

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

March 13, 2025 - HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thursday, **March 13, 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 TO BE EXPEDITED:

2025-ZON-002 | 6120 East Thompson Road | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC APRIL 2, 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-009 | 3813 North Sherman Drive | RECOMMENDED APPROVAL TO MDC APRIL 2, 2025

Washington Township, Council District #8
Haben Ghebrechael Davis

Rezoning of 0.79-acre from the D-3 (TOD) district to the C-3 (TOD) district to provide for commercial uses.

2025-ZON-011 | 5220 Bluff Road | RECOMMENDED APPROVAL TO MDC APRIL 2, 2025

Perry Township, Council District #22
Burmese American Community Institute, Inc., by Andi M. Metzel

Rezoning of 1.3 acres from the D-A district to the SU-38 district to provide for a community center.

2024-CVR-850 (Amended) | 601 South Tibbs Avenue | APPROVED SUBJECT TO COMMITMENTS AND ADOPTED THE FINDINGS OF FACT

Wayne Township, Council District #17
D-5 (FF)
Dave's Mechanic Shop, LLC, by David Kingen and Justin Kingen

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow Automobile, Motorcycle, and Light Vehicle Service or Repair in a D-5 (FF) district (not permitted) and outdoor storage of six 40-foot by eight-foot shipping containers and two commercial vehicles; a five-foot south side transitional yard (10 feet required), and a three-foot rear transitional yard (10 feet required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-ZON-125 (Amended) | 4460 and 4498 North Keystone Avenue | CONTINUED TO APRIL 10, 2025

Washington Township, Council District #8
Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-5 (W-1) district to provide for commercial uses.

2024-ZON-126 | 1602 and 1604 Arsenal Avenue and 1426 East 16th Street | ACKNOWLEDGED THE WITHDRAWAL OF THE PETITION

Center Township, Council District #13
Elizabeth & Michael Simmons, by Reinhard Pollach

Rezoning of 0.18-acre from the C-5 district to the D-8 district to provide for residential uses.

2025-ZON-003 | 7420 North Shadeland Avenue | CONTINUED TO APRIL 10, 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.

2025-ZON-005 | 8830 and 8850 Rockville Road | AFTER A PUBLIC HEARING, RECOMMENDED DENIAL TO MDC APRIL 2, 2025

Wayne Township, Council District #17
HKZ Properties, LLC, by Ron Sears

Rezoning of 1.527 acres from the D-A and D-3 districts to the C-3 district to provide for commercial uses.

2025-ZON-012 | 6900 Milhouse Road | ACKNOWLEDGED THE AUTOMATIC CONTINUANCE TO APRIL 10, 2025, FILED BY REGISTERED NEIGHBORHOOD ORGANIZATION. FURTHER CONTINUED TO APRIL 24, 2025.

Decatur Township, Council District #21
D. R. Horton – Indiana, LLC, by Brian. J. Tuohy

Rezoning of 11.15 acres from the D-A district to the D-4 district to provide for a single-family residential development.

2025-CZN-802 / 2025-CPL-802 / 2025-CVR-802 | 5801 Mills Road | GRANTED SIX-DAY WAIVER OF THE 23-DAY NOTIFICATION PERIOD FOR WRITTEN NOTICE. AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL OF 2025-CZN-802 TO MDC APRIL 2, 2025. CONTINUED 2025-CPL-802 TO MARCH 27, 2025. APPROVED 2025-CVR-802 AND ADOPTED THE FINDINGS OF FACT.

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 | CONTINUED TO APRIL 10, 2025, WITH NOTICE

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, nor 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 ssouri 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).

2024-CZN-853 / 2024-CVR-853 | 420 West 40th Street | AFTER A PUBLIC HEARING, RECOMMENDED DENIAL OF 2024-CZN-853 TO MDC APRIL 2, 2025. DENIED 2025-CVR-853.

Washington Township, Council District #7

Edith Glover, by Lester Wiley Carver

Rezoning of 0.38-acre from the D-5 district to the C-3 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing surface parking lot, with a zero-foot front transitional yard setback, with landscaping within the right-of-way (minimum ten-foot transitional yard with landscaping on subject parcel required), and a nine-foot east transitional yard setback (minimum ten-foot transitional yard required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

2025-ZON-007 | 2949, 2953, and 2959 Ruckle Street | GRANTED SEVEN-DAY WAIVER AND 2-DAY WAIVER OF THE 23-DAY NOTIFICATION PERIOD FOR WRITTEN AND POSTED NOTICE, RESPECTIVELY. AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL TO MDC APRIL 2, 2025.

Center Township, Council District #8

Modern Housing Solutions, Inc., by David Gilman

Rezoning of 0.349-acre from the D-5 district to the D-8 district to provide for an eight-unit multi-family residential development.

2025-ZON-013 | 240 East 22nd Street | ACKNOWLEDGED THE AUTOMATIC CONTINUANCE TO APRIL 10, 2025, FILED BY PETITIONER

Center Township, Council District #13

Zinkan Enterprises, by Russell L. Brown and Elizabeth Bentz Williams, AICP

Rezoning of 0.27-acre from the D-8 district to the MU-2 district to provide for a mixed-use development.

2025-CVR-810 / 2025-CPL-810 | 1222 North Temple Avenue | ACKNOWLEDGED THE AUTOMATIC CONTINUANCE TO APRIL 10, 2025, FILED BY REGISTERED NEIGHBORHOOD ORGANIZATION

Center Township, Council District #13

D-5

Maurice K. Kistler and Vivian R. Kistler, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 38.5-foot lot width and zero-foot south side setback at the walkway for proposed Lot One, a 36.53-foot lot width for proposed Lot Two (minimum 40-foot lot width required for each lot and five-foot side setback required).

Approval of a Subdivision Plat to be known as Replat of Lot 48 in Vajens Springdale Subdivision, subdividing 0.32-acre into two lots.

2025-CZN-811 / 2025-CVC-811 | 1708 East 10th Street and 1017 Windsor Street | GRANTED CONTINUANCE TO APRIL 24, 2025, WITH NOTICE IF NEEDED

Center Township, Council District #13

RG Holdings, LLC, and Jackson Control Properties, by David Kingen and Emily Duncan

Rezoning of 0.67-acre from the D-8 and C-3 districts to the MU-1 district for a mixed-use development.

Vacation of the first east-west alley north of 10th Street, being 15 feet in width, beginning at the east right-of-way line of Windsor Street, east 150 feet, to the west right-of-way line of the first north-south alley east of Windsor Street, with a waiver of the assessment of benefits.

*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.