

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

February 19, 2025

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **February 19, 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

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

2024-APP-030 | 8220 Naab Road

Washington Township, Council District #1
HD-2

SPT IVEY 8220 Naab Rd MOB c/o Cornerstone Companies, Inc., by Doug Staley, Jr.
Hospital District-Two Approval to provide for a non-illuminated wall sign on the south elevation of an existing building.

2024-APP-031 | 5700 East 23rd Street

Warren Township, Council District #9
PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn
Park District-One Approval to provide for a new playground, sidewalks, a shade structure, parking area, pickleball courts, locations for future improvements, and drainage improvements.

PART II

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

2024-MOD-020 | 431 South Shortridge Road

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-MOD-025 | 5244 Shelbyville Road

Franklin Township, Council District #24
D-P

ICJ Homes LLC, by Joseph D. Calderon

Modification of Development Statement of 2021-ZON-047 to remove all references to "Condominium" or "Horizontal Property Regime" in order to construct two-family dwellings and to plat each lot.

PART III

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-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.

2024-ZON-132 | 3702-3744 North Keystone Avenue

Center Township, Council District #19

Fortified Group, LLC, by Dale Pruitt

Rezoning of 1.61 acres from the C-3 (TOD) (W-5) and D-5 (TOD) (W-5) districts to the MU-2 (TOD) (W-5) district to provide for a 95-unit multi-family complex and mixed-use development.

2024-ZON-135 | 11700 and 11850 East 38th Street and 4002 North Carroll Road

Lawrence Township, Council District #15

Laibe & Russell Investment LLC, by Mark and Kim Crouch

Rezoning of 46.77 acres from the D-5 (FF) district to the D-4 (FF) district to provide for a single-family detached residential development.

2024-ZON-138 | 7947 Camby Road

Decatur Township, Council District #21

Arbor Homes, by Domonic Dreyer

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

PART IV

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

2024-CZN-842 (Amended) | 2147 Columbia Avenue (vacant portion only) and 1315 East 22nd Street

Center Township, Council District #13

Keyon Johnson and K & D Epic Holdings, LLC, by David Gilman

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit dwelling.

2024-CAP-848 | 7511 New Augusta Road

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 dwellings rather than senior-restricted apartments.

2024-CAP-857 | 2025 Dugan Drive

Washington Township, Council District #1

St. Vincent Hospital and Health, by Kandyn Leach

Hospital District-One Approval to provide for replacement building identification and wayfinding signage for a Donor House.

PART V

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

2024-ZON-050 | 3739 North Kitley Avenue

Franklin Township, Council District #25

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.

PART VI

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 VII

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

2024-ZON-073 / 2024-ZON-073B | 2155 Kessler Boulevard, West Drive

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.

PART VIII

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

2024-ZON-138 | 7947 Camby Road

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

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

PART IX

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.

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. Written comments to a proposal are encouraged to be filed via email to 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.