

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

May 21, 2025 – ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, May 21, 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-102 (Amended) | 501 and 525 South East Street
Center Township, Council District #18
NDZA, Inc., by David Kingen and Justin Kingen

Rezoning of 0.13-acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district.

2025-ZON-012 | 6900 Milhouse Road
Decatur Township, Council District #21
D. R. Horton – Indiana, LLC, by Brian. J. Tuohy

Rezoning of 11.15 acres from the D-A district to the D-4 district to provide for a single-family residential development.

2025-ZON-019 | 1404 Prospect Street
Center Township, Council District #18
Luxury Leased Homes USA, LLC, by Stephanie J. Truchan

Rezoning of 0.345-acre from the C-5 district to the D-8 district to provide for residential uses.

2025-ZON-027 | 11135 East Washington Street
Warren Township, Council District #20
Indianapolis Public Transportation Corporation d/b/a IndyGo, by Brian J. Tuohy

Rezoning of 5.28 acres from the C-4 (TOD) district to the SU-9 (TOD) district to provide for an IndyGo transit center.

2025-ZON-030 | 454 and 456 Arthur Avenue
Wayne Township, Council District #16
Victor Solano

Rezoning of 0.142-acre from the C-3 district to the D-5 district to provide for a single-family dwelling.

2025-ZON-031 | 2602 West 62nd Street and 6202 Michigan Road
Washington and Pike Townships, Council District #2
Crooked Creek Cultural Campus, Inc. by Joseph D. Calderon

Rezoning of 7.849 acres from the D-A and C-1 districts to the SU-7 district to provide for a not-for-profit organization for community enrichment programming, including education, art, music and performing arts.

2025-ZON-033 | 1322 Columbia Avenue
Center Township, Council District #13
Amy Lapka

Rezoning of 0.144-acre from the D-8 (FF) district to the C-4 (FF) district to provide for expansion of a garden center.

PART II

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

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.

2025-CZN-813 | 1406 and 1419 South Capitol Avenue
Center Township, Council District #18
The Annex Management Group, Inc., by Misha Rabinowitch

Rezoning of 5.17 acres from the I-1 and D-5 districts to the D-8 district to provide for multi-family dwellings.

2025-CZN-815 / 2025-CAP-815A / 2025-CAP-815B | 1100 West 42nd Street and 4251 Haughey Avenue
Washington Township, Council District #7
SU-2
Butler University, by Brian J. Tuohy

Rezoning of 32.34 acres from the SU-2 district to the UQ-1 district to provide for university-related uses.

Modification of Commitments related to 84-Z-20 to terminate Commitment #1 which required use of the residences to be for students, staff and visitors of Christian Theological Seminary, to terminate Commitment #2, which required buildings to be no taller than two stories, except for three unit buildings, which were permitted to be three stories in height, to terminate Commitment #3, which prohibited vehicular or pedestrian access to or from 43rd Street, and required off-street parking, to terminate Commitment #4, which required a wall or other screening to be provided along the east property line and prohibited any children's play area from the east

property line, to terminate Commitment #5, which required that any trash disposal shall be a modern system and that the owner would cooperate in any storm water drainage investigation, to terminate Commitment #6, which required a development plan to be subject to staff approval at the time of rezoning.

University Quarter-One Approval to provide for university related uses, continued use of existing student housing, building renovations, and construction a six-story building with Butler Police offices and additional parking spaces.

PART III

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEAL FILED:

2025-ZON-039 | 3060 North Meridian Street
Center Township, Council District #8
City of Indianapolis, by Brandon Badger

Rezoning of 0.73-acre from the C-S (TOD) district to the D-9 (TOD) district to provide for multi-family dwellings within The Drake Apartments.

PART IV

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

2025-REG-019 | 222 East Market Street
Center Township, Council District #12
CBD-2 (RC)
City of Indianapolis, by Anson Keller

Regional Center Approval to provide for demolition of the west wing of City Market.

PART V

COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

2025-CZN-809 / 2025-CVR-809 (Amended) | 8800 East Raymond Street
Warren Township, Council District #20
Alexander Construction and Landscape, by David Retherford

Rezoning of 4.37 acres from the C-5 district to the I-2 district to provide for a commercial and building contractor's business.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage and operations comprising of 225% of the total gross floor area of enclosed buildings (maximum 25% permitted), to provide for a gravel parking and storage area, (not permitted), with a 52-foot front transitional yard (minimum 100-foot front transitional yard required), with a 30-foot east side transitional yard (minimum 50-foot side transitional yard required), with a 10-foot north rear yard (minimum 30-foot rear yard required), to permit for outdoor loading and unloading of equipment and material 30 feet from a protected district (minimum 500 feet required), and to allow a six-foot tall aluminum fence with masonry columns in the front yard (maximum 3.5-foot tall fence permitted in the front yard).

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.