



## BEECH GROVE COMMON COUNCIL

June 1, 2026

|                               |  |
|-------------------------------|--|
| <b>Case Number:</b>           | 2026-ZON-044   |
| <b>Property Address:</b>      | 4123 Cashard Avenue, City of Beech Grove ( <i>approximate address</i> )                                |
| <b>Location:</b>              | Franklin Township, Council District #20  |
| <b>Petitioner:</b>            | T & K Investments LLC, by Steven Kemp  |
| <b>Current Zoning:</b>        | I-1  |
| <b>Request:</b>               | Rezoning of 0.51 acres from the I-1 district to the C-3 district to provide for light commercial uses. |
| <b>Current Land Use:</b>      | Undeveloped  |
| <b>Staff Recommendations:</b> | Staff recommends <b>approval</b> of this petition.   |
| <b>Staff Reviewer:</b>        | Michael Weigel, Principal Planner I  |

## PETITION HISTORY

This is the first public hearing for this petition.

## STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

## PETITION OVERVIEW

4123 Cashard Avenue is an approximately half-acre parcel with a width of 80 feet that is currently zoned I-1 for light industrial uses. The site was developed with a single-family residence for decades until the home was demolished around 2013. An accessory shed on the property was also recently demolished. The property was rezoned by the Council to the I-1 designation in 2025 via the petition 2025ZON015.

Surrounding land uses include single-family homes to the south along Cashard Avenue, a construction and property management company to the north, truck parking to the northeast, a dry ice supplier to the west/southwest, and a construction and property management company to the north. Apart from the homes to the south which are zoned D-3, surrounding properties are zoned I-2 for industrial uses.

Approval of this petition would change the zoning designation of this property from I-1 district to the C-3 classification. The C-3 zoning district is intended for the development of retail sales and personal, professional, and business services uses to meet the demands of residential neighborhoods. A full list of uses allowed in this district is located within Table 743-1 of the Indianapolis Zoning Ordinance. The specific uses sought by this petition include a surveillance contractor company (classified as a Consumer Services use by the Ordinance and allowed by-right within C-3) as well as a small area for youth baseball and softball instruction (which would require the granting of a Variance of Use). The proposed site plan and building elevations for this use are within the Exhibits below.



Department of Metropolitan Development  
Division of Planning  
Current Planning

The Marion County Land Use Plan Pattern Book recommends this site and adjacent properties to the Light Industrial working typology to allow for light industrial uses such as warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing within enclosed buildings. Although the Plan also designates this area as being within an Industrial Reserve overlay (additional details in Comprehensive Plan Analysis below), staff would note that (a) light industrial uses are not a contemplated land use for this typology when directly bordered by protected districts and (b) that the Industrial Reserve overlay is a designation for larger areas (not specific parcels) and that one of the factors that determines IR status would be the large size of parcels.

When recommending denial of the rezoning of this site to the I-1 designation in early 2025, a primary rationale would be the impossibility of the site to be redeveloped absent a variance: the I-1 district would require a 50-foot southern transitional yard setback and a 30-foot northern side setback, and the full width of the lot is only 80 feet. Although there was a shed with a size of around 875 square feet present at the time of that rezoning, the shed has since been demolished meaning that there is 0 feet of buildable width for the lot and the placement of *any* new structure would require variances related to setbacks.

The variance application 2026DVB001 was submitted to the City of Beech Grove in April of 2026, seeking permission to allow for a building with deficient setbacks. Upon further review and discussion of the petition, staff noted the need for additional variances related to the proposed use of 1-on-1 youth baseball and softball instruction within the rear portion of the structure as well as for deficient parking, landscaping, and sidewalks for the parcel. The variance petition is set for hearing on Wednesday, June 3<sup>rd</sup>, 2026 (two days after the scheduled hearing for this rezoning).

