Glass Partition	Acoustic Glass Partition

WALL TAG RATING SYMBOLS

Symbol	Rating Type
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition
0-0	Acoustic Glass Partition

PARTITION PREPARED & MODIFIED

Prepared	Modified
A	Acoustic Glass Partition
C	Acoustic Glass Partition
G	Acoustic Glass Partition
L	Acoustic Glass Partition
M	Acoustic Glass Partition
N	Acoustic Glass Partition
P	Acoustic Glass Partition
R	Acoustic Glass Partition
S	Acoustic Glass Partition
T	Acoustic Glass Partition
V	Acoustic Glass Partition
W	Acoustic Glass Partition
X	Acoustic Glass Partition
Y	Acoustic Glass Partition
Z	Acoustic Glass Partition

HATCH LEGEND

Hatch	Description
Acoustic Glass Partition	Acoustic Glass Partition
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KEY PLAN

1. PARKING FLOOR OVERALL PLAN

10/10/10

PARKING CALCULATIONS

PROPOSED ONSITE PARKING PARKING ANALYSIS CALCULATIONS

Description: Marquette
Reviewing Entity: City of Indianapolis
Job Number: 2025.00264
Date: 9/3/2025

Job Information

Existing Units 425

Proposed Units

Terraces II 69

Flats 25

Total Habitable Units = 519

Assisted Living Facility

Proposed Units	Minimum	Maximum
94	47	62
Guests	4	-

"Community Center"

