

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

May 7, 2025 - ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, May 7, 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

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

2025-MOD-001 (Amended) | 4021 West 71st Street
Pike Township, Council District #6
I-1
Turner Adventures LLC, by Rebekah Phillips

Modification of Commitments related to 2023-ZON-078 to terminate commitment #3 and provide for sidewalk installation along West 71st Street in accordance with Section 744-302 of the Zoning and Subdivision Ordinance no later than the first of the following to occur: (1) four (4) years from the date of approval of 2025-MOD-001; (2) the date a new structural permit is sought; or (3) upon the sale of the property (previous commitment required the sidewalk to be installed within one year of zoning approval).

PART II

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

2025-ZON-013 | 240 East 22nd Street
Center Township, Council District #13
Zinkan Enterprises, by Russell L. Brown and Elizabeth Bentz Williams, AICP

Rezoning of 0.27-acre from the D-8 district to the MU-2 district to provide for a mixed-use development.

2025-ZON-018 | 2215 South Biltmore Avenue
Wayne Township, Council District #17
Ashley Allen

Rezoning of 0.32-acre from the I-2 (FF) district to the D-4 (FF) district to provide for residential uses.

2025-ZON-023 | 3418 East 20th Street
Center Township, Council District #13
Brittney Gant

Rezoning of 0.12-acre from the SU-1 district to the C-1 district to provide for office and a child day care facility.

2025-ZON-026 | 2932 Central Avenue
Center Township, Council District #12
College Flats, LLC, by Misha Rabinowitch
Rezoning of 0.154-acre from the C-1 district to the D-8 district to provide for a row house.

2025-ZON-028 | 1631 Montcalm Street
Center Township, Council District #12
Josh Smith

Rezoning of 0.11-acre from the C-1 (W-1) district to the D-5 (W-1) district to provide for a single-family dwelling.

PART III

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

2025-CAP-800 (Amended) | 1525 Shelby Street, 1133 Cottage Avenue and 1510 Olive Street
Center Township, Council District #18
SU-34 (TOD) (FF) and D-5 (TOD) (FF)
Fraternal Order of Police, Indianapolis Lodge #86, by Will Gooden and Elizabeth Bentz Williams

Modification of Commitments related to 2009-ZON-013 to terminate Commitment #3, which required an opaque fence abutting the dwelling at 1129 Cottage Avenue; and to modify Commitment #5, to read "owners agree to complete all fence changes within six months of the grant of this petition" (originally stated to require all site improvements to be completed within one year of approval of 2009-ZON-013).

2025-CAP-804 (Amended) | 324 West Morris Street and 325 Wilkins Street
Center Township, Council District #18
C-S
Kaur Properties, LLC, by Adam DeHart

Modification of commitments and site plan related to 2019-CZN-827, to terminate Specific Commitments for Old Southside Neighborhood Association, commitment #1, which required that the exterior of the hotel should be consistent or complimentary to the new Emrich Plaza convenience store, and, to provide for revised building footprint, indoor and outdoor amenities, minor site revisions, pedestrian access revisions, and a revised shared parking lot.

PART IV

VACATION PETITION APPROVED BY PLAT COMMITTEE, APPEAL FILED BY PETITIONER:

2025-VAC-004 (Amended) | 1301 East 16th Street
Center Township, Council District #13
Oaks Community Center, Inc., by Timothy Ochs and Jennifer Milliken

Vacation of a portion of Dr. A. J. Brown Avenue, being a maximum of 69.37 feet in width, beginning at the south right-of-way line of 16th Street, south 467.14 feet to the north right-of-way line of Interstate 70, with a waiver of 50% of the appraised value for the assessment of benefits.

For a complete list of petitions, staff reports, and hearing results, visit [https://indianapolis-in.municodemeetings.com/DMDmeetings](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.