

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**January 9, 2025 – HEARING RESULTS**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **January 9, 2025**, 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-APP-024 | 1934 North DeQuincy Street | Recommended Approval to MDC February 5, 2025**

Center Township, Council District #13

PK-1 (FF)

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk, and drainage improvements.

**2024-APP-025 | 2220 North Tibbs Avenue | Recommended Approval to MDC February 5, 2025**

Wayne Township, Council District #11

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, walking paths, refurbishing existing shelter, bike racks, and drainage improvements.

**2024-APP-026 | 2900 North Moreland Avenue | Recommended Approval to MDC February 5, 2025**

Wayne Township, Council District #11

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connections, a new shelter, a surface parking area, and drainage improvements.

**2024-APP-027 | 3307 Ashway Drive | Recommended Approval to MDC February 5, 2025**

Wayne Township, Council District #11

PK-1 (FF) (FW) (W-5)

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, walkways, benches, and drainage improvements.

**2024-APP-028 | 3680 Creston Drive | Recommended Approval to MDC February 5, 2025**

Wayne Township, Council District #16

PK-1 (FF) (FW) (TOD)

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connection, and drainage improvements.

**2024-APP-029 | 7731 Sebastian Place | Recommended Approval to MDC February 5, 2025**

Warren Township, Council District #20

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connection, a bench, and drainage improvements.

**2024-MOD-021 | 4901 and 4919 South Emerson Avenue and 5155 Shear Avenue | Recommended Approval to MDC February 5, 2025**

Franklin Township, Council District #24

C-S

Emerson Place Apartments, LLC, by Joseph D. Calderon

Modification of Commitments related to 2022-CZN-839 to terminate Commitment 5 and 6, which required the developer to provide (5) “a sidewalk or pavement markings providing safe pedestrian passage between south end of subject property and the intersection of Emerson Ave and Emerson Place Rd” and (6) “Sidewalk connections between subject property and the Grocery Store site.”

**2024-MOD-024 | 208, 340, 430, 445, and 555 South White River Parkway, West Drive, 1440 and 1450 Gillette Street, 1045, 1115, and 1225 West Henry Street, 1040, 1120, and 1230 Oliver Avenue, 520 Division Street, and 510 Arbor Avenue | Recommended Approval to MDC February 5, 2025**

Center Township, Council District #18

CBD-S (RC) (FF) (TOD)

Indiana Economic Development Corporation, by Andi Metzel

Modification of Development Statement / Master Plan related to 2022-CZN-824, to change the name of the Development, from “Reimagining the GM Stamping Plant Master Plan” to “Levee District Regulating Plan,” and to include configuration standards for streets, blocks, lots, and to update the development of lots, building form, and included uses.

**2024-ZON-134 | 5802 West 71st Street | Recommended Approval to MDC February 5, 2025**

Pike Township, Council District #6

Park 100 Investment, LLC by, Brian J. Tuohy

Rezoning of 2.16 acres from the C-S district to the C-S district to renovate two hotels into 68 studio, four one-bedroom, and 22 two-bedroom apartments.

**2024-CZN-846 / 2024-CVR-846 | 1267 and 1271 South East Street | Recommended Approval of 2024-CZN-846, subject to Commitments, to MDC February 5, 2025. Approved 2024-CVR-846 and adopted the Findings of Fact.**

Center Township, Council District #18

Southeast Neighborhood Development, Inc., by Joshua A. Peters

Rezoning of 0.214-acre from the D-P district to the MU-2 district to provide for a mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building encroaching into the clear-sight triangle of South East Street and Orange Street (not permitted), and six surface parking spaces (minimum 11 surface parking spaces required).

**2024-CZN-849 (Amended ) / 2024-CVR-849 | 1629 Deloss Street| Recommended Approval, of 2024-CZN-849 (Amended) to MDC February 5, 2025. Approved 2024-CVR-849 and adopted the Findings of Fact.**

Center Township, Council District #18  
I-2  
Abolaji Oladipupo

Rezoning of 0.08-acre from the I-2 district to the D-5II classification to legally establish a detached single-family dwelling.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an existing detached single-family dwelling, with a zero-foot east side yard setback (minimum three-foot side yard setback required).

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

**2024-ZON-073 / 2024-ZON-073B | 2155 Kessler Boulevard West Drive | Continued to January 23, 2025**

Washington Township, Council District #2  
Broadmoor Investments, LLC, by Russell L. Brown

Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.

Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

**2024-ZON-102 | 525 South East Street | Continued to February 27, 2025, with Notice, as needed**

Center Township, Council District #18  
Mark and Kim Crouch

Rezoning of 0.07-acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district to construct a three-unit multi-family residential building.

