

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

February 20, 2025 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **February 20, 2025**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:*

PETITIONS EXPEDITED:

2024-APP-032 | 8075 and 8181 North Shadeland Avenue | RECOMMENDED APPROVAL TO MDC MARCH 19, 2025

Lawrence Township, Council District #3

HD-1 and HD-2 (FF)

Community Health Network, Inc., and Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District-One and Hospital District-Two Approval for reconfiguration of existing parking areas to provide for additional ADA-compliant spaces, construction of a proposed 400-space surface parking lot, consolidation of two service drives into one service drive, and replacement of existing brine and bulk oxygen tanks.

2024-ZON-093 | 4410 Allisonville Road | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2025

Washington Township, Council District #8

EZ-Stor LLC, by David Kingen & Emily Duncan

Rezoning of 3.25 acres from the C-S (FF) (W-1) district to the C-S (FF) (W-1) district to provide for a proposed self-storage building expansion.

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 | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2025

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-137 | 1137 West 21st Street | RECOMMENDED APPROVAL TO MDC MARCH 19, 2025

Center Township, Council District #12

Riverside Renewal, LLC, by Josh Smith

Rezoning of 0.4-acre from the I-2 (W-5) district to the D-8 (W-5) classification to provide for residential uses.

2024-ZON-140 | 6519 Carrollton Avenue | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2025

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-143 | 4505 South Harding Street | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC MARCH 19, 2025

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.

2025-CVR-807 / 2025-CPL-807 | 6902 and 6943 Highland Ridge Court | APPROVED 2025-CVR-807 AND ADOPTED THE FINDINGS OF FACT. APPROVED 2025-CPL-807 SUBJECT TO THE CONDITIONS IN THE STAFF REPORT

Franklin Township, Council District #24
D-1
Mark Simion

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed detached single-family dwelling on proposed Lot 5, with zero-foot lot width and zero-foot street frontage (minimum 90-foot lot width required, and minimum 45-foot street frontage required).

Approval of a Subdivision Plat, to be known as Simion Estates, a replat of Lots 1 and 2, dividing **8.389** acres into three lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-ZON-101 (Amended) | 1820 South Arlington Avenue | ACKNOWLEDGED WITHDRAWAL OF PETITION

Warren Township, Council District #20
Prime USA, Inc., by David Gilman

Rezoning of 22.02 acres from the D-A (FF) to the D-S (FF) district to provide for single-family residential development.

2024-ZON-136 | 10635 Indian Creek Road South | ACKNOWLEDGED WITHDRAWAL OF PETITION

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-CZN-845 (Amended) | 5022 Rockville Road | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS AND REVISED PLANS OF OPERATIONS, TO MDC MARCH 19, 2025

Wayne Township, Council District #16
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.

2024-CZN-851 / 2024-CPL-851 | 7801 South Franklin Road | ACKNOWLEDGED WITHDRAWAL OF THE PETITIONS

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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2025-MOD-001 | 4021 West 71st Street | GRANTED ONE-DAY WAIVER OF 23-DAY NOTIFICATION PERIOD FOR WRITTEN AND POSTED NOTICE. CONTINUED PETITION TO FEBRUARY 27, 2025, WITH NOTICE HAVING BEEN SENT.

Pike Township, Council District #6
I-1

Turner Adventures LLC, by Rebekah Phillips

Modification of Commitments related to 2023-ZON-078 to terminate commitment #3 to provide for an agreement for contribution in lieu of sidewalk construction along 71st Street (previous commitment required the sidewalk to be installed within one year of zoning approval).

2024-ZON-110 | 6670 East 38th Street | AFTER A PUBLIC HEARING, RECOMMENDED DENIAL TO MDC MARCH 19, 2025

Lawrence Township, Council District #9
Tikal, Inc, by Mitch Sever

Rezoning of 2.37 acres from the C-3 (TOD) district to the C-7 (TOD) classification to provide for a building contractor, with outdoor storage of equipment and materials.

2025-ZON-001 | 4150 North High School Road | CONTINUED TO APRIL 10, 2025, WITH NOTICE AS NEEDED

Pike Township, Council District #5
Nica Auto and Fleet Repair, LLC, by Joseph D. Calderon

Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile shop.

2025-ZON-002 | 6120 East Thompson Road | CONTINUED TO MARCH 13, 2025

Franklin Township, Council District #24

Thompson and Commerce Properties LLC, by Richard Henderson

Rezoning of 4.732 acres from the D-P (FF) district to the D-6 (FF) district to provide for residential uses.

