

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

JUNE 26, 2025 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **June 26, 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:*

SPECIAL REQUEST:

2020-CVC-843 (Amended) | 605 East 38th Street | GRANTED WAIVER OF RULES OF PROCEDURE TO ALLOW PAYMENT OF ASSESSMENT OF BENEFITS FEES BEYOND THE ONE-YEAR POST-APPROVAL PERIOD BUT NO LATER THAN AUGUST 26, 2025
605, 617 and 625 East 38th Street; 3747, 3751, 3753, 3758 and 3760 Broadway Street and 606 and 618 East 37th Street
Center Township, Council District #9
Redline Holdings VI LLC, by David Kingen

Vacation of a portion of the first north-south alley east of Park Avenue, being 15 feet wide, from the south right-of-way line of 38th Street, being the northeast corner of Lot 76 of Marion Highlands, an Addition to the City of Indianapolis, recorded in Plat Book 13, Page 110 in the Office of the Recorder in Marion County Indiana, to a point 120 feet to the south to the southeast corner of Lot 74 of said subdivision-

EXPEDITED PETITIONS:

2025-APP-004 | 1340 East County Line Road | RECOMMENDED APPROVAL, SUBJECT TO CONDITIONS IN THE STAFF REPORT, TO MDC JULY 16, 2025
Perry Township, Council District #23
HD-2 (FF)
Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two approval to provide for a proposed 420-space surface parking lot.

2025-APP-005 | 2510 Westlane Road | AFTER EXPEDITING PETITION, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 16, 2025
Pike Township, Council District #1
PK-1 (FF) (FW)
City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for park improvements, including a new playground, sidewalk, nature walkway, shelter, and drainage improvements for WISH Park.

2025-MOD-008 | 7436 Rockville Road | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 16, 2025
Wayne Township, Council District #16
C-3
Jeffrey Shelton

Modification of the Commitments for 2006-ZON-146, to terminate a portion of Commitment #9, which prohibits the use of tobacco stores (previous commitment removed tobacco stores as a permitted use).

2025-ZON-047 (Amended) | 7525 Mc Farland Boulevard | RECOMMENDED APPROVAL, SUBJECT TO AMENDED COMMITMENTS, TO MDC JULY 16, 2025

Perry Township, Council District #24
Manheet Singh, by Joseph D. Calderon

Rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development.

2025-ZON-056 | 8501 and 8651 South Emerson Avenue, and 5260 Noggle Way | RECOMMENDED APPROVAL, SUBJECT TO AMENDED COMMITMENTS, TO MDC JULY 16, 2025

Franklin Township, Council District #25
Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Rezoning of 9.186 acres from the C-4 and C-S districts to the D-10 district to provide for an approximately 202-unit multi-family development.

2025-ZON-057 | 7905 East 42nd Street | AFTER EXPEDITING PETITION, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS IN STAFF REPORT, TO MDC JULY 16, 2025

Lawrence Township, Council District #9
Kartik Patel, by Thomas Pottschmidt

Rezoning of 3.28 acres from the C-3 and C-4 districts to the C-4 district to provide for community-regional commercial uses, including a proposed hotel.

2025-CZN-822 / 2025-CVR-822 (Amended) | 3802 and 3810 North Franklin Road | RECOMMENDED APPROVAL OF 2025-CZN-822, SUBJECT TO COMMITMENTS IN THE STAFF REPORT, TO MDC JULY 16, 2025. AFTER AMENDMENT, GRANTED 2025-CVR-822, SUBJECT TO COMMITMENTS.

Lawrence Township, Council District #9
C-S (TOD)
Cornerstone Housing Group, LLC, by Brad Schwab and Bobbi Jo Lucas Eisold

Rezoning of 8.69 acres from the C-S (TOD) district to the D-10 (TOD) district to provide for a multi-family residential development, consisting of 186 units.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a large apartment development, with a ~~135-94~~foot front building line along ~~38th Street, a 135-foot front building line along~~ I-465, and a 434-foot front building line along Franklin Road (20-foot to 50-foot front building line range required), surface parking in front of the front building line ~~of I-465~~ (surface parking required behind the front building line), with dumpsters and garage/storage buildings in the front yard (shall not be closer to any front lot line than the established front yard setback on the lot).

2025-CPL-827 / 2025-CVR-827 | 2855 North Franklin Road | APPROVED 2025-CPL-827, SUBJECT TO FOURTEEN AMENDED CONDITIONS. APPROVED 2025-CVR-827, SUBJECT TO TWO COMMITMENTS, AND ADOPTED THE FINDINGS OF FACT.

Warren Township, Council District #9

I-3

Castle Peak Capital, LLC, and Castle Peak Property, LLC, by Justin Kingen and David Kingen

Approval of a Subdivision Plat to be known as Castle Peak, subdividing 33.29 acres into two lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for proposed Lot Two with zero-foot street frontage (minimum 75-foot street frontage required).

