

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

SEPTEMBER 25, 2025

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **September 25, 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-MOD-020 | 1011 East 22nd Street | Recommended Approval to MDC October 15, 2025

Center Township, Council District #13

D-P

22 Monon Multifamily Partners, LLC, by Michael Rabinowitch

Modification of Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations and to specify the building type to be modular construction.

2025-ZON-086 / 2025-VAR-004 (Amended) | 5255 Winthrop Avenue | Granted a two-day Waiver of Written Notice. Recommended Approval of 2025-ZON-086 to MDC October 15, 2025. Approved 2025-VAR-004 and adopted the Findings of Fact.

Washington Township, Council District #7

Monon Property Management, LLC, by Joseph D. Calderon

Rezoning of 1.43 acres from the I-4 (W-5) district to the C-S (W-5) 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.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 68 on-site parking spaces and 24 off-site parking spaces (minimum 103 on-site and off-site parking spaces within 500 feet of subject parcel required).

2025-ZON-093 | 1849 Broad Ripple Avenue | Recommended Approval, subject to Commitments, to MDC October 15, 2025

Washington Township, Council District #7

Blooming Star Properties, LLC-S Series 1 1849 Ripple, by David Kingen and Justin Kingen

Rezoning of 0.12-acre from the D-5 district to the C-1 district to provide for commercial office use.

CONTINUED PETITIONS:

2025-APP-003 / 620 East 21st Street | Continued to October 23, 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 | After a public hearing, Recommended for Approval to MDC October 15, 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-071 / 4765 West 71st Street | Acknowledged the Withdrawal of Petition

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-077 / 6501 Mann Road | After a public hearing, Recommended for Denial to MDC October 15, 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-CZN-832 / 2025-CVR-832 (Amended) | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue | Acknowledged previously granted continuance to October 9, 2025

Washington Township, Council District #7

D-5 (W-1), D-P (W-1), and I-3 (W-1)

Arrow Street Development, LLC, by Joseph D. Calderon

Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a large mixed-use building type (small mixed-use building type permitted), with the front building line in excess of ten feet along 46th Street (front building line range of zero-foot to 10 feet required), a 24-foot-wide driveway width along 46th Street (maximum 16-foot-wide driveway width permitted), a commercial building line of 60% of the frontage along 46th Street (minimum 80% required), zero-foot transitional yard to the east (either a minimum 15-foot transitional yard, or an opaque wall, berm, fence, or dense (at least 75% opacity) vegetative screen of at least six feet tall required), no primary entrances along 46th Street (minimum one primary entry features for every 50

feet required), a surface parking lot with a 15-foot east side yard setback (minimum 25-foot setback required), structured parking of 100% of street wall at first level of the building along Carvel Avenue (maximum 30% of street wall permitted).

2025-CZN-836 / 2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road | Continued to October 9, 2025

Washington Township, Council District #8
Garvey Properties, LLC, by Joseph D. Calderon

Rezoning of 7.01 acres from the C-S district to the C-S district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.

NEW PETITIONS:

2025-APP-012 (Amended) | 1550 East County Line Road and 8615 Shelby Street | After amending the Petition, continued to October 9, 2025

Perry Township, Council District #23
HD-1 and HD-2
Community Health Network, Inc., by Timothy H. Button

Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street, new lighting, ~~and a sign package, including freestanding signs and building signs.~~

2025-MOD-019 | 1318 South Lynhurst Drive | Continued to October 9, 2025

Wayne Township, Council District #17
D-P
Lynhurst Baptist Church, by Eric Carter

Modification of commitments and development plan, related to 2020-ZON-083, to modify Commitment #2, to provide for a proposed tiny home development and community center, subject to the site plan filed with this petition (current commitment required that the development be subject to the site plan, file-dated, November 10, 2020).

2025-ZON-074 | 8221 and 8351 South Mitthoefer Road, 10100, 10550, and 10600 Maze Road | Acknowledged Automatic Continuance to October 23, 2025, filed by Registered Neighborhood Organization

Franklin Township, Council District #25
Christopher D. Reed, Kimberly K. Reed, Paul L. Walton, Cheryl H. Walton, Maze Family Farm, LLC, John Levinsohn, Alan Retherford and Shirley Retherford, by Tony Bagato

Rezoning of 273.127 acres from the D-4 (FF) (FW) and I-3 (FF) (FW) districts to the D-4 (FF) (FW) district to provide for a single-family residential development.

2025-ZON-091 | 6154 Michigan Road | Continued to October 23, 2025

Washington Township, Council District #2
Lan Thi Thanh Pham and Tung Ba Huynh

Rezoning of 0.6-acre from the D-2 district to the C-1 district to provide for commercial office uses.

2025-ZON-094 | 2505 South Arlington Avenue | Continued to October 23, 2025

Warren Township, Council District #20
Sky Real Estate, Inc., by David Gilman

Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.

2025-ZON-095 | 3641 South Lynhurst Drive | Acknowledged Automatic Continuance to October 23, 2025, filed by Registered Neighborhood Organization

Decatur Township, Council District #21
Crossroad Engineers, by Gregory Ilko

Rezoning of 3.444 acres from the C-7 and I-4 districts to the I-4 district for heavy industrial uses, including outdoor storage and operations.

2025-ZON-096 | 2602 North Harding Street | Acknowledged the Withdrawal of Petition

Center Township, Council District #12
Next Generation Properties, LLC, by Earl Dixon

Rezoning of 0.151-acre from the D-5 (W-5) district to the C-3 (W-5) district to provide for commercial uses, including a commercial kitchen.

2025-CPL-843 / 2025-CVR-843 | 8840 East Edgewood Avenue | Continued to October 23, 2025, with Notice

Franklin Township, Council District #25
Forestar USA Real Estate Group, Inc., by Brian J. Tuohy

Approval of a Subdivision Plat to be known as Edgewood Farms West Section 2, dividing 27.687 acres into 80 lots, with a waiver to allow emergency vehicles to use three different local streets to reach their destination (must not utilize more than two different local streets to reach their destination).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for five-foot wide sidewalks along all streets (minimum six-foot wide sidewalks permitted along all streets).

*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>.