2025-ZON-003 | 7420 North Shadeland Avenue | CONTINUED TO MARCH 13, 2025

Lawrence Township, Council District #3

Shane Ellison

Rezoning of 1.15 acres from the C-1 district to the C-7 district to provide for a commercial and building contractor business.

2024-CZN-835 / 2024-CVR-835 (Amended) | 789 and 792 Edgemont Avenue | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL OF 2024-CZN-835. AFTER AMENDMENT OF THE REQUEST, APPROVED 2024-CVR-835 SUBJECT TO AMENDED FINDINGS OF FACT

Center Township, Council District #12

Church of Christ Holiness USA Inc. by Joseph Phillips

Rezoning of 0.81-acre from the D-5 (W-5) district to the SU-1 (W-5) district to provide for religious uses.

The variance of use ~~and development standards~~ of the Consolidated Zoning and Subdivision Ordinance to provide for a 7.6-foot-tall ~~internally illuminated~~ pylon sign within 40 feet of a dwelling district (pylon sign not permitted within 600 feet of a dwelling district, ~~illuminated sign not permitted within 50 feet of a dwelling district~~).

2024-CPL-852 / 2024-CVR-852 | 1217 East 88th Street | AFTER A PUBLIC HEARING, APPROVED 2024-CPL-852 SUBJECT TO CONDITIONS IN THE STAFF REPORT. APPROVED 2024-CVR-852 SUBJECT TO THE FINDINGS OF FACT.

Washington Township, Council District #2

D-2 (TOD)

Drew Dawson, Jocelyn Dawson, Michael Land, Jasmine Land, Warner Moses, and Lynne Moses, by Michael Rabinowitch

Approval of a Subdivision Plat to be known as Nora Woods II, dividing 1.84 acres into four lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for one, single-family detached dwelling on each of the four proposed lots, without public street frontage (minimum 40 feet of street frontage on each lot required).

2024-CZN-856 / 2024-CVR-856 | 7200 Brookville Road | ACKNOWLEDGED THE WITHDRAWAL OF THE PETITIONS

Warren Township, Council District #20

D-2

Gerald L. Cowan

Rezoning of 1.675 acres from the D-2 (FW) district to the C-7 (FW) classification to provide for truck parking.

Variance of development standards and a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot, with zero-foot front and rear yard transitional yard setbacks, no landscaping along the front and rear transitional yards, and no interior landscaping (minimum 9% of lot covered with landscaping required, minimum 10-foot front and rear yard transitional yards required, minimum one tree per 35 feet of street frontage required, minimum three large shrubs per 35 feet of street frontage required).

2025-CZN-802 / 2025-CPL-802 / 2025-CVR-802 | 5801 Mills Road | CONTINUED TO MARCH 13, 2025, WITH NOTICE TO BE SENT AND WOULD REQUIRE THREE-DAY WAIVER

Decatur Township, Council District #21
Grand Communities, LLC, by David Gilman

Rezoning of 16.5 acres from the SU-2 District to the D-4 District to provide for attached single-family dwellings.

Approval of a Subdivision Plat to be known as Oak Springs, dividing 16.5 acres into 74 lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 76-foot lot width for all lots (minimum 90-foot lot width required), seven lots with lot areas ranging from 9,194 square feet to 9,815 square feet (minimum 10,000 square foot lot area required), and 13 lots without public street frontage (public street frontage required).

2025-CAP-804 / 2025-CVR-804 | 324 West Morris Street and 325 Wilkins Street | GRANTED THREE-DAY WAIVER OF 23-DAY NOTIFICATION PERIOD FOR WRITTEN NOTICE. CONTINUED PETITIONS TO MARCH 13, 2025.

Center Township, Council District #18
C-S
Kaur Properties, LLC, by Adam DeHart

Modification of commitments and site plan related to 2019-CZN-827, to provide for revised building footprint, indoor and outdoor amenities, minor site revisions, pedestrian access revisions, and a revised shared parking lot.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot front setback from Wilkins Street, with no landscaping (10-foot front setback required, minimum six-foot landscaping along the entire frontage required and one tree per 35 feet of street frontage required), no landscaping along Missouri Street (minimum six-foot landscaping along the entire frontage required and one tree per 35 feet of street frontage required), no interior landscaping within the parking area (minimum landscaping consisting of 6% land area within parking area required), a zero-foot south side yard setback (10-foot side yard setback required), and the installation of landscaping within the right-of-way (not permitted).

*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. Written objections to a proposal are encouraged to be filed via email at 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.