Staff had suggested that the petitioner endeavor to rezone the property to a more appropriate C-3 designation as a part of this zoning petition process. The C-3 district would serve as a more appropriate buffer between industrial and residential areas, would allow for 1 of the 2 proposed uses by-right, and would also remove the need for variances related to the building setbacks. The petitioner was open to pursuing the rezoning of the site to assist in securing a favorable recommendation from staff on the remaining variances that would be needed for their site layout.

The rezoning hearing would be to determine the appropriateness of the C-3 zoning district for the property: a vote of approval would not exempt the site from any applicable regulations related to allowed uses or development standards for the placement of new building or parking areas on the site. A C-3 zoning district for this property would be less intense than the current I-1 zoning and would ensure wider flexibility for potential use of the site while still requiring transitional separation and landscaping between the property and residential uses to the south. For this reason, staff recommends **approval** of the request.

## GENERAL INFORMATION

|                                   |                  |   |
|-----------------------------------|------------------|---|
| <b>Existing Zoning</b>            | I-1              |   |
| <b>Existing Land Use</b>          | Undeveloped      |   |
| <b>Comprehensive Plan</b>         | Light Industrial |   |
| <b>Surrounding Context</b>        | <b>Zoning</b>    | <b>Surrounding Context</b>                                      |
|                                   | North: I-2       | North: Industrial   |
|                                   | South: D-3       | South: Residential  |
|                                   | East: I-2        | East: Industrial  |
|                                   | West: I-2        | West: Industrial  |
| <b>Thoroughfare Plan</b>          |                  |   |
| Cashard Avenue                    | Local Street     | 50-foot existing right-of-way and 50-foot proposed right-of-way |
| <b>Context Area</b>               | Metro            |   |
| <b>Floodway / Floodway Fringe</b> | No               |   |
| <b>Overlay</b>                    | Yes              |   |
| <b>Wellfield Protection Area</b>  | No               |   |
| <b>Site Plan</b>                  | 04/18/2026       |   |
| <b>Site Plan (Amended)</b>        | 05/04/2026       |   |
| <b>Elevations</b>                 | 04/18/2026       |   |
| <b>Elevations (Amended)</b>       | N/A              |   |
| <b>Landscape Plan</b>             | 05/04/2026       |   |
| <b>Findings of Fact</b>           | N/A              |   |

## COMPREHENSIVE PLAN ANALYSIS

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends this site to the Light Industrial working typology to allow for industrial, production, distribution, and repair uses conducted within enclosed structures and unlikely to create emissions of light, odor, noise or vibrations. This typology is characterized by freestanding building or groups of buildings, often within industrial parks. Typical uses include warehousing, self-storage, assembly of parts, laboratories, wholesaling, and printing. Industrial or truck traffic should be separated from local/residential traffic.
  - Light industrial land uses are recommended for this typology *except* where they would be adjacent to a living or mixed-use typology.
- This property is also within an Industrial Reserve (IR) overlay intended for areas that are prime for industrial development due to factors such as large parcel size, proximity to compatible uses,

## ZONING HISTORY

### ZONING HISTORY – SITE

**2026DVB001**, Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a building containing a consumer services use as well as a training facility for youth baseball and softball (not permitted), with 4 parking spaces (13 vehicle spaces and 3 bicycle spaces required), driveway and vehicle area within the required transitional yard (not permitted), deficient landscaping (required), and a lack of frontage sidewalks (required), **pending**.

**2025ZON015**, Rezoning of 0.51 acres from the D-3 district to the I-1 district to provide for light industrial uses, **approved**.

**2005UVB008**, variance of use of the Dwelling Districts Zoning Ordinance to provide for office uses (not permitted), **approved**.

### ZONING HISTORY – VICINITY

**2007ZON011 ; 5426 Elmwood Avenue (southwest of site)**, rezoning of 0.56 acres from the D-3 zoning designation to the I-2-S zoning designation, **approved**.

**2006UVB013 ; 5426 Elmwood Avenue (southwest of site)**, variance of development standards to purchase and use existing house for office use and to construct a 60x62 foot storage garage for the storage of vehicles and equipment, **approved**.

