

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

JUNE 18, 2025 - ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, June 18, 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-007 | 10153 and 10335 East 52nd Street

City of Lawrence, Lawrence Township, Council District #10

D-4

Arbor Homes, by Domonic Dreyer

Modification of Commitments, related to 2004-ZON-020, to modify Commitment #7, to provide that a final site plan shall include a stub street along the northern border of the site to the parcel located to the north at 10151 East 52nd Street, two stub streets to the large vacant parcel along 52nd Street, along the northern portion of the site and at least one stub street to the parcels at 10404 and 10412 East 46th Street (previous commitment #7 required a final site plan shall include a stub street from the western-most portion of the site to the parcel to the west, two stub streets to the large vacant parcel along 52nd Street along the northern portion of the site, and at least one stub street to the parcels at 10404 and 10412 East 46th Street).

PART II

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

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-032 | 2947 North Sherman Drive

Center Township, Council District #8

Parajmit Singh, by Thomas L. Pottschmidt

Rezoning of 1.145 acres from the D-5 district to the C-3 district to provide for commercial uses.

2025-ZON-045 | 6434 North College Avenue

Washington Township, Council District #2

BR Rentals, LLC, by Misha Rabinowitch

Rezoning of 0.72-acre from the C-1 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses.

PART III

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

2025-CZN-811 (Amended) | 1708 East 10th Street and 1017 Windsor Street

Center Township, Council District #13

RG Holdings, LLC, and Jackson Control Properties, by David Kingen and Emily Duncan

Rezoning of 0.67-acre from the D-8 and C-3 districts to the MU-2 district for a mixed-use development.

PART IV

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

2024-ZON-125 (Amended) | 4460 and 4498 North Keystone Avenue

Washington Township, Council District #8

Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-5 (W-1) district to provide for commercial uses.

PART V

MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

2025-MOD-004 (Amended) | 9100 and 9402 East 21st Street

Warren Township, Council District #14

C-1 and C-4

VAF Lawrence, LLC, by Jamilah Mintze

Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to:

1. the requirement of a boulevard entrance to be developed from 21st Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21st Street,
2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association,
3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities,
4. that requirement that office buildings shall appear to be residential and no taller than two stories in height,
5. that the owner shall use best efforts to reduce light pollution onto adjacent properties, and
6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material.

PART VI

COMPANION PETITIONS DENIED BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2024-CVR-855A / 2024-CVR-855B | 1527 East 12th Street Center

Township, Council District #13

D-8 (FF) (FW)

Tyler and Natalie Sadek, by Paul J. Lambie

2024-CVR-855A

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling on proposed Lot 3, with a front building line of approximately 210 feet (front building line range between 10 feet of 19.9 feet required).

2024-CVR-855B

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to build within 60 feet of the stream protection corridor (not permitted).

2025-CPL-805 (Amended) / 2025-CPL-805D / 2025-CVR-805C | 7515 Camby Road

Decatur Township, Council District #21

D-3 (FF)

Abigail Wojciechowski, by David Gilman

2025-CPL-805 (Amended)

Approval of a Subdivision Plat to be known as Speer's Camby Retreat, dividing 6.686 acres into three lots.

2025-CPL-805D

Waiver of the Subdivision Regulations Chapter 741-306 sidewalk requirement along Camby Road (sidewalks required).

2025-CVR-805C

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for future construction of a freestanding building, without the required installation of sidewalks (required).

PART VI

REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

2025-ZON-037 | 2226 Carrollton Avenue

Center Township, Council District #8

Carrollton Commons, LLC, by Misha Rabinowitch

Rezoning of 1.05 acres from the D-8 district to the D-P district to provide for a 25-unit modular townhome community.

2025-ZON-044 | 6130 Michigan Road

Washington Township, Council District #2
Volunteers of America, Ohio, and Indiana, by Brian J. Tuohy

Rezoning of 4.44 acres from the D-2 district to the D-P district for a residential recovery program for women and children, with five modular structures for residential, office space, community space, and supportive services, including medical care, parenting skills development, life skills training, financial literacy training, and employment and workforce development services.

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.