**2024-ZON-123 | 281 and 303 North Elder Avenue and 320, 322, 324, 326, 328, 330, 332, and 334 North Miley Avenue and 1821 West New York Street | Continued to February 13, 2025<sup>1</sup> (rescheduled to February 20, 2025),<sup>1</sup> with Notice**

Center Township, Council District #18  
NDZA, by David Kingen and Emily Duncan

Rezoning of 1.19 acres from the I-4, D-5, and D-5 (RC) districts to the SU-7 and SU-7 (RC) classifications to provide for not-for-profit uses.

**2024-ZON-125 | 4460 and 4498 North Keystone Avenue | Continued to March 13, 2025**

Washington Township, Council District #8  
Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-4 (W-1) district to provide for commercial uses.

**2024-ZON-131 | 5820 South Emerson Avenue | Continued to January 23, 2025**

Perry Township, Council District #24  
IN Indianapolis Emerson, LLC, by Joseph D. Calderon

Rezoning of 21.23 acres from the C-1, C-3, and D-A districts to the D-5II district to provide for townhome and duplex development.

**2024-ZON-136 | 10635 Indian Creek Road South | Continued to February 13, 2025 (rescheduled to February 20, 2025)<sup>1</sup>**

Franklin Township, Council District #25  
Gurudwara Shaheedan, Inc., by Joseph D. Calderon

Rezoning of 7.544 acres from the D-A (FF) (FW) district to the SU-1 (FF) (FW) district to provide for religious uses.

**2024-CVR-834 (3rd Amended) / 2024-CPL-834 (Amended) | 6650 South Meridian Street | After a public hearing, Approved 2024-CVR-834 (3<sup>rd</sup> Amended) subject to the Findings of Fact. Approved 2024-CPL (Amended) subject to the conditions in the Staff Report.**

Perry Township, Council District #22  
D-A  
Chin United Pentecostal Church, by Katlyn Grey

~~Variance of Development Standards and a~~ Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One, ~~with a zero-foot north side yard setback and a 20-foot south side setback (minimum 30-foot required) and a 15-foot rear yard setback (minimum 75-foot required).~~

Approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acres into two lots.

**2024-CZN-842 (Amended) | 2147 Columbia Avenue (vacant portion only) and 1315 East 22nd Street | Continued to January 23, 2025, with Notice**

Center Township, Council District #13  
Keyon Johnson and K & D Epic Holdings, LLC, by David Gilman

Rezoning of 0.05-acre from the I-3 district to the D-8 district to provide for a four-unit dwelling.

**2024-CZN-845 | 5022 Rockville Road | Continued to February 13, 2025 (rescheduled to February 20, 2025)<sup>1</sup>**

Wayne Township, Council District #16  
C-3 / C-5 (FF)  
Cultivar Properties, LLC, by David Gilman

Rezoning of 3.03 acres from the C-3 (FF) and C-5 (FF) districts to the I-1 (FF) classification to provide for light industrial uses.

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

**2024-ZON-140 | 6519 Carrollton Avenue | Acknowledged Automatic Continuance to February 13, 2025 (rescheduled to February 20, 2025)<sup>1</sup>**

Washington Township, Council District #7  
GP CM Carrollton Avenue, by Misha Rabinowitch

Rezoning of 0.177-acre from the D-4 (FF) district to the C-3 (FF) classification to provide for commercial uses.

**2024-ZON-142 | 26 West Minnesota Street, 1643, 1647, and 1651 South Illinois Street | After a public hearing, Recommended Approval to the MDC February 5, 2025**

Center Township, Council District #18  
James Farris, by Anthony Beal

Rezoning of 0.31-acre from the I-1 district to the D-5 classification to provide for four single-family dwellings.

**2024-ZON-143 | 4505 South Harding Street | Acknowledged Automatic Continuance to February 13, 2025 (rescheduled to February 20, 2025)<sup>1</sup>**

Perry Township, Council District #22  
Blue Beacon, Inc., by Jennifer Milliken and Timothy Ochs

Rezoning of 5.22 acres from the MU-1 (FF) district to the C-7 (FF) classification to provide for a heavy vehicle wash.

**2024-CZN-851 / 2024-CPL-851 | 7801 South Franklin Road | Acknowledged Automatic Continuance to February 13, 2025 (rescheduled to February 20, 2025)<sup>1</sup>**

Franklin Township, Council District #25  
Brenda K. Van Note Revocable Trust, by Chase Henderson

Rezoning of 4.00 acres from the D-A district to the D-2 district to provide for residential uses.

Approval of a subdivision plat, to be known as Capstone Lane, dividing 4.00 acres into 9 lots.

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**<sup>1</sup>The February 13, 2025 meeting of the Hearing Examiner has been rescheduled to February 20, 2025, and will be held in the Beurt SerVaas Public Assembly Room, 2<sup>nd</sup>**

**Floor of the City-County Building at 1:00 P.M. The February 20, 2025 meeting will not be held.**

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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.