CONTINUED PETITIONS:

2025-MOD-011 | 3204 Queue Line Drive | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 16, 2025

Center Township, Council District #8

C-S / I-2 / SU-1

Monon Development Group, LLC, by Christopher White

Modification of the Commitments and Site Plan related to 2021-ZON-069 / 2021-VAR-010 to Modify Commitment #2 to permit development of the site in compliance with submitted building elevations and site plans filed with this petition (previous commitment required site plans, landscaping plans and building elevations to be submitted for Administrator's Approval, prior to the issuance of an Improvement Location Permit).

2025-ZON-040 | 2601 Cold Spring Road | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 16, 2025

Wayne Township, Council District #12

Cold Spring Innovation Corporation, by Jennifer Milliken and Timothy Ochs

Rezoning of 22.3 acres from the D-S (W-5) district to the MU-2 (W-5) district to provide for a mixed-use development.

2025-CZN-814 / 2025-CVR-814 | 3043, 3451, 3511, and 3801 South Post Road, 9405, 9609, 9611, and 9931 East Troy Avenue, 3430, 3440, and 3610 Davis Road, and 9500 Vandergriff Road | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL OF 2025-CZN-824, SUBJECT TO COMMITMENTS, TO MDC JULY 16, 2025. APPROVED 2025-CVR-814 AND ADOPTED THE FINDINGS OF FACT.

Franklin Township, Council District #20

Deep Meadow Ventures, LLC, by Joseph D. Calderon

Rezoning of 467.66 acres from the D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW) districts to the C-S (FF) (FW) district for a data center campus development, and uses including light manufacturing, all research and development, utilities, agricultural uses, buildings and structures, as permitted in I-1 and office uses, as permitted in C-1. Permitted accessory uses would include utility structures, such as power substations, water towers, and overhead and underground powerlines and wastewater treatment

facilities, outdoor storage, renewable energy facility, satellite dish antenna, signs, and temporary construction yard, office, or equipment storage.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 75 feet (maximum 38-foot building height permitted) and no maximum front yard setback (maximum front yard setback of 85 feet permitted).

2025-CAP-823 (Amended) / 2025-CVR-823 | 6800 Pendleton Pike | AFTER A PUBLIC HEARING, RECOMMENDED DENIAL OF 2025-CAP-823 TO MDC JULY 16, 2025. DENIED 2025-CVR-823.

Lawrence Township, Council District #9

C-S (TOD)

Amerco Real Estate Company, by Stephany Sheekey

Modification of C-S Statement and Site Plan related to 2017-ZON-057, to provide for 12 additional mini-warehouse storage buildings, for a total of 32,003 square feet of additional storage space. Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for 12 mini-warehouse structures within a transit-oriented development overlay (not permitted on lots greater than 0.5-acre and only permitted within a building).

2025-CZN-824 (Amended) / 2025-CVR-824 (Amended) / 2025-CVC-824 (Amended) | 963, 1001, 1007, 1008, 1010, 1011, 1015, and 1027 East Georgia Street, and 960, 1002, 1018, and 1022 and 1030 Bates Street | AFTER A PUBLIC HEARING AND AMENDMENT OF THE PETITION, RECOMMENDED APPROVAL OF 2025-CZN-824, SUBJECT TO COMMITMENTS IN STAFF REPORT, TO MDC JULY 16, 2025. APPROVED 2025-CVR-824 AND ADOPTED THE FINDINGS OF FACT. APPROVED 2025-CVC-824 AND ADOPTED THE FINDINGS OF FACT.

Center Township, Council District #18

The City of Indianapolis by Aryn Schounce

Rezoning of 1.76 acres from the D-8, C-S (TOD), and I-4 districts to the C-S (TOD) district to provide for not-for-profit uses, including case management and services, offices, commercial kitchen and cafeteria, ~~multi-family dwellings~~, emergency shelter, and accessory uses such as outdoor gathering space, per the filed plan of operation.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a surface parking lot at 1008 and 1010 East Georgia Street, with a zero-foot front yard setback along Shelby Street and Georgia Street, ~~with a zero-foot front yard setback along Shelby Street and Georgia Street, with~~ ~~out~~ deficient landscaping (minimum 10-foot front yard setbacks required with landscaping), a four-foot west transitional yard setback without landscaping (minimum eight-foot west transitional yard setback required at alley with landscaping), without exclusive alley access (not permitted), with ~~an eight-foot~~ four-foot wide public sidewalk along Georgia Street ~~and Shelby Street (minimum six-foot sidewalk required at local street and~~ minimum 12-foot wide sidewalk required at arterial street), and, a surface parking lot at 1018, 1022, and 1030 Bates Street, with a six-foot front setback along Bates Street ~~with~~ ~~out~~ deficient landscaping, (minimum 10-foot front setback required with landscaping), a two-foot east side yard without buffer landscaping (minimum 10-foot side yard required with buffer landscaping), and without exclusive access from an improved alley (not permitted), and, a mixed-use building at 963-1027 East Georgia Street within the clear sight triangle of an

