

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

APRIL 24, 2025

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thursday, **April 24, 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:

To be determined

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-MOD-016 | 3401 East New York Street

Center Township, Council District #18

C-S (TOD)

One Way Auto Parts, by Joseph D. Calderon

Modification of the development statement for 91-Z-64 to provide to modify Commitment # 2 to increase the number of vehicles stored on site at any one time (current maximum number of vehicles is 54).

2024-ZON-102 (Amended) | 501 and 525 South East Street

Center Township, Council District #18

NDZA, Inc., by David Kingen and Justin Kingen

Rezoning of 0.13-acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district.

2025-ZON-012 | 6900 Milhouse Road

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-ZON-017 | 4001 South Meridian Street

Perry Township, Council District #23

Jarlynne Clark, by Mary Rollings

Rezoning of 0.35-acre from the C-3 district to the C-5 district to provide for automobile sales.

2025-ZON-019 / 2025-VAR-002 (Amended) | 1404 Prospect Street

Center Township, Council District #18

Luxury Leased Homes USA, LLC, by Stephanie J. Truchan

Rezoning of 0.345-acre from the C-5 district to the D-8 district to provide for residential uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development with an eight-foot front yard setback (front building line between 10 feet and 19.9 feet required), an eight-foot rear setback (minimum 15-foot rear setback required), a five-foot corner side yard setback (minimum eight-foot corner side yard required).

2025-CPL-805 (Amended) / 2025-CVR-805 | 7515 Camby Road

Decatur Township, Council District #21

D-3 (FF)

Abigail Wojciechowski, by David Gilman

Approval of a Subdivision Plat to be known as Speer's Camby Retreat, dividing 6.686 acres into three lots.

Waiver of the Subdivision Regulations Chapter 741-306 sidewalk requirement along Camby Road (Sidewalks required).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 45-foot lot width for proposed Lot Two (minimum 70-foot lot width required), and to provide for on-site septic systems for each lot (public sewer facility required).

2025-CZN-809 / 2025-CVR-809 | 8800 East Raymond Street

Warren Township, Council District #20

Alexander Construction and Landscape, by David Retherford

Rezoning of 4.37 acres from the C-5 district to the I-2 district to provide for a commercial and building contractor's business.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and operations comprising of 225% of the total gross floor area of enclosed buildings (maximum 25% permitted), to provide for a gravel parking and storage area, (not permitted), with a 52-foot front transitional yard (minimum 100-foot front transitional yard required), with a 15-foot east side transitional yard (minimum 50-foot side transitional yard required), with a 10-foot north rear yard (minimum 30-foot rear yard required), without interior and exterior landscaping (minimum 9% of lot covered with landscaping required), to permit for outdoor loading and unloading of equipment and material 15 feet from a protected district (minimum 500 feet required), and to allow a six-foot tall aluminum fence with masonry columns in the front yard (maximum 3.5-foot tall fence permitted in the front yard).

2025-CZN-811 / 2025-CVC-811 | 1708 East 10th Street and 1017 Windsor Street

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.

2025-CZN-813 / 2025-CVR-813 / 2025-CVC-813 | 1406 and 1419 South Capitol Avenue

Center Township, Council District #18

The Annex Management Group, Inc., by Misha Rabinowitch

Rezoning of 5.17 acres from the I-1 and D-5 districts to the D-8 district to provide for multi-family dwellings.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family residential development using the Large Apartment Residential Building Type Standards to the subject site (not permitted in D-8), to provide for minimum livability space ratio of 0.57 (minimum 0.60 required), and for a floor area ratio of 0.83 (maximum 0.80 permitted).

Vacation of:

a portion of Capitol Avenue, ranging from 23.4 feet in width to 40.18 feet in width, from the south right-of-way of the first east-west alley south of Arizona Street, south and southeast 617.82 feet, to a point,

a portion of Tennessee Street, being 25 feet in width, from the northwest corner of Lot 32 of Rech's South Meridian Street Subdivision, as recorded in the Marion County Recorder's Office, plat book 9, page 55, south 227.68 feet, to a point,

a portion of Capitol Avenue, being 25 feet in width, from a point 227.68 south of the northwest corner of Lot 32 of Rech's South Meridian Street Subdivision, as recorded in the Marion County Recorder's Office, plat book 9, page 55, southeast 135.51 feet, to a point,

a portion of the second north-south alley east of Senate Avenue, being five feet in width, beginning at the northwest corner of Lot 2 of Schmitt and Kottkamp's Subdivision, as recorded in the Marion County Recorder's Office, plat book 15, page 93, south 346.97 feet, to the north right-of-way line of the second east-west alley south of Wisconsin Street,

a portion of the second east-west alley south of Wisconsin Street, being 3.75 feet in width, beginning at the southwest corner of Lot 11 of Schmitt and Kottkamp's Subdivision, as recorded in the Marion County Recorder's Office, plat book 15, page 93, east 151.02 feet, to the west right-of-way line of Capitol Avenue.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2025-MOD-004 | 9100 and 9402 East 21st Street

