

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

SEPTEMBER 11, 2025 - HEARING RESULTS

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 2nd Floor of the City-County Building, 200 E. Washington St., Indianapolis, IN, on the following petitions:*

EXPEDITED PETITIONS:

2025-ZON-082 | 1544 East 10th Street | Recommended Approval to MDC October 1, 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-ZON-085 | 1810 and 1814 Cornell Avenue | Recommended Approval to MDC October 1, 2025
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-CZN-837 (Amended) / 2025-CVR-837 | 1409 South Glen Arm Road | After expediting the Petitions, Recommended Approval of 2025-CZN-837 (Amended) to the MDC October 1, 2025. Approved 2025-CVR-837 and adopted the Findings of Fact.
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-840A / 2025-CZN-840B / 2025-CPL-840 | 2302 West Morris Street (NEW) | After expediting the Petition, Recommended Approval of 2025-CZN-840A and 2025-CZN-840B, subject to commitments. Approved 2025-CPL-840 subject to the conditions in the Staff Report and adopted the Findings of Fact.
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-CZN-842 / 2025-CVR-842 | 6290 North College Avenue | After expediting the Petitions, Recommended Approval of 2025-CZN-842 to the MDC October 1, 2025. Approved 2025-CVR-842 and adopted the Findings of Fact.

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).

CONTINUED PETITIONS:

2025-APP-009 | 8140 Township Line Road | Continued to October 9, 2025, with Notice

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 | Continued to October 9, 2025, with Notice

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 | Continued to October 23, 2025, with Notice

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 | Continued to October 9, 2025 [Note that these cases will also appear on the September 25 agenda (since Notice had been given previously for this date), but no hearing will occur on September 25.]

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 | Continued to September 25, 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-839 / 2025-CPL-839 | 2222 Hillside Avenue | After expediting the Petition, Recommended Approval of 2025-CZN-839. 2025-CPL-839 had been previously withdrawn by the Petitioner.

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 (NEW) | Continued to November 13, 2025, with Notice

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 (NEW) | Acknowledged Automatic Continuance to October 9, 2025, filed by Registered Neighborhood Organization

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-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 | After a Public Hearing, Recommended Approval of 2025-CAP-841, subject to commitments, to the MDC October 1, 2025. Approved 2025-CVR-841, subject to the Findings of Fact.

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).

*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 (Altemate)	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>.