abutting alley and Georgia Street (not permitted within the clear sight triangle), ~~with a nine-foot front setback with deficient landscaping~~ along Shelby Street and zero-foot front setback along Georgia Street ~~both~~ without landscaping (minimum 10-foot front yard setbacks required with landscaping), a four-foot south transitional yard abutting an alley without landscaping (minimum eight-foot transitional yard required when abutting an alley with landscaping), a building height of 73 feet, (maximum 38-foot building height permitted), ~~and a five-foot wide public sidewalk along Georgia Street and Shelby Street (minimum 6-foot sidewalk required at local street and minimum 12-foot wide sidewalk required at arterial street), with deficient landscaping~~ and a waiver of the minimum and maximum parking requirements, in lieu of approval by the Current Planning Administrator.

Vacation of the first north-south alley, west of Shelby Street, being 15 feet in width, from the south right-of-way line of Georgia Street, south 130.84 feet, to the north right-of-way line of the first east-west alley south of Georgia Street.

2025-CZN-826 / 2025-CPL-826 / 2025-CVR-826 (Amended) | 2955 North Meridian Street | CONTINUED TO JULY 10, 2025

Center Township, Council District #12

C-1 (RC) (TOD)

2955 Indy IN, LLC, by Misha Rabinowitch

Rezoning of 8.966 acres from the C-1 (RC) (TOD) district to the C-S (RC) (TOD) district to provide for a mixed-use development consisting of townhomes, multi-family dwellings, commercial offices, and retail uses, and all uses in the C-1 and MU-3 districts.

Approval of a Subdivision Plat to be known as 2955 North Meridian Subdivision, subdividing 8.966 acres into 21 lots.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a retail use with a drive-through component within 600 feet of a transit station, on a lot with street frontage on Meridian Street (not permitted), with 20 feet of street frontage (minimum 50 feet street frontage required), zero-foot front yard and front transitional yard setbacks (minimum 10-foot front yard and 10-foot front transitional yard setbacks required), zero-foot side and rear yard setbacks (minimum 10-foot side and rear yard setbacks required), building height of 50 feet (maximum 38-foot building height in Compact Context Area, and maximum 25-foot building height permitted within a transitional yard required), and 5% transparency for a structure along 30th Street (minimum 40% transparency required), and no transparency along Talbott Street (minimum 40% transparency required).

NEW PETITIONS:

2025-MOD-012 | 8809 South Meridian Street | CONTINUED TO JULY 10, 2025, WITH NOTICE

Perry Township, Council District #23

C-1

Financial Center First Credit Union, by James J. Ammeen, Jr.

Modification of the Commitments related to petition 88-Z-214 to modify Commitments #3, #4 and #5 to allow for development of a proposed financial services office building,

with low-level lighting of parking areas, an illuminated monument sign, and with a drive-through for teller and ATM services, (previous commitments required use of the existing structure, prohibited external lighting to reflect onto adjacent residences to the north, south, or east, and only permitted a non-illuminated incidental sign, with a maximum size of 16 square feet.

2025-ZON-054 | 126 and 130 Koehne Street | CONTINUED TO JULY 24, 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-055 | 6225, 6233, and 6245 Kentucky Avenue | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 16, 2025

Decatur Township, Council District #21

GBT Realty Corporation, by Joseph D. Calderon

Rezoning of 3.11 acres from the D-A districts to the C-4 district to provide for community-regional commercial uses, including an automobile fueling station.

2025-ZON-058 | 1229 and 1231 Brookside Avenue | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL TO MDC JULY 16, 2025

Center Township, Council District #13

Claireline, LLC, by Donas Singleton

Rezoning of 0.14-acre from the MU-1 (FF) district to the D-8 (FF) district.

2025-CZN-829 / 2025-CVC-829 | 5802, 5808, 5814, and 5820 Evanston Avenue | CONTINUED TO JULY 10, 2025

Washington Township, Council District #7

Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Brian J. Tuohy

Rezoning of 1.56 acres from the D-5 district to the SU-2 district to provide for school uses.

Vacation of a portion of Evanston Avenue, being 50 feet in width, from the north right-of-way line of 58th Street, north 600 feet, to the north right-of-way line of Northgate Street.

OTHER BUSINESS:

2025-VAR-003 | 8302 Michigan Road | ADOPTED NEGATIVE FINDINGS OF FACT FOR PETITION DENIED ON JUNE 12, 2025

Pike Township, Council District #1

C-S

Halle Properties, LLC, by Jennifer Wolfe

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an eight-foot-tall freestanding monument sign, being the fourth freestanding sign within 300 feet along Michigan Street (minimum 300-foot separation between freestanding signs required).

*This list only includes new or recently amended petitions. 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 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.

**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 (Altemate)	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>.