

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**December 19, 2024 – HEARING RESULTS**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **December 19, 2024**, at 1:00 PM in the Public Assembly Room on the 2<sup>nd</sup> Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:\*

**PETITIONS EXPEDITED:**

**2024-MOD-023 | 2060 Yandees Street | Recommended Approval to MDC January 15, 2025**  
Center Township, Council District #13  
D-P  
Monon 21 LLC, by Brandon Knox

Modification of the Development Statement related to 2021-ZON-104 and 2023-MOD-002, to allow for an increase in the number of dwelling units, an amended site plan, and amended building elevations.

**2024-ZON-118 | 7851 Sargent Road | Recommended Approval, subject to Commitments, to MDC January 15, 2025**  
Lawrence Township, Council District #4  
John Franklin Roesner

Rezoning of 4.611 acres from the D-S (FF) (FW) district to the SU-7 (FF) (FW) district to provide for a community center and associated parking.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**2024-MOD-016 | 3401 East New York Street | Granted Continuance for cause to February 27, 2025, with Notice**  
Center Township, Council District #18  
C-S (TOD)  
One Way Auto Parts, by Joseph D. Calderon

Modification of the development statement for 91-Z-64 to provide to modify Commitment #2 to increase the number of vehicles stored on-site at any one time (current maximum number of vehicles is 54).

**2024-MOD-020 | 431 South Shortridge Road | Granted Continuance for cause to January 23, 2025**  
Warren Township, Council District #20  
C-S  
Bhullar Deol Properties, Inc., by Justin Kingen and David Kingen

Modification of Commitments related to 2022-CZN-868 to modify Commitment #13 to allow the property to seek a catering hall liquor license for private events (current commitment does not allow for a liquor license to be issued on the site).

**2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street | After a public hearing, Recommended Approval, subject to Commitments, to the MDC January 15, 2025**

Center Township, Council District #13

Read Investment Trust / Brookside Community Development Corp., by Emily Duncan and David Kingen

Rezoning of 0.29-acre from the C-3 district to the MU-2 district to provide for a mixed-use development.

**2024-ZON-040 | 6000, 6012, 6020, 6180, and 6206 East 46th Street | Granted Continuance for cause to February 27, 2025, with Notice as needed**

Lawrence Township, Council District #9

Indianapolis Re Management LLC, 600-B East 46th Street LLC, by Emily Duncan and David Kingen

Rezoning of 35.8 acres from the C-3 (FF) and C-4 (FF) districts to the MU-2 (FF) district.

**2024-ZON-083 | 1627, 1631 and 1635 Woodlawn Avenue | Granted Continuance for cause to January 23, 2025, with Notice as needed**

Center Township, Council District #18

Indy Real Estate Consulting, LLC, by David Kingen and Emily Duncan

Rezoning of 0.51-acre from the D-5 (TOD) district to the D-8 (TOD) district to allow for a multi-family structure.

**2024-CZN-843 / 2024-CAP-843 / 2024-CPL-843 | 6243 East Washington Street | Acknowledged Automatic Continuance to January 23, 2025, filed by Registered Neighborhood Organization**

Warren Township, Council District #14

Tallen Capital Partners, LLC, by Joseph D. Calderon

Rezoning of 6.91 acres from the C-4 district to the MU-2 district to provide for a mixed-use development.

Modification of Commitments related to 2023-PLT-064 to delete Commitment #2(g) and replace with: "Liquorstore, except for a locally or nationally recognized chain such as "Big Red Liquors", "Total Wine and More" or "Bev Mo", which contains at least \_\_\_\_\_ square feet", to delete Commitment 2(u) and replaced with: "Automobile and light vehicle wash, except for a locally or nationally recognized chain, such as "Crew Car Wash", "Prime Car Wash", or "\_\_\_\_\_", to delete Commitment #2(t) to delete the word "existing" before the words "renewal terms" (original commitment states "Pawn Shop, provided that the existing tenant, EZ Pawn Indiana, Inc. or permitted successors/assigns may complete the term of its lease, including any existing renewal terms").

Approval of a Subdivision Plat to be known as Amended Irvington Plaza Redevelopment Primary Plat, dividing 15.75 acres into seven lots.

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**2024-ZON-126 | 1602 and 1604 Arsenal Avenue and 1426 East 16th Street | **Granted Continuance for cause to January 23, 2025****

Center Township, Council District #13  
Elizabeth & Micheal Simmons, by Reinhard Pollach

Rezoning of 0.18-acre from the C-5 district to the D-8 district to provide for residential uses.

**2024-ZON-137 | 1137 West 21st Street | **Granted Continuance for cause to January 23, 2025, with Notice as needed****

Center Township, Council District #12  
Riverside Renewal, LLC, by Josh Smith

Rezoning of 0.4-acre from the I-2 district to the D-8 classification to provide for residential uses.

**2024-ZON-138 | 7947 Camby Road | **Acknowledged Automatic Continuance to January 23, 2025, filed by Registered Neighborhood Organization****

Decatur Township, Council District #21  
Arbor Homes, by Domonic Dreyer

Rezoning of 22.88 acres from the D-A district to the D-4 classification to provide for Residential uses.

**2024-ZON-139 | 1135 and 1141 North Tacoma Avenue | **Acknowledged Automatic Continuance to January 23, 2025, filed by Registered Neighborhood Organization****

Center Township, Council District #13  
Ariana & Joel D. Mathews, by Paul J. Lambie

Rezoning of 0.36-acre from the D-5 district to the D-5II classification to provide for residential uses.

**2024-CAP-848 / 2024-CPL-848 | 7511 New Augusta Road | **Granted one-day Waiver of the 23-day notification period for posted Notice | Granted Continuance for cause to January 23, 2025, with Notice****

Pike Township, Council District #1  
D-5II and D-6II  
Ashton Apartments, LLC, by Elizabeth Bentz Williams, AICP

Modification of commitments related to 2018-ZON-106 commitments 1, 2, 4, 5, 6, 8, 11, 15 and 17 to allow for attached homes rather than senior-restricted apartments.

Approval of a Subdivision plat to be known as August Village Subdivision, dividing 25.988 acres into 184 lots, with a waiver from Sec. 741-301-2 to modify the amenity requirements.

**2024-CZN-850 / 2024-CVR-850 | 601 South Tibbs Avenue | **Acknowledged Automatic Continuance to January 23, 2025, filed by City-County Councilor****

Wayne Township, Council District #17

D-5 (FF)

Dave's Mechanic Shop, LLC, by David Kingen and Justin Kingen

Rezoning of 0.93-acre from the D-5 (FF) district to the I-2 (FF) district to provide for an auto repair shop.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling in an I-2 district (not permitted) and provide for an automobile, motorcycle, and light vehicle service or repair in an I-2 district (not permitted), with a 10-foot front transitional yard (30 feet required), a zero-foot north side transitional side yard and a five-foot south side transitional yard (30 feet required) and a five-foot rear transitional yard (30 feet required).

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\*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing, and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.