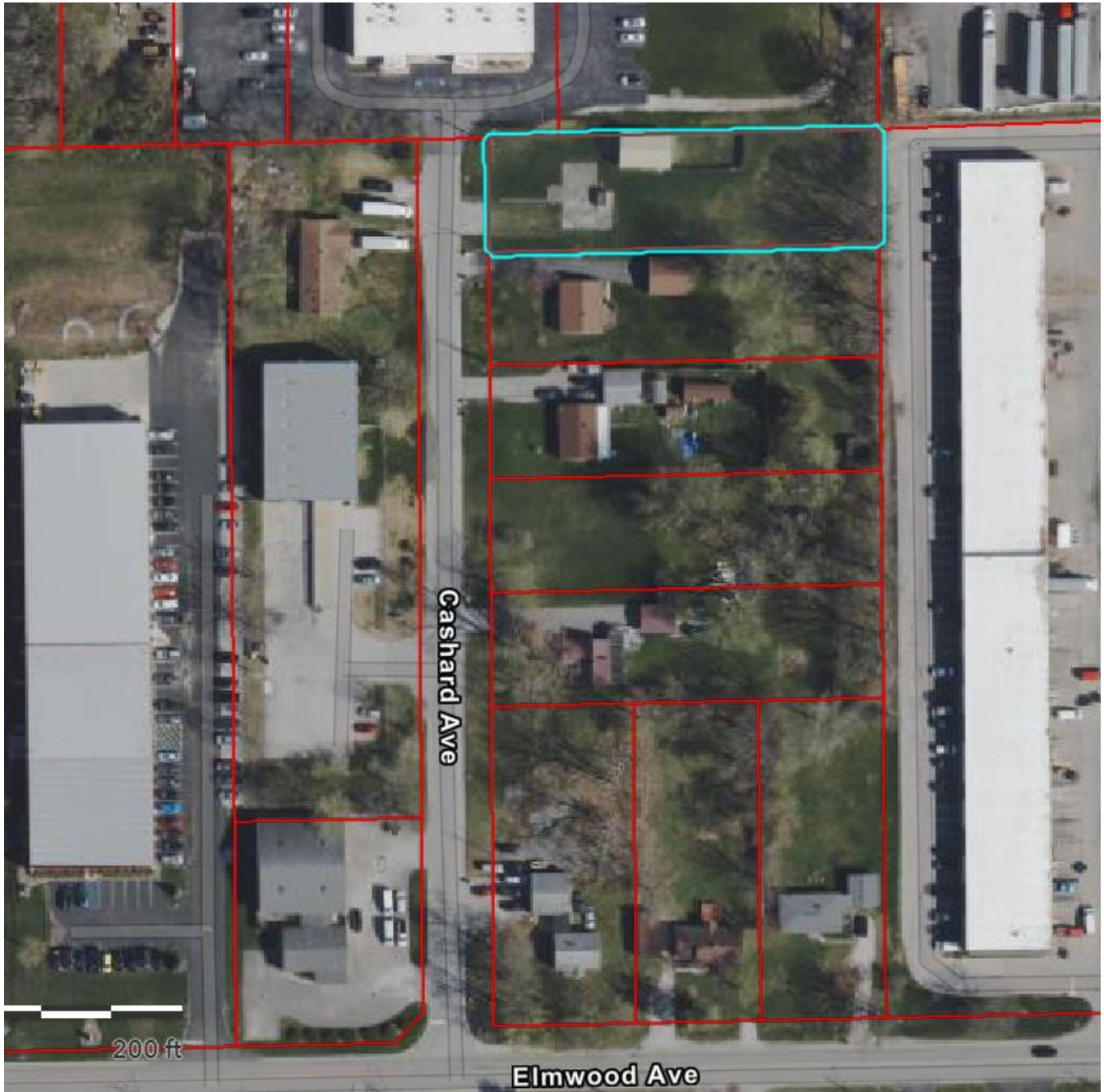
**2004UVB003 ; 5464 Elmwood Avenue (south of site)**, standard variance to establish use of real estate for a business specializing in sale of after-market parts for ATVs, **approved**.

