

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

AUGUST 28, 2025 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **August 28, 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-011 | 451 East Stop 11 Road (NEW) | Recommended Approval to MDC
September 17, 2025**

Perry Township, Council District #23
PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for playground equipment, sidewalk connections, re-stripped tennis and pickleball courts, and walking paths.

**2025-MOD-014 | 25 Country Woods Drive | Recommended Approval to MDC September
17, 2025**

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 to provide for a 23-square-foot building sign (#11 – Signs limits signage to one, six-square-foot freestanding sign for the purpose of advertising ‘for sale’, ‘for rent’, or for construction’ information).

**2025-ZON-066 | 6470 West 10th Street | Recommended Approval, subject to
Commitments to MDC September 17, 2025**

Wayne Township, Council District #16
Sangar Estate, LLC, by Russell L. Brown

Rezoning of 0.55-acre from the D-3 (W-5) district to the C-4 (W-5) district to provide for a community-regional commercial uses.

**2025-ZON-080 (Amended) | 3350 North German Church Road | Recommended Approval
to MDC September 17, 2025**

Warren Township, Council District #15
Hindu Temple of Central Indiana, Inc.

Rezoning of 28.49 acres from the D-A (FF), SU-1, and SU-38 districts to the SU-1 (FF) district to provide for religious uses.

**2025-ZON-083 | 441 South Rural Street (NEW) | Recommended Approval to MDC
September 17, 2025**

Center Township, Council District #18
BECA and Associates, LLC, by Josh Smith

Rezoning of 0.108-acre from the C-4 district to the D-5 district to provide for a remodel and addition to an existing detached single-family dwelling.

**2025-ZON-087 | 200 North Rural Street (NEW) | Recommended Approval, subject to
modified Commitments, to MDC September 17, 2025**

Center Township, Council District # 13
Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-5 (TOD) district to the D-9 (TOD) district to provide for a medium apartment development.

**2025-CZN-830 / 2025-CVR-830 (Amended) | 9110 and 9150 West 10th Street |
Recommended Approval, subject to modified Commitments, to MDC September 17, 2025.
Approved 2025-CVR-830 (Amended) and adopted the Findings of Fact.**

Wayne Township, Council District #16
C-3 (FF)
Raceway Development Partners, by Misha Rabinowitch

Rezoning of 10.62 acres from the C-3 (FF) district to the D-8 (FF) district for multi-family dwellings.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment in a D-8 zoning district (not permitted), with a 7' rear yard setback (minimum rear yard setback 10' required).

**2025-CVR-835 (Amended) / 2025-CPL-835 | 622 South Keystone Avenue (NEW) | After
amending the Petition, Approved 2025-CVR-835 (Amended). Approved 2025-CPL-835
subject to the conditions in the Staff Report.**

Center Township, Council District #18
D-5
Shelly Mills, by David Gilman

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing detached single-family dwelling and accessory structure (to be demolished), with a two-foot north side yard setback, ~~and to provide for parking areas for three, multi-unit homes, with zero-foot side yard setbacks (minimum three-foot side yard required).~~

Approval of a Subdivision Plat to be known as Turner Minor Subdivision, subdividing 0.82-acre into three lots.

CONTINUED PETITIONS:

2025-APP-003 | 620 East 21st Street | Granted Continuance for Cause to September 25, 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-ZON-054 | 126 and 130 Koehne Street | Acknowledged Automatic Continuance to September 25, 2025, filed by a Registered Neighborhood Organization

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-075 | 5416 North College Avenue | Granted Continuance for Cause to October 9, 2025, with Notice

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 | Granted Continuance for Cause to September 25, 2025

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-ZON-082 | 1544 East 10th Street | Granted Continuance for Cause to September 11, 2025, with Notice

Center Township, Council District #13
Douglas Koenig

Rezoning of 0.23-acre from the MU-1 district to the D-8 district to provide to legally establish a detached single-family dwelling.

NEW PETITIONS:

2025-APP-009 | 8140 Township Line Road | Granted Continuance for Cause to September 11, 2025

Pike Township, Council District #1
HD-2
Retirement Living, Inc., By Mike Jones, PE

Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.

2025-ZON-085 | 1810 and 1814 Cornell Avenue | Granted Continuance for Cause to September 11, 2025

Center Township, Council District #13
Dunnhaven Homes, Inc., by Chris Dunn

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for two detached single-family dwellings.

2025-ZON-086 | 5255 Winthrop Avenue | Granted Continuance for Cause to September 25, 2025, with Notice

Washington Township, Council District #7
Monon Property Management, LLC, by Joseph D. Calderon

Rezoning of 1.43 acres from the I-4 district to the C-S district to legally establish the existing structure, off-street parking area, existing uses, and to provide for commercial and industrial uses, such as, commercial and building contractor, business offices, including medical offices, artisan manufacturing, research and development, restaurants, and indoor recreation and entertainment.

2025-ZON-088 | 1781 Sloan Avenue | Acknowledged Withdrawal of Petition

Center Township, Council District #19
Victory College Prep. Inc., by Andrew Wert

Rezoning of 1.09 acres from the D-2 district to the SU-2 district to construct a 77-space parking lot for a school, located at 1780 Sloan Avenue.

2025-CVR-838 / 2025-CPL-838 | 8356 Masters Road | After a Public Hearing, Approved 2025-CVR-838. Approved 2025-CPL-838 subject to the conditions in the Staff Report.

Lawrence Township, Council District #4
C-4 (FF)
Masters Road 8356, LLC, by Russell L. Brown

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two lots without public street frontage (minimum 50 feet of public street frontage required).

Approval of a Subdivision Plat, to be known as Masters Road 8356 Plat, dividing 1.07 acres into two lots.

ADDITIONAL BUSINESS:

ADOPTION OF NEGATIVE FINDINGS - Petition 2025-CVR-823 Denied by Hearing Examiner on June 26, 2025:

2025-CVR-823 | 6800 Pendleton Pike | Adopted the Negative Findings of Fact

Lawrence Township, Council District #9

C-S (TOD)

Amerco Real Estate Company, by Stephany Sheekey

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).

*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>.