

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

April 16, 2025 - ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, April 16, 2025**, beginning at 1:00 PM, in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, IN, on the following petitions:

PART I

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2024-ZON-083 (Amended) | 1627, 1631 and 1635 Woodlawn Avenue

Center Township, Council District #18

Indy Real Estate Consulting, LLC, by David Kingen and Emily Duncan

Rezoning of 0.51-acre from the D-5 (TOD) district to the D-5II (TOD) district to allow for residential development.

2025-ZON-014 | 6650 Telecom Drive

Pike Township, Council District #6

Intech Partners, LLC, by Michael Rabinowitch

Rezoning of 9.4 acres from the C-S district to the C-S district to provide for C-1 uses, a hotel, an eating establishment, and a conference center, within an existing structure.

2025-ZON-020 | 3520 Washington Boulevard

Center Township, Council District #8

M. Jacqueline Nytes, by Jonathan Blake

Rezoning of 0.82-acre from the D-3 district to the C-1 district to provide for religious and office commercial uses.

2025-ZON-021 | 2102 Brookside Avenue

Center Township, Council District #8

Powderhouse Indy, LLC, by Nicholas Rosiello

Rezoning of 0.079-acre from the MU-1 district to the D-8 district to provide for residential development.

PART II

COMPANION PETITION RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, NO APPEAL FILED:

2025-CAP-808 | 4360 North Keystone Avenue

Washington Township, Council District #8

C-5 (FF) (W-1)

Emay Ayad, by Russell L. Brown

Modification of Commitments, related to 2019-ZON-027, to modify commitment #4 to read:
“there shall be no storage of inoperable, wrecked or junk vehicles. The storage of automobile parts outside shall be prohibited. Such prohibition shall not prohibit the use of Portable Storage Containers for storage of automobile parts” (previous commitment #4 stated that “there shall be no storage of inoperable, wrecked or junk vehicles, and the outside storage of automobile parts shall be prohibited”).

PART III

REGIONAL CENTER PETITION RECOMMENDED FOR APPROVAL BY THE REGIONAL CENTER HEARING EXAMINER, NO APPEAL FILED:

2025-REG-016 | 238 and 240 South Pennsylvania Street

Center Township, Council District #18

CBD-2 (FF) (TOD) (RC)

Boxcar Development, LLC, by Timothy E. Ochs

Regional Center Approval to provide for updated plans for a three-story entertainment venue, previously approved through 2024-REG-046.

PART IV

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-115 | 6600 and 6908 Hickory Road

Franklin Township, Council District #25

Manheet Singh, by Joseph D. Calderon

Rezoning of 145 acres from the D-A (FF) district to the D-P (FF) district to provide for a multi-family and single-family attached senior community development, a single-family detached residential development consisting of 240 units, and educational uses, including a daycare or nursery school, with amenities, including a community garden, a swimming pool, game courts, playgrounds, and pathways.

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.