

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

March 19, 2025

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, March 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 PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2024-APP-032 | 8075 and 8181 North Shadeland Avenue

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.

PART II

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

2024-ZON-093 | 4410 Allisonville Road

Washington Township, Council District #8

EZ-Stor LLC, by David Kingen and 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

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-131 | 5820 South Emerson Avenue

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-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-137 | 1137 West 21st Street

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

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

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

2024-ZON-143 | 4505 South Harding Street

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-ZON-004 (Amended) | 6700 West Ralston Road

Decatur Township, Council District #21
Gretchen Willkie, Earl Swart, and Gwen Swart, by David Gilman

Rezoning of 28.240 acres from the D-A (FF) district to the D-S (FF) district to provide for a nine-lot single-family detached residential development.

2025-ZON-010 | 2352 South West Street

Center Township, Council District #18
Working Man’s Roadhouse, by Clark P. Kirkman

Rezoning of 1.15 acres from the D-5 (FF) and I-3 (FF) districts to the C-5 (FF) district to provide for commercial uses, including a bar/tavern, with outdoor entertainment.

PART III

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

2024-CZN-835 | 789 and 792 Edgemont Avenue

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.

2024-CAP-843 | 6243 East Washington Street

Warren Township, Council District #14

C-4

Tallen Capital Partners, LLC, by Joseph D. Calderon

Modification of Commitments related to 2023-PLT-064 to strike them in their entirety and replace them with the following commitments:

1. The following primary uses, as described in Table 743-1 of the City of Indianapolis Consolidated Zoning/Subdivision Ordinance, shall not be permitted on the Subject Property: Club or Lodge; Emergency Shelter, Daily; Methadone Clinic or Treatment Facility; Plasma (Blood) Center; Substance Abuse Treatment Facility; Check Cashing or Validation Service; Mortuary, Funeral Home; Outdoor Advertising Off-Premises Sign; Adult Entertainment Business; Adult Entertainment Business: Retail; Bar that does not offer food service; Indoor Spectator Venue; Night Club or Cabaret; Commercial and Building Contractors; Hotel, Motel, or Hostel; Logistics R&D; Firearm Sales; Fireworks Sales, On-going or Temporary; Liquor store, except for a retail store, warehouse store or big box store selling beer, wine and spirits of 10,000 square feet of gross leasable area or larger, including, but not limited to retailers: Bev Mo, Binny's, Total Wine, etc., will be allowed to operate upon the Property. In addition, any pharmacy and/or grocery store, hybrid market, mass merchandiser and/or big box retailer such as Target, Walmart, Meijer's, etc., may sell beer, wine and spirits; Pawn Shop, provided that the existing tenant, EZPawn Indiana, Inc. or permitted successors/assigns may complete the term of the lease in the shopping center located on the Subject Property. In the event that EZPawn or its successors in interest vacate the Property then no Pawn Shops will be permitted thereafter.; Automobile and Light Vehicle Wash; Automobile Fueling Station; Automobile, Motorcycle, and Light Vehicle Service or Repair; Parking Lot, Commercial; Parking Garage, Commercial unless it is a component of the residential or mixed-use component of the Property; and Recycling Station, unless it is a component of the residential component of the property; and
2. Temporary Outdoor Events are prohibited with the exception of farmer's markets, food and wine or beer tasting event, live music events, outdoor plays, cultural, civic and charitable events which are all permitted uses. Limited to any residential component of the Property outdoor seating, dining, out door grills, birthday, pickleball, basketball games, outdoor exercise, yoga, recreational and other residential tenant parties, uses and events are permitted uses; and
3. A Recycling Collection Point shall only be permitted on Lot Block A, and only in conjunction with any residential component of the Property as shown on the plat, and shall be limited to glass, metal, newspaper and cardboard collections only. Other collected items such as, but not limited to, clothes, shoes, books and furniture shall not be permitted; and
4. A connection point between the Subject Property and the Pennsy Trail to the south shall be established, and shall feature at least a bench, a green area and a bicycle rack.

2024-CZN-843 | 6243 East Washington Street

Warren Township, Council District #14

Tallen Capital Partners, LLC, by Joseph D. Calderon

Rezoning of 6.91 acres from the C-4 district to the MU-2 district to provide for a mixed-use development.

2024-CZN-845 | 5022 Rockville Road
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.

2025-CZN-806 | 5433 Shelbyville Road
Franklin Township, Council District #24
Sarabjit Singh and Baljit Kaur, by Pat Rooney

Rezoning of 9.109 acres from the D-A (FW) district to the D-1 (FW) district to provide for residential uses.

PART IV

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEAL FILED:

2025-ZON-008 | 81 Irving Court
Warren Township, Council District #14
Rev. Jonathan Reinink

Rezoning of 0.12-acre from the SU-1 (TOD) district to the D-5 (TOD) district to legally establish residential uses.

PART V

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

2025-ZON-006 (Amended) | 5335 Madison Avenue
Perry Township, Council District #23
James W. and Dawn E. Horner, by Christian C. Badger

Rezoning of 0.37-acre from the C-3 (TOD) and C-4 (TOD) districts to the C-5 (TOD) district to provide for automobile repair and outdoor storage of inoperable vehicles.

PART VI

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 VII

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

2024-ZON-110 | 6670 East 38th Street
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.

PART VIII

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

2024-ZON-144 | 7500 South Sherman Drive
Perry Township, Council District #24
Eugene and Elsie J. Daulton, by Elizabeth Bentz Williams and Russell L. Brown

Rezoning of 61.55 acres from the D-A district to the D-3 district.

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.