

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

AUGUST 14, 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 14, 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-008 | 5510 Carvel Avenue (NEW) | GRANTED 2-DAY & 3-DAY WAIVERS OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN & POSTED NOTICE, RESPECTIVELY | RECOMMENDED APPROVAL TO MDC SEPTEMBER 3, 2025

Washington Township, Council District #7

PK-1 and D-4

City of Indianapolis, Department of Parks and Recreation, by Ben Jackson

Park District One Approval to provide for a new playground, walkways, volleyball court, bike racks, and seating areas.

2025-MOD-015 | 2326 Southport Commons Drive (NEW) | GRANTED 3-DAY AND 2-DAY WAIVERS OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN & POSTED NOTICE, RESPECTIVELY | RECOMMENDED APPROVAL, SUBJECT TO THE COMMITMENTS, TO MDC SEPTEMBER 3, 2025

Perry Township, Council District #22

D-P

Wellingshire Partners, LLC, by Timothy Ochs and Jennifer Milliken

Modification of the Development Statement related to petition 2024-ZON-014 to provide for vehicle entry point signs and five incidental signs to be installed as indicated on the site plan, file-dated July 3, 2025 (minimum two-foot setback from a street for vehicle entry point signs and a maximum of 3.2 incidental signs permitted).

ASSESSMENT OF BENEFITS:

2025-CVC-829 | 5802, 5808, 5814, and 5820 Evanston Avenue | AFTER A PUBLIC HEARING, APPROVED AOB FEE AND APPRAISER'S FEE, AS STATED IN STAFF REPORT, BOTH TO BE PAID BY THE PETITIONER

Washington Township, Council District #7

Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Brian J. Tuohy

Vacation of a portion of Evanston Avenue, being 50 feet in width, from the north right-of-way line of 58th Street, north 600 feet, to the north right-of-way line of Northgate Street.

CONTINUED PETITIONS:

2025-APP-003 | 620 East 21st Street | CONTINUED FOR CAUSE TO AUGUST 28, 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-MOD-012 | 8809 South Meridian Street | AFTER A PUBLIC HEARING,
RECOMMENDED DENIAL TO THE MDC SEPTEMBER 3, 2025**

Perry Township, Council District #23

C-1

Financial Center First Credit Union, by James J. Ammeen, Jr.

Modification of the Commitments related to petition 88-Z-214 to modify Commitments #3, #4 and #5 to allow for development of a proposed financial services office building, with low-level lighting of parking areas, an illuminated monument sign, and with a drive-through for teller and ATM services, (previous commitments required use of the existing structure, prohibited external lighting to reflect onto adjacent residences to the north, south, or east, and only permitted a non-illuminated incidental sign, with a maximum size of 16 square feet.

**2025-ZON-062 | 5709 Five Points Road and 7340 East Edgewood Avenue | CONTINUED
FOR CAUSE TO SEPTEMBER 11, 2025**

Franklin Township, Council District #25

Grand Communities, LLC, by Brian J. Tuohy

Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development.

**2025-CPL-825 / 2025-CVR-825 | 7140 and 7142 East Washington Street Avenue |
CONTINUED FOR CAUSE TO SEPTEMBER 11, 2025, WITH NOTICE, IF 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, 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-830 / 2025-CVR-830 (Amended) | 9110 and 9150 West 10th Street Wayne |
CONTINUED FOR CAUSE TO AUGUST 28, 2025, WITH NOTICE**

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).

NEW PETITIONS:

**2025-MOD-017 | 405, 409, and 411 South Shortridge Road | GRANTED ONE-DAY WAIVER
OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN &
POSTED NOTICE | CONTINUED FOR CAUSE TO OCTOBER 9, 2025, WITH NOTICE**

Warren Township, Council District #20

C-S

SRMK, LLC, by David Kingen and Justin Kingen

Modification of Commitments and Site Plan related to 2018-ZON-068 to terminate Commitment # 2 (Attachment "D", item 3) to eliminate the requirement of the submittal of a tree assessment for Administrator's Approval prior to site preparation, and to permit development of the site subject to the site plan filed with this petition (tree assessment required to be submitted for Administrator's Approval prior to site preparation and site to be developed per the site plan file-dated, September 13, 2018).

