

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**JULY 16, 2025 - ZONING**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, July 16, 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

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

**2025-APP-004 | 1340 East County Line Road**

Perry Township, Council District #23

HD-2 (FF)

Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two approval to provide for a proposed 420-space surface parking lot.

**2025-APP-005 | 2510 Westlane Road**

Pike Township, Council District #1

PK-1 (FF) (FW)

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for park improvements, including a new playground, sidewalk, nature walkway, shelter, and drainage improvements for WISH Park.

PART II

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

**2025-MOD-008 | 7436 Rockville Road**

Wayne Township, Council District #16

C-3

Jeffrey Shelton

Modification of the Commitments for 2006-ZON-146, to terminate a portion of Commitment #9, which prohibits the use of tobacco stores (previous commitment removed tobacco stores as a permitted use).

**2025-MOD-011 | 3204 Queue Line Drive**

Center Township, Council District #8

C-S / I-2 / SU-1

Monon Development Group, LLC, by Christopher White

Modification of the Commitments and Site Plan related to 2021-ZON-069 / 2021-VAR-010 to Modify Commitment #2 to permit development of the site in compliance with submitted building

elevations and site plans filed with this petition (previous commitment required site plans, landscaping plans and building elevations to be submitted for Administrator's Approval, prior to the issuance of an Improvement Location Permit).

### PART III

#### 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-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-040 | 2601 Cold Spring Road**

Wayne Township, Council District #12

Cold Spring Innovation Corporation, by Jennifer Milliken and Timothy Ochs

Rezoning of 22.3 acres from the D-S (W-5) district to the MU-2 (W-5) district to provide for a mixed-use development.

**2025-ZON-047 (Amended) | 7525 McFarland Boulevard**

Perry Township, Council District #24

Manheet Singh, by Joseph D. Calderon

Rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development.

**2025-ZON-055 | 6225, 6233, and 6245 Kentucky Avenue**

Decatur Township, Council District #21

GBT Realty Corporation, by Joseph D. Calderon

Rezoning of 3.11 acres from the D-A districts to the C-4 district to provide for community-regional commercial uses, including an automobile fueling station.

**2025-ZON-056 | 8501 and 8651 South Emerson Avenue, and 5260 Noggle Way**

Franklin Township, Council District #25

Claybrooke Luxury Living, LLC, by Joseph D. Calderon

Rezoning of 9.186 acres from the C-4 and C-S districts to the D-10 district to provide for an approximately 202-unit multi-family development.

**2025-ZON-057 | 7905 East 42nd Street**

Lawrence Township, Council District #9  
Kartik Patel, by Thomas Pottschmidt

Rezoning of 3.28 acres from the C-3 and C-4 districts to the C-4 district to provide for community-regional commercial uses, including a proposed hotel.

**2025-ZON-058 | 1229 and 1231 Brookside Avenue**

Center Township, Council District #13  
Clairoline, LLC, by Donas Singleton

Rezoning of 0.14-acre from the MU-1 (FF) district to the D-8 (FF) district.

PART IV

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

**2025-CZN-822 | 3802 and 3810 North Franklin Road**

Lawrence Township, Council District #9  
C-S (TOD)  
Cornerstone Housing Group, LLC, by Brad Schwab and Bobbi Jo Lucas Eisold

Rezoning of 8.69 acres from the C-S (TOD) district to the D-10 (TOD) district to provide for a multi-family residential development, consisting of 186 units.

**2025-CZN-824 (Amended) | 963, 1001, 1007, 1008, 1010, 1011, 1015, and 1027 East Georgia Street, and 960, 1002, 1018, and 1022 and 1030 Bates Street**

Center Township, Council District #18  
The City of Indianapolis by Aryn Schounce

Rezoning of 1.76 acres from the D-8, C-S (TOD), and I-4 districts to the C-S (TOD) district to provide for not-for-profit uses, including case management and services, offices, commercial kitchen and cafeteria, emergency shelter, and accessory uses such as outdoor gathering space, per the filed plan of operation.

PART V

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

**2025-CAP-823 (Amended) | 6800 Pendleton Pike**

Lawrence Township, Council District #9  
C-S (TOD)  
Amerco Real Estate Company, by Stephany Sheekey

Modification of C-S Statement and Site Plan related to 2017-ZON-057, to provide for 12 additional mini-warehouse storage buildings, for a total of 32,003 square feet of additional storage space.

## PART VI

### COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

**2025-CZN-814 / 2025-CVR-814 | 3043, 3451, 3511, and 3801 South Post Road, 9405, 9609, 9611, and 9931 East Troy Avenue, 3430, 3440, and 3610 Davis Road, and 9500 Vandergriff Road**

Franklin Township, Council District #20

Deep Meadow Ventures, LLC, by Joseph D. Calderon

Rezoning of 467.66 acres from the D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW) districts to the C-S (FF) (FW) district for a data center campus development, and uses including light manufacturing, all research and development, utilities, agricultural uses, buildings and structures, as permitted in I-1 and office uses, as permitted in C-1. Permitted accessory uses would include utility structures, such as power substations, water towers, and overhead and underground powerlines and wastewater treatment facilities, outdoor storage, renewable energy facility, satellite dish antenna, signs, and temporary construction yard, office, or equipment storage.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 75 feet (maximum 38-foot building height permitted) and no maximum front yard setback (maximum front yard setback of 85 feet permitted).

## PART VII

### COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

**2025-CZN-828 (Amended) / 2025-CVR-828 (2nd 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 1.02 acres, from the D-5 and district to the D-8 district to provide for multi-family dwellings.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide to provide for the construction of a medium apartment building & community center (at 1927 East 32nd Street), within a SU-1 district (not permitted); to allow for a mixed-use, multi-family housing project, community center and religious use (church) to have 38 off-street parking spaces (77 off-street parking spaces required); provide for the construction of five duplexes (floor over floor) with a floor area of 500 square feet (minimum floor area of 660 square feet required); to provide for the construction of duplexes at 1946 East 32nd Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).

## PART VIII

### REZONING PETITION SCHEDULED FOR INITIAL HEARING:

#### **2025-ZON-046 | 10010 and 10440 Pentecost Road**

Franklin Township, Council District #25

Pulte Group, by Brian J. Tuohy

Rezoning of 96.6 acres from the D-A district to the D-P district to provide for a single-family detached residential development, consisting of 225 lots.

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](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [planneroncall@indy.gov](mailto: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.

### **METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

#### **MEMBER ROSTER**

<b>Commissioner</b>	<b>Appointing Authority</b>	<b>Term</b>
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Vacant	City-County Council	
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/25/2026

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-liveweb-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watchpreviously-recorded-programs>.