

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**January 15, 2025**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **January 15, 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).

**2024-MOD-023 | 2060 Yandes Street**

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.

PART II

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

**2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street**

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-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-118 | 7851 Sargent Road**  
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.

PART III

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 IV

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

**2024-ZON-112 | 5201 West Raymond Street**  
Wayne Township, Council District #17  
Speedy Way Inc., by David Gilman

Rezoning of 1.53 acres from the SU-9 and D-4 districts to the MU-2 district to provide for multi-family residential and commercial uses.

PART V

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 VI

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

**2024-ZON-098 | 6200 and 6545 West Southport Road**

Decatur Township, Council District #21

Arbor Homes, by Domonic Dreyer

Rezoning of 104.8 acres from the D-A district to the D-P District to provide for a detached single-family residential development of a maximum of 323 dwelling units, with amenities and accessory, temporary and special exception uses permitted in the D-4 district, except for two-family dwellings and group homes, which would be prohibited.

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For a complete list of petitions, staff reports, and hearing results, visit [https://indianapolis-in.municodemeetings.com/DMDmeetings](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.