

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

JULY 24, 2025 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **July 24, 2025**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 E. Washington St., Indianapolis, IN, on the following petitions:*

EXPEDITED PETITIONS:

2025-APP-007 | 6451 East Thompson Road | AFTER EXPEDITING THE PETITION, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC AUGUST 20, 2025

Franklin Township, Council District #24

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Benjamin Jackson

Park District One Approval to provide for park improvements, including replacement playground equipment and sidewalks, resurface and restripe existing basketball court, and seating areas in multiple locations.

2025-ZON-070 | 631 South High School Road | RECOMMENDED APPROVAL TO MDC AUGUST 20, 2025

Wayne Township, Council District #17

Jordan Vermillion

Rezoning of 1.263 acres from the D-3 (FF) and SU-1 (FF) districts to the D-3 (FF) district to legally establish a detached single-family dwelling.

2025-ZON-072 | 2027 Spruce Street | RECOMMENDED APPROVAL TO MDC AUGUST 20, 2025

Center Township, Council District #19

Dennis Kenneally, by Josh Smith

Rezoning of 0.30-acre from the I-3 district to the D-5 district to legally establish a detached single-family dwelling.

2025-ZON-073 | 5720 South Walcott Street | RECOMMENDED APPROVAL TO MDC AUGUST 20, 2025

Center Township, Council District #23

Jacob International Investment, by Andrew Wert

Rezoning of 0.159-acre from the C-1 district to the D-3 district to provide for a proposed detached single-family dwelling.

2025-ZON-076 | 6568 Cornell Avenue | RECOMMENDED APPROVAL TO MDC AUGUST 20, 2025

Washington Township, Council District #7

KMK, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from the C-S (FF) (TOD) district to the MU-2 (FF) (TOD) district to provide for an expansion of an existing day care facility.

CONTINUED PETITIONS:

2025-ZON-054 | 126 and 130 Koehne Street | GRANTED PETITIONER REQUEST FOR CONTINUANCE TO AUGUST 28, 2025

Center Township, Council District #18

Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen

Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.

2025-ZON-065 | 5034 Lafayette Road | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC AUGUST 20, 2025

Pike Township, Council District #6

5034 Lafayette Road, LLC, by Tyler Ochs

Rezoning of 3.72 acres from the C-3 and I-2 districts to the C-7 district to provide for a commercial and building contractor.

2025-CPL-825 / 2025-CVR-825 | 7140 and 7142 East Washington Street Avenue | GRANTED STAFF REQUEST FOR CONTINUANCE TO AUGUST 14, 2025

Warren Township, Council District #14

C-4 (TOD)

Fieldstone Financial, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Wawa Shortridge Primary Plat, subdividing 9.4 acres into three lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station, with 16 pump islands/service areas (eight permitted), with portions of a surface parking area in front of the front building line, with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (surface parking areas required behind the front building line, 25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

NEW PETITIONS:

2025-APP-003 | 620 East 21st Street | GRANTED STAFF REQUEST FOR CONTINUANCE TO AUGUST 14, 2025

Center Township, Council District #13

PK-2

DeQuan Branch, by Jorge Gonzales

Park District-Two Approval to provide for a three-story single-family dwelling with an attached garage.

2025-MOD-014 | 25 Country Woods Drive | GRANTED STAFF REQUEST FOR CONTINUANCE TO AUGUST 28, 2025, WITH NOTICE

Perry Township, Council District #22

D-P

KCP RE, LLC, by Ross McArthur

Modification of the Development Statement related to petition 83-Z-105 (83-DP-3) to modify the allowed signage provide for a 23-square-foot building sign (#11 – Signs limits signage to one, six-square-foot freestanding sign for the purpose to advertise ‘for sale’, ‘for rent’, or for ‘construction’ information).

2025-ZON-071 | 4765 West 71st Street | GRANTED PETITIONER REQUEST FOR CONTINUANCE TO SEPTEMBER 25, 2025

Pike Township, Council District #6

Heavy Haulers Rental and Trucking, Inc., by Steven Brown

Rezoning of 0.98-acre from the C-3 and I-2 districts to the I-2 district to provide for light industrial uses.

2025-ZON-075 | 5416 North College Avenue | ACKNOWLEDGED AUTOMATIC CONTINUANCE TO AUGUST 28, 2025, FILED BY REGISTERED NEIGHBORHOOD ORGANIZATION

Washington Township, Council District #7

Firkins, LLC, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-3 (TOD) and C-3 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.

2025-ZON-077 | 6501 Mann Road | ACKNOWLEDGED AUTOMATIC CONTINUANCE TO AUGUST 28, 2025, FILED BY REGISTERED NEIGHBORHOOD ORGANIZATION

Decatur Township, Council District #21

Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

2025-CPL-833 / 2025-CVR-833 | 6801 Stanley Road | ACKNOWLEDGED THE WITHDRAWAL OF BOTH PETITIONS

Decatur Township, Council District #21

D-3

Claudia and Jose Garcia, by David Gilman

Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quillin Acres Addition, dividing 2.008 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a septic system for each lot (connection to public or semipublic sanitary sewer facilities required), to provide for a lot width and street frontage of 15 feet for proposed Lot 2 (minimum 70-foot lot width required and minimum 35 feet of street frontage required), and to legally establish a detached accessory structure, with a 5.3-foot north side yard setback (minimum six-foot side yard required).

*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.

**HEARING EXAMINER
for
METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

| Contractual Zoning Professional | Approving Authority | Term |
|--|----------------------------|-----------------------|
| Judy Weerts Hall | MDC | 1/1/2025 - 12/31/2025 |
| David DiMarzio (Alternate) | MDC | 1/1/2025 - 12/31/2025 |

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-liveweb-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watchpreviously-recorded-programs>.