**2003ZON017 ; 5418 Elmwood Avenue (west of site)**, rezoning of 3.09 acres from the D-7 and I-2-S zoning district to the I-2-S zoning district, **approved**.

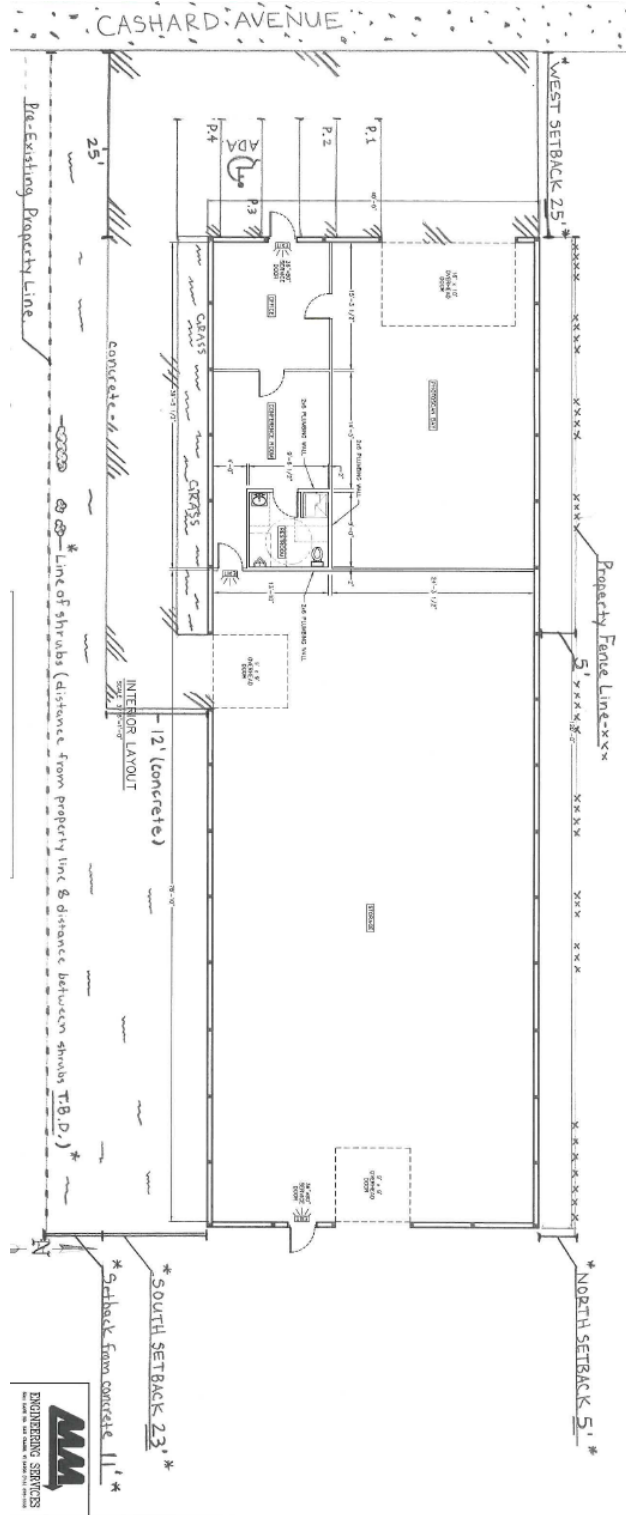
**90-Z-107 ; 4140 Cashard Avenue (west of site)**, rezoning of 1.44 acres from the D-3 zoning district to the I-2-S zoning district to allow for light industrial uses, **approved**.