2025-MOD-018 | 8560 North College Avenue | WITHDRAWN

Washington Township, Council District #2

SU-7 (TOD)

Overdose Lifeline, Inc., by Misha Rabinowitch

Modification of Commitments, related to 90-Z-124, to provide for women's recovery housing program (previous commitments limited the use to a children's group home).

2025-ZON-079 | 5451 Moller Road | WITHDRAWN

Pike Township, Council District #5

Maribel Morales Picon, by David E. Dearing

Rezoning of 0.733-acre from the D-A and D-P districts to the D-A district to legally establish a detached single-family dwelling.

**2025-ZON-080 | 3350 North German Church Road | CONTINUED FOR CAUSE TO AUGUST
28, 2025 (NEW NOTICE ALREADY MAILED)**

Warren Township, Council District #15

Hindu Temple of Central Indiana, Inc.

Rezoning of 27.8 acres from the D-A (FF), SU-1 (FF), and SU-38 (FF) districts to the SU-1 (FF) district to provide for religious uses.

2025-ZON-081 | 7555 Old Trails Road | WITHDRAWN

Warren Township, Council District #20
Wood Alls RE, LLC, by Nicholas Pack

Rezoning of 6.09 acres from the C-S and C-5 districts to the D-7 district, to provide for a multi-family residential development with up to 80 affordable housing units.

2025-ZON-082 | 1544 East 10th Street | GRANTED 3-DAY WAIVER OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN & POSTED NOTICE | CONTINUED FOR CAUSE TO AUGUST 28, 2025

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.

2025-CZN-832 / 2025-CVR-832 | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue | GRANTED 2-DAY & 3-DAY WAIVERS OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN & POSTED NOTICE, RESPECTIVELY | CONTINUED FOR CAUSE TO SEPTEMBER 11, 2025, WITH NOTICE, IF NEEDED

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 of the Consolidated Zoning and Subdivision Ordinance to provide for a medium mixed-use building type (small mixed-use building type permitted).

2025-CZN-836 / 2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road | GRANTED 2-DAY & 3-DAY WAIVERS OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN & POSTED NOTICE, RESPECTIVELY | CONTINUED FOR CAUSE TO SEPTEMBER 11, 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.

2025-CZN-837 / 2025-CVR-837 | 1409 South Glen Arm Road | GRANTED 3-DAY WAIVER OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN & POSTED NOTICE | CONTINUED FOR CAUSE TO SEPTEMBER 11, 2025

Wayne Township, Council District #17
Sergio Ramirez and Rosa Mazariegos, by Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-3 district to legally establish a detached single-family dwelling.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a 5,281-square-foot lot and a three-foot rear yard setback (minimum 10,000-square-foot lot required and a minimum 20-foot rear yard setback required).

2025-CZN-839 / 2025-CPL-839 | 2222 Hillside Avenue | GRANTED ONE-DAY WAIVER OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN & POSTED NOTICE | CONTINUED 2025-CZN-839 FOR CAUSE TO SEPTEMBER 11, 2025 | ACKNOWLEDGED THE WITHDRAWAL OF 2025-CPL-839

Center Township, Council District #8
Hillside Industrial IN LP, by Jason P. Lueking

Rezoning of 19.943 acres from the SU-7 and I-3 districts to the I-3 district to provide for medium industrial uses.

Approval of a Subdivision Plat, to be known as Hillside Park, creating one 19.943-acre lot from multiple lots.

ADDITIONAL BUSINESS:

CONTINUED ADOPTION OF NEGATIVE FINDINGS OF FACT FOR PETITION 2025-CVR-823 | 6800 PENDLETON PIKE (WHICH HAD BEEN DENIED BY HEARING EXAMINER ON JUNE 26, 2025) TO AUGUST 28, 2025

*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>.