

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
HEARING EXAMINER

**SEPTEMBER 11, 2025**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thur., **September 11, 2025**, at 1:00 PM in the Public Assembly Room on the 2<sup>nd</sup> Floor of the City-County Building, 200 E. Washington St., Indianapolis, IN, on the following petitions:\*

**EXPEDITED PETITIONS:**

To be determined

**CONTINUED PETITIONS:**

**2025-APP-009 | 8140 Township Line Road**

Pike Township, Council District #1

HD-2

Retirement Living, Inc., By Mike Jones, PE

Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.

**2025-ZON-062 | 5709 Five Points Road and 7340 East Edgewood Avenue**

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-ZON-082 | 1544 East 10th Street**

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-ZON-085 | 1810 and 1814 Cornell Avenue**

Center Township, Council District #13

Dunnhaven Homes, Inc., by Chris Dunn

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for two detached single-family dwellings.

**2025-CPL-825 / 2025-CVR-825 | 7140 and 7142 East Washington Street**

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-832 / 2025-CVR-832 | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue**

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**

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 (Amended) / 2025-CVR-837 | 1409 South Glen Arm Road**

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-5 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**

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. (Withdrawn)

**NEW PETITIONS:**

**2025-ZON-089 | 5301 West 56th Street**

Pike Township, Council District #6

Mirza W. A. Baig, by David Kingen and Justin Kingen

Rezoning of 3.5 acres from the D-A (FF) (FW) district to the D-6 (FF) (FW) district to provide for a small apartment use.

**2025-ZON-090 | 3309 South Arlington Avenue**

Franklin Township, Council District #20

Arlington Distribution and Storage, LLC, by David Gilman

Rezoning of 9.037 acres from the D-A (FF) district to the I-2 (FF) district to provide for a distribution facility.

**2025-CZN-840A / 2025-CZN-840B / 2025-CPL-840 | 2302 West Morris Street**

Center Township, Council District #17

West Morris Street Free Methodist Church, by Keith Cruz

A. Rezoning of 1.471 acres from the D-5II district to the D-8 district to provide for a single-family residential development.

B. Rezoning of 1.969 acres from the D-5II district to the D-9 district to provide for a medium apartment development.

Approval of a Subdivision Plat to be known as Oden Ross Subdivision, dividing 3.4 acres into nine lots.

**2025-CAP-841 / 2025-CVR-841 | 9700 Pentecost Road, 9705 – 9913 (odd) Palermo Avenue, 9706 and 9708 Palermo Avenue, 10012 – 10024 (even) Palermo Avenue, 4115 – 4141 (odd) Palermo Drive, 4142, 4143, 4146, 4147, 4150, 4151, 4154, and 4155 Palermo Court, 4121 – 4147 (odd), and 4120 – 4146 (even) Palermo Garden Drive, 4118, 4120, 4123, and 4125 Garden Way, 4007 – 4115 (odd), and 4104 – 4110 (even) Massimo Drive, 9704 – 9818 (even), and 9715 – 9805 Quattro Avenue**

Franklin Township, Council District #25

D-5II (FF)

Ryan Homes, by Joseph D. Calderon

Modification of Commitments related to petition 2021-CZN-831 to terminate Commitment 30 (current commitment prohibits the installation of playsets or similar play equipment designed for children anywhere in the development), and to modify Commitment 32 to replace the word “shall” with the word “may” in the first line in reference to the Homeowner’s Association providing maintenance services including yard work, snow removal, and leaf cleanup (current commitment states that the Homeowner’s Association shall offer to provide maintenance services including yard work, snow removal, and leaf cleanup).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for front-loaded garages to consist of 77.4% of the façade at the front building line (maximum 30% permitted).

**2025-CZN-842 / 2025-CVR-842 | 6290 North College Avenue**

Washington Township, Council District #7

D-7 (FF) (TOD)

Obscure Investors, LLC, by Joseph D. Calderon

Rezoning of 0.42-acre from the D-7 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish the existing surface parking lot partially within the College Avenue right-of-way and partially within the Canal right-of-way (not permitted), and to provide for 18 parking spaces (minimum one parking space for every 300 square feet of building area, or 27 spaces required).

\*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](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [planneroncall@indy.gov](mailto: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)**

<b>Contractual Zoning Professional</b>	<b>Approving Authority</b>	<b>Term</b>
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>.