Proposed SF	Minimum	Maximum
10679	26	53

REQUIRED PARKING

	Minimum	Maximum
Assisted Living Facility	286	346

Existing Surface 384

Existing Underground 54

	Minimum	Maximum
Totals:	77	115

Proposed Surface Removal 17

Proposed Surface 52

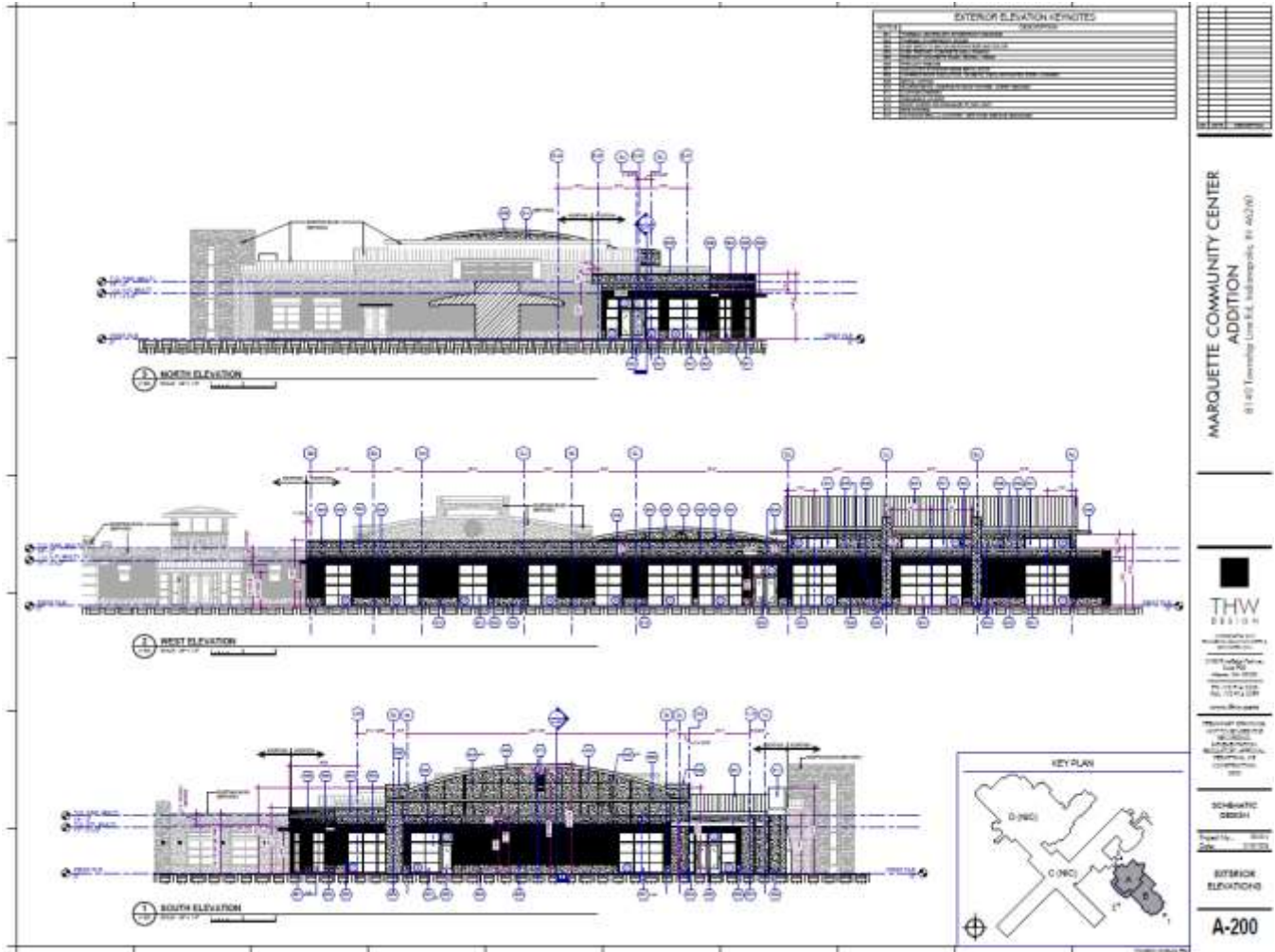
Proposed Garage 25

Proposed Underground 73

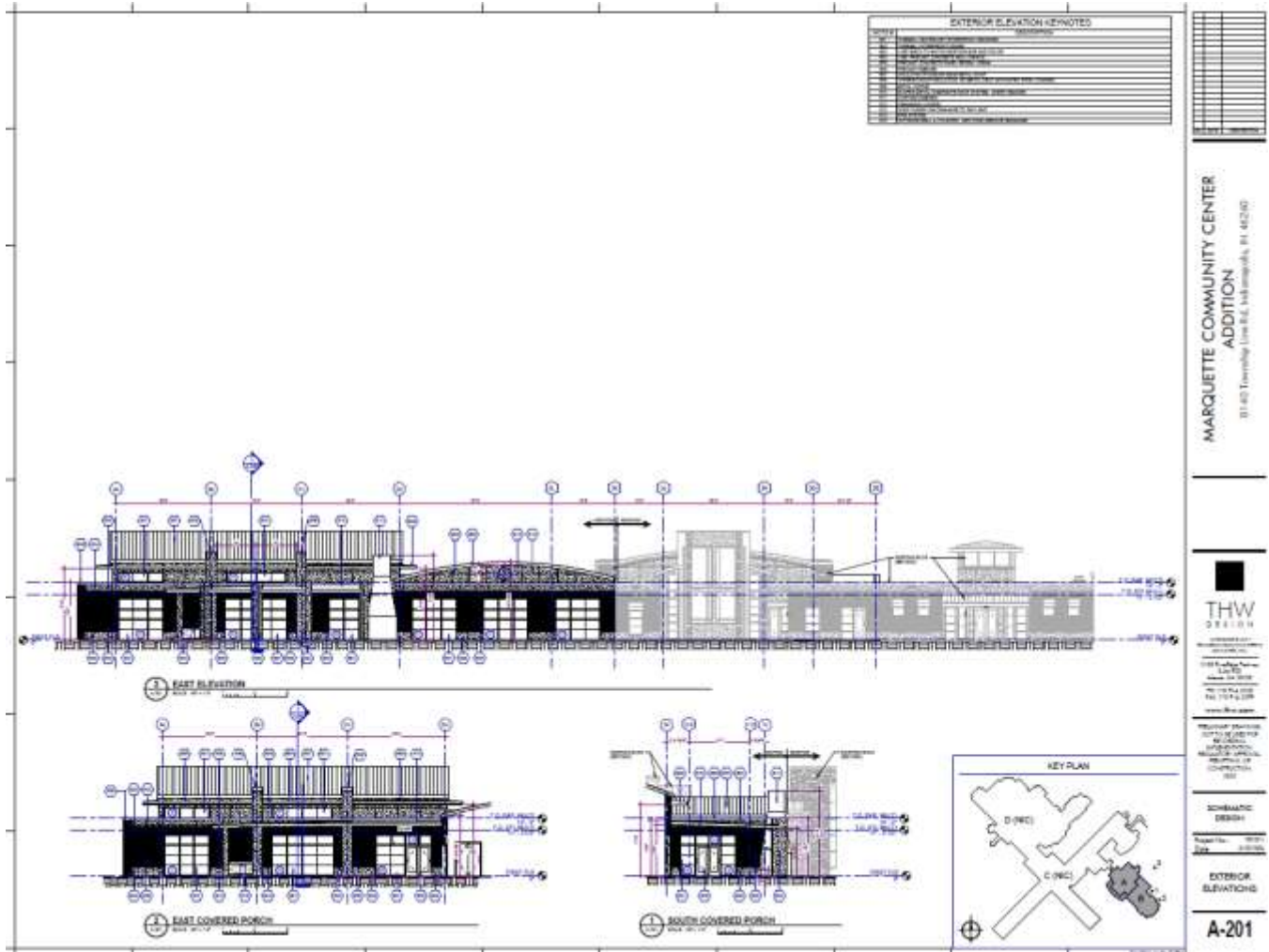
Total Provided Parking (Site) 571

Proposed Provided Parking 133

COMMUNITY CENTER ADDITION



COMMUNITY CENTER ADDITION (Continued)



MARQUETTE ASSISTED LIVING FACILITY ADDITION



54876

#140 Township line east of Longdale, Indiana

1. **Identify the main idea**
 2. **Identify the supporting details**
 3. **Identify the conclusion**
 4. **Identify the evidence**
 5. **Identify the counter-evidence**
 6. **Identify the author's purpose**
 7. **Identify the author's bias**
 8. **Identify the author's tone**
 9. **Identify the author's style**
 10. **Identify the author's audience**

CONCEPTS

Report No.	Year
1	2000
2	2001
3	2002
4	2003
5	2004
6	2005
7	2006
8	2007
9	2008
10	2009
11	2010
12	2011
13	2012
14	2013
15	2014
16	2015
17	2016
18	2017
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91	2090
92	2091
93	2092
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95	2094
96	2095
97	2096
98	2097
99	2098
100	2099

EXTERIOR ELEVATIONS

A-200



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
Division of Planning
Current Planning

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.