

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**January 2, 2025**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Thursday, **January 2, 2025**, beginning at 1:00 PM, in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, IN, on the following petitions:

PART I

MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

**2024-MOD-022 | 3985 Meadows Drive**

Washington Township, Council District #8

D-P

The Health & Hospital Corporation of Marion County, by Joseph D. Calderon

Modification of Development Statement and Site Plan related to rezoning petition 2010-ZON-042, to amend the site plan and Development Statement to allow an EMS Headquarters (current site plan has a 15-acre Woods and Valley Area).

PART II

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

**2024-ZON-080 (2nd Amended) | 3720 East Washington Street**

Center Township, Council District #18

Marybeth McShea

Rezoning of 0.14-acre from the C-1 (TOD) District to the D-8 (TOD) District to provide for a four-unit multi-family residential development.

**2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road**

Decatur Township, Council District #21

Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

**\*\*Petitioner request for continuance for cause to March 5, 2025**

**2024-ZON-128 | 8040 East Southport Road**

Franklin Township, Council District #25

Kopetsky's Auto Wash, by Elizabeth Bentz Williams

Rezoning of 1.21 acres from the C-3 district to the C-4 district to provide for an automobile and light vehicle wash use.

**2024-ZON-133 | 629 and 655 West Hampton Drive**

Franklin Township, Council District #25  
Washington Township, Council District #7  
Butler University, by Brian J. Tuohy

Rezoning of 2.37 acres from the UQ-1 district to the C-S district to renovate Ross Hall Dormitory into a 105-room hotel, restaurant, and University-related uses as outlined in the C-S Statement.

PART III

COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, NO APPEAL FILED:

**2024-CZN-839 | 7747 Mountain Stream Way**

Franklin Township, Council District #25  
Warren Township, Council District #20  
Moses Daly

Rezoning of 0.49-acre from the D-6II district to the D-5II district to provide for a single-family development.

**2024-CZN-844 (Amended) | 1366 West County Line Road**

Perry Township, Council District #22  
Eugene Gradient, Deborah Roush, Janet Massey, and Jenny Perry, by David Gilman

Rezoning of 3.77 acres from the D-A (W-5) district to the D-3 (W-5) district to provide for two single-family detached dwellings.

**2024-CAP-847 | 2001 West 86th Street**

Washington Township, Council District #1  
St. Vincent Hospital and Health, by Kandyn Leach

Hospital District One Approval to provide for building identification and wayfinding signage for the Brain and Spine medical facility.

PART IV

REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, NO APPEAL FILED BY PETITIONER:

**2024-ZON-100 (Amended) | 3550 Division Street**

Perry Township, Council District # 22  
KM International, Inc., by David Gilman

Rezoning of 5.09 acres from the D-4 district to the D-6 district to provide for residential development.

**\*Petition has been withdrawn**

PART V

REZONING PETITION RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

**2024-ZON-127 | 6018 North Keystone Avenue**

Washington Township, Council District #7  
Evolution Process Service, LLC, by Rebekah Phillips

Rezoning of 0.219-acre from the D-3 district to the C-1 district, to provide for office uses.

PART VI

REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

**2024-ZON-050 | 3739 North Kitley Avenue**

Warren Township, Council District #9  
Patrium LLC, by Luis Gomez

Rezoning of 1.22 acres from the D-3 (TOD) district to the C-7 (TOD) classification to provide for a commercial contractor.

REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

**2024-ZON-124 | 10026 East 21st Street**

Warren Township, Council District #15  
Mitthoeffer Properties, by David D. Wilson

Rezoning of 0.46-acre from the C-3 district to the C-5 district, to provide for retail uses.

PART VII

COMPANION PETITIONS TRANSFERRED TO THE MDC FOR INITIAL HEARING:

**2024-ZON-096 / 2024-VAR-013 (2nd Amended) | 6158 West 10th Street**

Wayne Township, Council District #16  
Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an existing accessory structure, with a total accessory structure size of 1,215.35 square feet (maximum 10% of the primary structure, or 141 square feet permitted), a six-foot-tall fence (maximum 3.5 feet height required) and to permit outdoor

storage and operations consisting of four trailers, one skid steer loader, one mini excavator and one mini backhoe (not permitted).

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For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis.in.municodemeetings.com/DMDmeetings>. The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing [planneroncall@indy.gov](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [planneroncall@indy.gov](mailto:planneroncall@indy.gov) before the hearing, and such comments 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.