Warren Township, Council District #14

C-1 and C-4

VAF Lawrence, LLC, by Jamilah Mintze

Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to: 1. the requirement of a boulevard entrance to be developed from 21st Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21st Street, 2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association, 3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities, 4. that requirement that office buildings shall appear to be residential and no taller than two stories in height, 5. that the owner shall use best efforts to reduce light pollution onto adjacent properties, 6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material, and, 7. that the petitioner shall dedicate 60 feet of right-of-way north of the centerline of 21st Street.

2025-ZON-027 | 11135 East Washington Street

Warren Township, Council District #20

Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 5.28 acres from the C-4 (TOD) district to the SU-9 (TOD) district to provide for an IndyGo transit center.

2025-ZON-029 | 3939 Madison Avenue

Perry Township, Council District #23

University RS LLC, by Timothy Ochs and Jennifer Milliken

Rezoning of 7.79 acres from the C-7 (TOD) district to the C-4 (TOD) district to provide for a school and existing commercial retail uses.

2025-ZON-030 | 454 and 456 Arthur Avenue

Wayne Township, Council District #16

Victor Solano

Rezoning of 0.142-acre from the C-3 district to the D-5 district to provide for a single-family dwelling.

2025-ZON-031 | 2602 West 62nd Street and 6202 Michigan Road

Washington Township, Council District #2

Crooked Creek Cultural Campus, Inc., by Joseph D. Calderon

Rezoning of 7.849 acres from the D-A and C-1 districts to the SU-7 district to provide for a not-for-profit organization for community enrichment programming, including education, art, music and performing arts.

2025-ZON-032 | 2947 North Sherman Drive

Center Township, Council District #8

Parajmit Singh, by Thomas L. Pottschmidt

Rezoning of 1.145 acres from the D-5 district to the C-4 district to provide for commercial uses.

2025-ZON-033 | 1322 Columbia Avenue

Center Township, Council District #13

Amy Lapka

Rezoning of 0.144-acre from the D-8 (FF) district to the C-4 (FF) district to provide for expansion of a garden center.

2025-CZN-815 / 2025-CAP-815A / 2025-CAP-815B / 2025-CVR-815 | 1100 West 42nd Street and 4251 Haughey Avenue

Washington Township, Council District #7

SU-2

Butler University, by Brian J. Tuohy

Rezoning of 32.34 acres from the SU-2 district to the UQ-1 district to provide for university-related uses.

Modification of Commitments related to 84-Z-20 to terminate Commitment #1 which required use of the residences to be for students, staff and visitors of Christian Theological Seminary, to terminate Commitment #2, which required buildings to be no taller than two stories, except for three unit buildings, which were permitted to be three stories in height, to terminate Commitment #3, which prohibited vehicular or pedestrian access to or from 43rd Street, and required off-street parking, to terminate Commitment #4, which required a wall or other screening to be provided along the east property line and prohibited any children's play area from the east property line, to terminate Commitment #5, which required that any trash disposal shall be a modern system and that the owner would cooperate in any storm water drainage investigation, to terminate Commitment #6, which required a development plan to be subject to staff approval at the time of rezoning.

University Quarter-One Approval to provide for university-related uses, continued use of existing student housing, building renovations, and construction of a six-story building with Butler Police offices and additional parking spaces.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a six-story parking garage and office structure, with a 20-foot north side yard setback (minimum one-foot setback for each one-foot of building height, or 81.5-foot setback required).

2025-CPL-816 / 2025-CVR-816 | 1140 and 1146 Roache Street

Center Township, Council District #12

Canal Village III, LP, by Russell L. Brown

Approval of a Subdivision Plat to be known as Replat of Lots 29-31 in Block 22 in Braden ET AL of North Indianapolis Addition, dividing 0.26-acre into four lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for four, single-family detached dwellings, on proposed 22.5-foot lot widths (minimum 25-foot lot width required).

2025-CPL-817 / 2025-CVR-817 | 866 West 26th Street

Center Township, Council District #12

Canal Village III, LP, by Russell L. Brown

Approval of a Subdivision Plat to be known as Replat of Approval of a Subdivision Plat to be known as Replat of Lot 24 and part of Lot 23 in Block 29 in Roaches North Indianapolis Addition, dividing 0.13-acre into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two, single-family detached dwellings, on proposed 2,829 square-foot lots (minimum 5,000 square-foot lots required), 22.5-foot lot widths (minimum 40-foot lot width required), and, with 3.5-foot side yard setbacks (minimum five-foot side yard setbacks required).

*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.