

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

JUNE 4, 2025 – ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, June 4, 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:

2025-ZON-016 | 2852 East County Line Road
Perry Township, Council District #24
TWG Development, LLC. by Joseph D. Calderon

Rezoning of 6.67 acres from the C-S (TOD) (FW) (FF) district to the D-9 (TOD) (FW) (FF) district to provide for multi-family dwellings.

2025-ZON-034 | 2508 West Michigan Street
Wayne Township, Council District #12
Steven Phan

Rezoning of 0.14-acre from the C-3 district to the MU-2 district to provide for a mixed-use development with two commercial retail spaces at ground level and three dwelling units on the second level.

2025-ZON-035 | 445 Sanders Street
Center Township, Council District #18
Eric Hopkins, by Mark and Kim Crouch

Rezoning of 0.12-acre from the C-3 to the D-8 district to provide for residential uses.

2025-ZON-036 | 3550 North Washington Boulevard
Center Township, Council District #8
Indianapolis Neighborhood Housing Partnership, Inc., by Tyler T. Ochs

Rezoning of 0.78-acre from the D-3 district to the C-1 district to provide for office uses.

2025-ZON-043 | 2310 Prospect Street
Center Township, Council District #18
Andrew Fisher, by Mark and Kim Crouch

Rezoning of 0.11-acre from the C-4 district to the D-8 district for a two-unit rowhouse.

PART II

COMPANION PETITION 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.

PART III

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

2025-REG-027 | 40 South Alabama Street
Center Township, Council District #18
CBD-2 (RC) (TOD)
Pacers Sports and Entertainment, by Timothy Ochs and Jennifer Milliken

Regional Center Approval to provide for construction of a three-story athletic training and practice facility.

PART IV

REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-025 | 1922 East 38th Street
Washington Township, Council District #8
Rula Alkhassib and Rahaf Roman, by Yvonne Humphries

Rezoning of 0.37-acre from the C-4 (TOD) district to the C-5 (TOD) district to provide for automobile sales.

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.