EXHIBITS

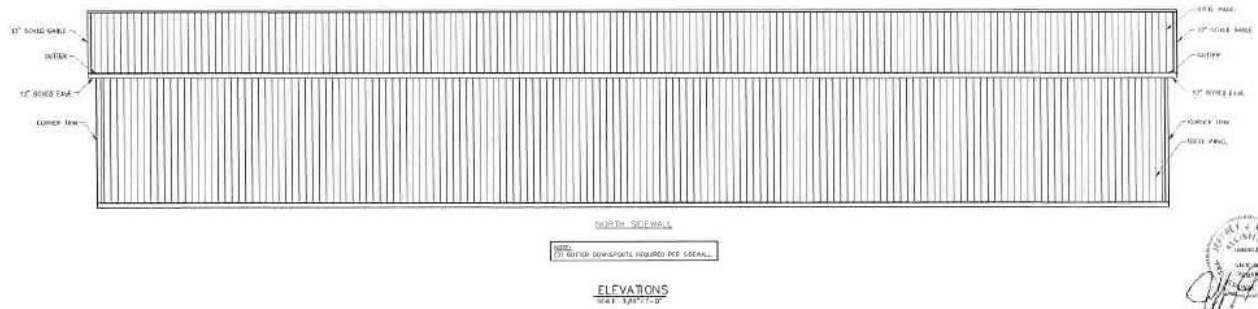
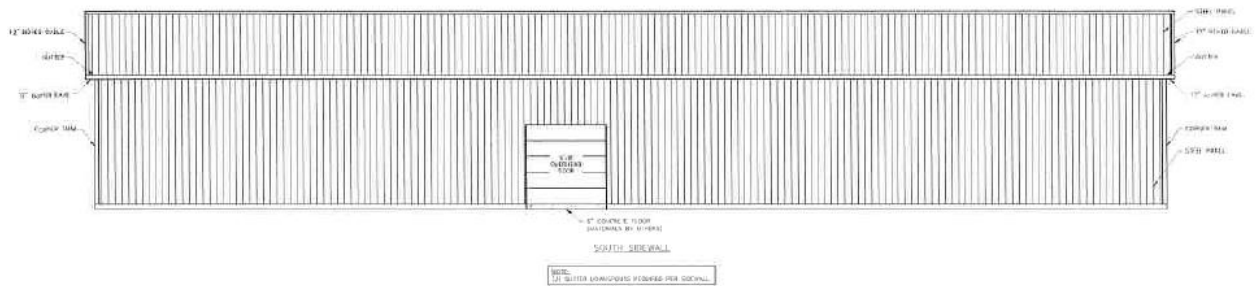
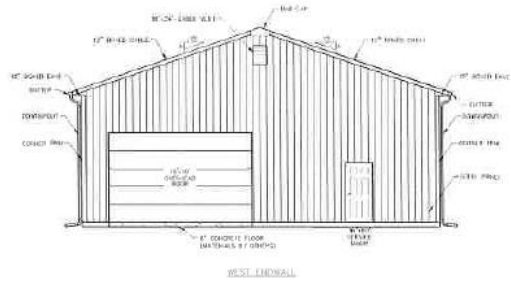
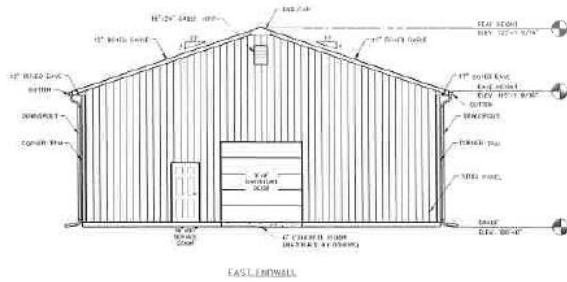
2026ZON044 ; Aerial Map



**2026ZON044 ; Site Plan**



**2026ZON044 ; Building Elevations**



**2026ZON044 ; Photographs**



Photo 1: Subject Site Viewed from West



Photo 2: Adjacent Industrial Use to North

**2026ZON044 ; Photographs (continued)**



Photo 3: Property Line to North of Site



Photo 4: Adjacent Property to South

**2026ZON044 ; Photographs (continued)**



Photo 5: Adjacent Property to West



Photo 6: Adjacent Property to Southwest