

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

OCTOBER 23, 2025 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **October 23, 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-091 | 6154 Michigan Road | After expediting the Petition, recommended approval to the MDC scheduled for November 19, 2025

Washington Township, Council District #2
Lan Thi Thanh Pham and Tung Ba Huynh

Rezoning of 0.6-acre from the D-2 district to the C-1 district to provide for commercial office uses.

2025-ZON-107 | 7560 East 71st Street | Recommended approval to the MDC scheduled for November 19, 2025

Lawrence Township, Council District #3
Apostolic Christian Church of Indianapolis, Inc., by John Lichtle

Rezoning of 0.682-acre from the D-A district to the SU-1 classification to provide for religious uses.

2025-ZON-109 | 8631 and 8701 Lepart Court, 6350, 6359, 6360, 6408 and 6416 Shamel Drive, 8620, 8621, 8631, 8632, 8643, 8644, 8719, and 8720 Mariesi Drive, 8723 – 8909 Bergeson Drive, 6202 Bergeson Drive, and 6652 Residence Drive | Recommended approval to the MDC scheduled for November 19, 2025

Pike Township, Council District #1
Jeffrey M. Bellamy

Rezoning of 28.8 acres from the D-6II District to the D-4 District to provide to legally establish the existing detached single-family dwellings.

2025-ZON-111 | 11207 East Washington Street | Recommended approval, subject to commitments, to the MDC scheduled for November 19, 2025

Warren Township, Council District #20
Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 1.433 acres from the C-4 (TOD) district to the SU-9 (TOD) district to provide for supportive uses for a proposed IndyGo transit center.

2025-CZN-832 / 2025-CVR-832 (Amended) | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue | After expediting the Petitions, recommended approval of 2025-

**CZN-832, subject to commitments, to the MDC scheduled for November 19, 2025.
Approved 2025-CVR-832 (Amended) and adopted the Findings of Fact.**

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 and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a large mixed-use building type (small mixed-use building type permitted), with the front building line in excess of ten feet along 46th Street (front building line range of zero-foot to 10 feet required), a 24-foot-wide driveway width along 46th Street (maximum 16-foot-wide driveway width permitted), a commercial building line of 60% of the frontage along 46th Street (minimum 80% required), zero-foot transitional yard to the east (either a minimum 15-foot transitional yard, or an opaque wall, berm, fence, or dense (at least 75% opacity) vegetative screen of at least six feet tall required), no primary entrances along 46th Street (minimum one primary entry features for every 50 feet required), a surface parking lot with a 15-foot east side yard setback (minimum 25-foot setback required), structured parking of 100% of street wall at first level of the building along Carvel Avenue (maximum 30% of street wall permitted).

**2025-CPL-843 (Amended) / 2025-CVR-843 | 8840 East Edgewood Avenue |
Approved 2025-CPL-843 (Amended) with waiver, subject to the 13 conditions in
the Staff Report. Approved 2025-CVR-843 and adopted the Findings of Fact.**

Franklin Township, Council District #25

Forestar USA Real Estate Group, Inc., by Brian J. Tuohy

Approval of a Subdivision Plat to be known as Edgewood Farms West Section 2, dividing 27.687 acres into 80 lots, with a waiver to allow emergency vehicles to use four different local streets to reach their destination (emergency vehicles must not utilize more than two different local streets to reach their destination).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for five-foot wide sidewalks along all streets (minimum six-foot wide sidewalks permitted along all streets).

CONTINUED PETITIONS:

**2025-APP-003 / 620 East 21st Street | Transferred the Petition to the MDC scheduled for
November 19, 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-021 | 1010 East 86th Street, and 8685 and 8699 North Guilford Avenue | Continued to November 13, 2025

Washington Township, Council District #2
D-P

TM Crowley and Associates, LLC, by Joseph D. Calderon

Modification of Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, commercial space, a reduction of residential units and elimination of a parking garage (previous development statement limited surface parking to 20 spaces, commercial space was limited to the proposed mixed-use building, proposed up to 473 dwelling units, and provided for a 686-space parking garage).

2025-ZON-074 | 8221 and 8351 South Mitthoefer Road, 10100, 10550, and 10600 Maze Road | After a public hearing, recommended approval to the MDC scheduled for November 19, 2025

Franklin Township, Council District #25

Christopher D. Reed, Kimberly K. Reed, Paul L. Walton, Cheryl H. Walton, Maze Family Farm, LLC, John Levinsohn, Alan Retherford and Shirley Retherford, by Tony Bagato

Rezoning of 273.127 acres from the D-4 (FF) (FW) and I-3 (FF) (FW) districts to the D-4 (FF) (FW) district to provide for a single-family residential development.

2025-ZON-094 | 2505 South Arlington Avenue | Continued to November 20, 2025

Warren Township, Council District #20
Sky Real Estate, Inc., by David Gilman

Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.

2025-ZON-095 | 3641 South Lynhurst Drive | Acknowledged withdrawal of the Petition

Decatur Township, Council District #21
Crossroad Engineers, by Gregory Ilko

Rezoning of 3.444 acres from the C-7 and I-4 districts to the I-4 district for heavy industrial uses, including outdoor storage and operations.

2025-CPL-825 / 2025-CVR-825 | 7140 and 7142 East Washington Street Avenue | Granted a waiver for re-sending written notice for the October 23, 2025 meeting date. After a public hearing, denied 2025-CPL-825 and 2025-CVR-825

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).

NEW PETITIONS:

2025-APP-006 | 1701 and 2055 North Senate Avenue | Continued to November 20, 2025, with Notice

Center Township, Council District #12
HD-1 (TOD) and HD-2 (TOD)
IU Health, by Blake Langley

Hospital District-One Approval and Hospital District-Two Approval to provide for two freestanding signs.

2025-APP-014 | 2010 West 86th Street | Continued to November 13, 2025

Washington Township, Council District #1
HD-2
2020 West 86th Street, LLC, by Katie Rarick

Hospital District Two Approval to provide for one freestanding sign and three building signs on existing buildings.

2025-ZON-105 | 3147 and 3155 North California Street | Acknowledged the withdrawal of the Petition

Center Township, Council District #8
Landmark Development Group, LLC, by Enrique Martinez

Rezoning of 0.48-acre from the D-5 district to the D-8 district to provide for a small apartment development consisting of three to 12 dwelling units.

2025-ZON-108 | 1360 East 30th Street | Continued to November 20, 2025, with Notice

Center Township, Council District #8
Monon Development Group, LLC, by Christopher White

Rezoning of 0.98-acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail hotel, entertainment and recreational amenities.

2025-ZON-110 | 10302 East 38th Street | Continued to November 13, 2025

Lawrence Township, Council District #15
Desmonde Monroe, by Lindsey Wikstrom

Rezoning of 7.726 acres from the SU-1 (FF) district to the D-7 (FF) classification to provide for a multi-family residential development.

2025-CZN-844 / 2025-CVR-844 | 127 East 34th Street | Continued to November 13, 2025
Center Township, Council District #8
Hoosier Outreach, Inc., by Craig McCormick

Rezoning of 0.11-acre from the C-1 (TOD) district to the D-5 (TOD) district to provide for a multi-unit house consisting of four units.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit house with a zero-foot east side yard setback for a surface parking area (minimum three-foot side yard setback 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. 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>.