

**METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER**

May 15, 2025 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **May 15, 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:*

PETITIONS EXPEDITED:

2025-ZON-016 | 2852 East County Line Road | Recommended Approval, subject to Commitments, to MDC June 4, 2025

Perry Township, Council District #24
TWG Development, LLC. by Joseph D. Calderon

Rezoning of 6.67 acres from the C-S (TOD) (FW) (FF) district to the D-9 (TOD) (FW) (FF) district to provide for multi-family dwellings.

2025-ZON-034 | 2508 West Michigan Street | Recommended Approval to MDC June 4, 2025

Wayne Township, Council District #12
Steven Phan

Rezoning of 0.14-acre from the C-3 district to the MU-2 district to provide for a mixed-use development with two commercial retail spaces at ground level and three dwelling units on the second level.

2025-ZON-035 | 445 Sanders Street | Recommended Approval to MDC June 4, 2025

Center Township, Council District #18
Eric Hopkins, by Mark and Kim Crouch

Rezoning of 0.12-acre from the C-3 to the D-8 district to provide for residential uses.

2025-ZON-036 | 3550 North Washington Boulevard | Recommended Approval to MDC June 4, 2025

Center Township, Council District #8
Indianapolis Neighborhood Housing Partnership, Inc., by Tyler T. Ochs

Rezoning of 0.78-acre from the D-3 district to the C-1 district to provide for office uses.

2025-ZON-043 | 2310 Prospect Street | Recommended Approval, subject to Commitments, to MDC June 4, 2025

Center Township, Council District #18
Andrew Fisher, by Mark and Kim Crouch

Rezoning of 0.11-acre from the C-4 district to the D-8 district for a two-unit rowhouse.

2025-CVC-813 (Amended)| 1406 and 1419 South Capitol Avenue | Granted six (6) day waiver of the 23-day notification period for written Notice. Approved

waiver of the Assessment of Benefits.

Center Township, Council District #18

The Annex Management Group, Inc., by Misha Rabinowitch

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,

with a waiver of the assessment of benefits.

CONTINUED PETITIONS:

2025-ZON-001 | 4150 North High School | Continued to June 12, 2025, with Notice

Road Pike Township, Council District #5

Nica Auto and Fleet Repair, LLC, by Joseph D. Calderon

Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop.

2025-ZON-024 | 5712 Bluff Road | Acknowledged Withdrawal of the Petition

Perry Township, Council District #22

Alt Construction, LLC, by Brian J. Tuohy

Rezoning of 41.55 acres from the D-A district to the I-2 district to provide for light industrial uses.

2024-CVR-855 / 2024-CPL-855 (Amended) | 1527 East 12th Street | Continued to May 29, 2025

Center Township, Council District #13

D-8 (FF) (FW)

Tyler and Natalie Sadek, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling on proposed Lot 3, with a front building line of approximately 210 feet (front building line range between 10 feet of 19.9 feet required).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to build within 60 feet of the stream protection corridor (not permitted).

Approval of a Subdivision Plat to be known as Replat of Lot 29 in Milligan's Park Lane Addition, subdividing 1.878 acres into three lots.

2025-CPL-805 (Amended) / 2025- CVR-805 (Amended) | 7515 Camby Road | Continued to May 29, 2025

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), to provide for on-site septic systems for each lot (public sewer facility required), and to provide for future construction of a freestanding building, without the required installation of frontage sidewalks (required).

2025-CVC-811 | 1708 East 10th Street and 1017 Windsor Street | Continued to May 29, 2025

Center Township, Council District #13

RG Holdings, LLC, and Jackson Control Properties, by David Kingen and Emily Duncan

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-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 | Continued to June 12, 2025

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).

NEW PETITIONS:

2025-MOD-003 / 2025-VAR-003 | 8302 Michigan Road | Granted one-day waiver of the 23-day notification period for written Notice. Acknowledged Automatic Continuance to June 12, 2025, filed by Registered Neighborhood Organization

Pike Township, Council District #1

C-S

Halle Properties, LLC, by Jennifer Wolfe

Modification of commitments related to 95-Z-172 and 96-Z-216, to modify Commitment 2. h. for a freestanding sign on an outlot (previous commitment permits wall signs and prohibits freestanding signs for outlots).

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).

2025-MOD-005 | 7841 Michigan Road | Acknowledged Automatic Continuance to June 12, 2025, filed by Registered Neighborhood Organization

Pike Township, Council District #1

C-3 / D-5

Las Palmas Supermercado, LLC, by Meghan Binkerd

Modification of Development Statement related to petition 94-Z-42 to modify Commitment 5, to allow a grocery store (current commitment prohibits grocery or convenience stores).

2025-MOD-006 | 3801 North Raceway Road | Acknowledged Automatic Continuance to June 12, 2025, filed by Registered Neighborhood Organization

Pike Township, Council District #11

D-6

D. R. Horton – Indiana, LLC, by Brian J Tuohy

Modification of Commitments and Site Plan related to 2024-ZON-023 to modify Commitment 2, to provide that rental units would be permitted on lots which are subject to a mortgage insured or guaranteed by the Federal Housing Administration, the Veteran's Administration and/or the United States Department of Agriculture (previous commitment requires the HOA to approve rental of units within the neighborhood, with a restriction that a maximum of 20% of the units may be rented at any one time).

2025-ZON-025 | 1922 East 38th Street | After a Public Hearing, Recommended Denial to MDC June 4, 2025

Washington Township, Council District #8
Rula Alkhassib and Rahaf Roman, by Yvonne Humphries

Rezoning of 0.37-acre from the C-4 (TOD) district to the C-5 (TOD) district to provide for automobile sales.

2025-ZON-040 | 2601 Cold Spring Road | Continued to June 26, 2025, with Notice, if needed

Wayne Township, Council District #12
Cold Spring Innovation Corporation, by Jennifer Milliken and Timothy Ochs

Rezoning of 22.3 acres from the D-S (W5) districts to the MU-2 (W-5) district to provide for a mixed-use development.

2025-ZON-042 | 8025 Shelbyville Road | Continued to June 12, 2025, with Notice

Franklin Township, Council District #25
Robert and Rose Faust, by Caitlin Dopher

Rezoning of 15.72 acres from the D-A district to the D-4 district to provide for 30 single-family detached dwellings.

2025-CPL-818 / 2025-CVR-818 | 3146 North Temple Avenue | Continued to June 12, 2025

Center Township, Council District #8
Indy Real Estate Consulting, LLC, by Justin Kingen and David Kingen

Approval of a Subdivision Plat to be known as Veteran Villas, replat of Lot 73 of Tacoma Village, subdividing 0.16-acre into two single-family attached lots.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an attached single-family dwelling (not permitted), with 66% of lot width for off-street parking, (maximum of smaller of 30 feet of lot width and 50% of lot width permitted).

*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.