

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

JULY 2, 2025 – ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on **Wednesday, July 2, 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 PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-MOD-005 | 7841 Michigan Road

Pike Township, Council District #1

C-3 / D-5

Las Palmas Supermercado, LLC, by Meghan Binkerd

Modification of Development Statement related to petition 94-Z-42 to modify Commitment 5, to allow a grocery store (current commitment prohibits grocery or convenience stores).

2025-MOD-006 | 3801 North Raceway Road

Pike Township, Council District #11

D-6

D. R. Horton – Indiana, LLC, by Brian J Tuohy

Modification of Commitments and Site Plan related to 2024-ZON-023 to modify Commitment 2, to provide that rental units would be permitted on lots which are subject to a mortgage insured or guaranteed by the Federal Housing Administration, the Veteran's Administration and/or the United States Department of Agriculture (previous commitment requires the HOA to approve rental of units within the neighborhood, with a restriction that a maximum of 20% of the units may be rented at any one time).

2025-MOD-009 | 2934 North Hawthorne Lane

Warren Township, Council District #9

SU-1

Vietnamese and American Buddhist Association Corporation

Modification of the Commitments and Site Plan, related to petitions 2018-MOD-012 and 2014-ZON-077, to provide for a one-story, 3,890 square foot, community center.

2025-MOD-013 | 10100 East 46th Street

City of Lawrence, Lawrence Township, Council District #10

SU-7

Michael Jones, by Will Gooden and Elizabeth Bentz Williams

Modification of the Commitments related to petition 2001-ZON-002 to modify Commitments #3 and #4 to allow for development to be in substantial compliance with the site plan, dated April 25, 2025, and that any future change in the site plan shall be subject to Administrator's

Approval, and that the use of the property shall be in substantial compliance with the narrative, dated March 28, 2025 (previous commitments required development in substantial compliance with the site plan, filed-dated March 16, 2001 and that the use be in substantial compliance with the narrative, file-dated April 3, 2001).

PART II

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

2025-ZON-001 | 4150 North High School Road

Pike Township, Council District #5

Nica Auto and Fleet Repair, LLC, by Joseph D. Calderon

Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop.

2025-ZON-048 | 122 and 130 West Raymond Street

Center Township, Council District #18

Kio Hmung, by Raymond A. Basile

Rezoning of 0.23-acre from the C-1 district to the C-4 district to provide for an automobile repair shop.

2025-ZON-049 | 1344, 1346, and 1352 Deloss Street

Center Township, Council District #18

Malika Choudhary, by Mark and Kim Crouch

Rezoning of 0.26-acre from the I-2 (TOD) district to the D-8 (TOD) district to provide for residential uses.

2025-ZON-050 | 526 and 534 South Keystone Avenue

Center Township, Council District #18

Miguel Villasol, by Mark and Kim Crouch

Rezoning of 0.37-acre from the D-5 district to the D-5II classification to provide for residential uses.

2025-ZON-051 | 4324 East New York Street

Center Township, Council District #13

Malak Services, LLC, by Terrance Kinnard

Rezoning of 0.08-acre from the C-3 (TOD) district to the D-5 (TOD) district legally establish a detached single-family dwelling.

2025-ZON-052 | 4446 Mann Road

Decatur Township, Council District #21

Dave and Sons Properties II, by David Gilman

Rezoning of 0.825-acre from the C-3 district to the C-4 district for an automobile fueling station and a convenience store.

PART III

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

2025-CZN-820 | 4221 North Emerson Avenue

Lawrence Township, Council District #9
Spivey Properties, LLC, by David Gilman

Rezoning of 0.789-acre from the D-2 and C-3 districts to the C-3 district to provide for neighborhood commercial uses.

PART IV

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

2025-MOD-003 | 8302 Michigan Road

Pike Township, Council District #1
C-S
Halle Properties, LLC, by Jennifer Wolfe

Modification of commitments related to 95-Z-172 and 96-Z-216, to modify Commitment 2. h. for a freestanding sign on an outlot (previous commitment permits wall signs and prohibits freestanding signs for outlots).

PART V

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

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

Township, Council District #13
D-8 (FF) (FW)
Tyler and Natalie Sadek, by Paul J. Lambie

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

PART VI

COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2025-CZN-828 / 2025-CVR-828 (Amended) | 1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue

Center Township, Council District #8
D-5 and SU-1

Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen

Rezoning of 2.04 acres, from the D-5 and SU-1 districts to the D-7 district to provide for multi-family dwellings.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 30-foot-tall multi-family dwelling, with 26 units, and a community building, at 1927 East 32nd Street, with a proposed floor area ratio of 1.68 (maximum floor area ratio of 0.70 permitted), a proposed livability space ratio of 0.26 (minimum livability space ratio of 0.95 permitted), for the proposed multi-family dwellings at 1950 East 32nd Street, and a reduced perimeter yard (20-foot perimeter yard required).

PART VII

REZONING PETITION 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.

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.

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](#). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](#).