

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

JUNE 12, 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 12, 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-005 | 7841 Michigan Road | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 2, 2025

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 | GRANTED WAIVER OF MDC RULE OF PROCEDURE REGARDING CONDITIONS NEEDED FOR EXPEDITING A PETITION AND EXPEDITED THE PETITION WITH NO RECOMMENDATION OF APPROVAL BY STAFF. RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 2, 2025.

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-MOD-009 | 2934 North Hawthorne Lane | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 2, 2025

Warren Township, Council District #9

SU-1

Vietnamese and American Buddhist Association Corporation

Modification of the Commitments and Site Plan, related to petitions 2018-MOD-012 and 2014-ZON-077, to provide for a one-story, 3,890 square foot, community center.

2025-MOD-010 | 4701 Todd Road | CONTINUED TO JULY 10, 2025, WITH NOTICE

Perry Township, Council District #24

D-7 (FF)

4701 Todd Road Owner, LLC, by Laura Trendler, AICP

Modification of Commitments and Site Plan related to 2022-CZN-826 to permit the construction of a 300-square-foot accessory structure (previous petition required site to be developed in accordance with the site plan, file-dated May 6, 2022).

2025-MOD-013 | 10100 East 46th Street | GRANTED TWO-DAY WAIVER OF THE 23-DAY NOTICE REQUIREMENT FOR WRITTEN AND POSTED NOTICE. RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 2, 2025

City of Lawrence, Lawrence Township, Council District #10
SU-7

Michael Jones, by Will Gooden and Elizabeth Bentz Williams

Modification of the Commitments related to petition 2001-ZON-002 to modify Commitments #3 and #4 to allow for development to be in substantial compliance with the site plan, dated April 25, 2025, and that any future change in the site plan shall be subject to Administrator's Approval, and that the use of the property shall be in substantial compliance with the narrative, dated March 28, 2025 (previous commitments required development in substantial compliance with the site plan, filed-dated March 16, 2001 and that the use be in substantial compliance with the narrative, file-dated April 3, 2001).

2025-ZON-001 | 4150 North High School Road | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 2, 2025

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-049 | 1344, 1346, and 1352 Deloss Street | RECOMMENDED APPROVAL TO MDC JULY 2, 2025

Center Township, Council District #18

Malika Choudhary, by Mark and Kim Crouch

Rezoning of 0.26-acre from the I-2 (TOD) district to the D-8 (TOD) district to provide for residential uses.

2025-ZON-050 | 526 and 534 South Keystone Avenue | RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 2, 2025

Center Township, Council District #18

Miguel Villasol, by Mark and Kim Crouch

Rezoning of 0.37-acre from the D-5 district to the D-5II classification to provide for residential uses.

2025-ZON-051 | 4324 East New York Street | RECOMMENDED APPROVAL TO MDC JULY 2, 2025

Center Township, Council District #13

Malak Services, LLC, by Terrance Kinnard

Rezoning of 0.08-acre from the C-3 (TOD) district to the D-5 (TOD) district legally establish a detached single-family dwelling.

2025-CZN-820 / 2025-CVR-820 | 4221 North Emerson Avenue | RECOMMENDED APPROVAL OF 2025-CZN-820, SUBJECT TO AMENDED COMMITMENTS, TO MDC JULY 2, 2025. APPROVED 2025-CVR-820 AND ADOPTED THE FINDINGS OF FACT

Lawrence Township, Council District #9
Spivey Properties, LLC, by David Gilman

Rezoning of 0.789-acre from the D-2 and C-3 districts to the C-3 district to provide for neighborhood commercial uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a zero-foot setback for a surface parking lot along Emerson Avenue, without on-site landscaping (minimum ten-foot setback required), (a minimum of ten feet of landscaping required, with three shrubs per 25 feet of street frontage required and one tree per 35 feet of street frontage required), without interior landscaping for the parking lot (minimum landscaping consisting of 6% of all uncovered vehicle area required).

CONTINUED PETITIONS:

2025-MOD-003 / 2025-VAR-003 | 8302 Michigan Road | AFTER A PUBLIC HEARING, RECOMMENDED DENIAL TO MDC JULY 2, 2025. DENIED 2025-VAR-003.

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-ZON-042 (Amended) | 8025 Shelbyville Road | ACKNOWLEDGED AUTOMATIC CONTINUANCE TO JULY 10, 2025, FILED BY REGISTERED NEIGHBORHOOD ORGANIZATION

Franklin Township, Council District #25
Robert and Rose Faust and Gerald E. Wallman, by Caitlin Dopher

Rezoning of 24.0 acres from the D-A district to the D-4 district to provide for 52 single-family detached dwellings.

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 26, 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).

2025-CPL-818 / 2025-CVR-818 | 3146 North Temple Avenue | CONTINUED TO JULY 10, 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).

NEW PETITIONS:

2025-MOD-011 | 3204 Queue Line Drive | CONTINUED PUBLIC HEARING TO JUNE 26, 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-048 | 122 and 130 West Raymond Street | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL TO MDC JULY 2, 2025

Center Township, Council District #18

Kio Hmung, by Raymond A. Basile

Rezoning of 0.23-acre from the C-1 district to the C-4 district to provide for an automobile repair shop.

2025-ZON-052 | 4446 Mann Road | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC JULY 2, 2025

Decatur Township, Council District #21
Dave and Sons Properties II, by David Gilman

Rezoning of 0.825-acre from the C-3 district to the C-4 district for an automobile fueling station and a convenience store.

**2025-ZON-053 | 3764 North Leland Avenue | ACKNOWLEDGED AUTOMATIC
CONTINUANCE TO JULY 10, 2025, FILED BY REGISTERED NEIGHBORHOOD
ORGANIZATION**

Warren Township, Council District #9
Rosie's Tiny Tots, Inc., by Lexie Ping

Rezoning of 0.72-acre from the D-4 (TOD) district to the C-3 (TOD) district to provide for neighborhood commercial uses, including a day care facility.

**2025-CZN-822 / 2025-CVR-822 | 3802 and 3810 North Franklin Road | CONTINUED TO
JUNE 26, 2025**

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 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 (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-825 / 2025-CVR-825 (Amended) | 7140 and 7142 East Washington Street
Avenue | CONTINUED TO JULY 24, 2025, WITH NOTICE AS NEEDED**

Warren Township, Council District #14
C-4 (TOD)

Fieldstone Financial, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Wawa Shortridge Primary Plat, subdividing 9.4 acres into three lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station, within ½ mile from any Transit Station (not permitted), with 16 pump islands/service areas (eight permitted), with portions of a surface parking area in front of the front building line, with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (surface parking areas required behind the front building line, 25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

**2025-CZN-826 / 2025-CPL-826 / 2025-CVR-826 | 2955 North Meridian Street | CONTINUED
TO JUNE 26, 2025, WITH NOTICE**

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).

*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.