

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

JULY 10, 2025 - HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **July 10, 2025**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 E. Washington St., Indianapolis, IN, on the following petitions:*

EXPEDITED PETITIONS:

**2025-MOD-004 (Amended) | 9100 and 9402 East 21st Street (TRANSFERRED FROM MDC)
| AFTER EXPEDITING THE PETITION, RECOMMENDED APPROVAL, SUBJECT TO THE
COMMITMENTS, TO MDC AUGUST 6, 2025**

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.

**2025-MOD-010 | 4701 Todd Road | RECOMMENDED APPROVAL, SUBJECT TO
COMMITMENTS, TO MDC AUGUST 6, 2025.**

Perry Township, Council District #24
D-7 (FF)
4701 Todd Road Owner, LLC, by Laura Trendler, AICP

Modification of Commitments and Site Plan related to 2022-CZN-826 to permit the construction of a 300-square-foot accessory structure (previous petition required site to be developed in accordance with the site plan, file-dated May 6, 2022).

**2025-ZON-059 | 1655 Cornell Avenue (NEW) | AFTER EXPEDITING THE PETITION,
RECOMMENDED APPROVAL TO MDC AUGUST 6, 2025**

Center Township, Council District #13
Eric Ogle, by Jason Wolfe

Rezoning of 0.23-acre from the I-3 district to the D-8 district to provide for residential uses.

2025-ZON-060 | 2946 North College Avenue (NEW) | RECOMMENDED APPROVAL TO MDC AUGUST 6, 2025

Center Township, Council District #8
College Flats, LLC, by Misha Rabinowitch

Rezoning of 0.10-acre from the D-5 district to the D-8 district to provide for a row house.

2025-ZON-063 | 2351, 2355, and 2357 Carrollton Avenue (NEW) | RECOMMENDED APPROVAL TO MDC AUGUST 6, 2025.

Center Township, Council District #8
Station 22, LLC, by Jacob Cox

Rezoning of 0.56-acre from the SU-1 district to the D-8 district to provide for a residential development.

2025-ZON-067 | 2810 Central Avenue (NEW) | RECOMMENDED APPROVAL TO MDC AUGUST 6, 2025

Center Township, Council District #12
Madison Gall, by Paul J. Lambie

Rezoning of 0.12-acre from the C-1 district to the D-8 district to legally establish the existing single-family dwelling and to provide for future improvements.

2025-ZON-068 | 1234 and 1240 Udell Street (NEW) | RECOMMENDED APPROVAL TO MDC AUGUST 6, 2025

Center Township, Council District #12
Victory Investments, Inc., by Diana Escobar

Rezoning of 0.18-acre from the I-2 district to the D-8 district to provide for residential uses.

2025-CPL-805 (Amended) / 2025-CPL-805D / 2025-CVR-805C | 7515 Camby Road (TRANSFERRED FROM MDC) | AFTER EXPEDITING THE PETITIONS, APPROVED 2025-CPL-805 (AMENDED), SUBJECT TO 12 CONDITIONS IN THE STAFF REPORT. ACKNOWLEDGED THE WITHDRAWAL OF 2025-CPL-805D AND 2025-CVR-805C.

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).

2025-CZN-826 / 2025-CPL-826 / 2025-CVR-826 (2nd Amended) | 2955 North Meridian Street | AFTER EXPEDITING THE PETITIONS, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, OF 2025-CZN-826. APPROVED 2025-CPL-826, SUBJECT TO THE CONDITIONS IN THE STAFF REPORT. APPROVED 2025-CVR-826 (2ND AMENDED), SUBJECT TO COMMITMENTS, AND ADOPTED THE FINDINGS OF FACT.

Center Township, Council District #12
C-1 (RC) (TOD)
2955 Indy IN, LLC, by Misha Rabinowitch

Rezoning of 8.966 acres from the C-1 (RC) (TOD) district to the C-S (RC) (TOD) district to provide for a mixed-use development consisting of townhomes, multi-family dwellings, commercial offices, and retail uses, and all uses in the C-1 and MU-3 districts.

Approval of a Subdivision Plat to be known as 2955 North Meridian Subdivision, subdividing 8.966 acres into 21 lots.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance ~~to provide for a retail use with a drive-through component within 600 feet of a transit station, on a lot with street frontage on Meridian Street (not permitted), with 20 feet of street frontage (minimum 50 feet street frontage required),~~ for zero-foot front yard and front transitional yard setbacks (minimum 10-foot front yard and 10-foot front transitional yard setbacks required), zero-foot side and rear yard setbacks (minimum 10-foot side and rear yard setbacks required), building height of 50 feet (maximum 38-foot building height in Compact Context Area, and maximum 25-foot building height permitted within a transitional yard required), and 5% transparency for a structure along 30th Street (minimum 40% transparency required), and no transparency along Talbott Street (minimum 40% transparency required), ~~and encroachment into the clear sight triangle (not permitted).~~

PETITIONS TRANSFERRED FROM MDC:

SEE EXPEDITED PETITIONS

CONTINUED PETITIONS:

2025-MOD-012 | 8809 South Meridian Street | ACKNOWLEDGED AUTOMATIC CONTINUANCE TO AUGUST 14, 2025, FILED BY REGISTERED NEIGHBORHOOD ORGANIZATION

Perry Township, Council District #23
C-1
Financial Center First Credit Union, by James J. Ammeen, Jr.

Modification of the Commitments related to petition 88-Z-214 to modify Commitments #3, #4 and #5 to allow for development of a proposed financial services office building,

with low-level lighting of parking areas, an illuminated monument sign, and with a drive-through for teller and ATM services, (previous commitments required use of the existing structure, prohibited external lighting to reflect onto adjacent residences to the north, south, or east, and only permitted a non-illuminated incidental sign, with a maximum size of 16 square feet.

2025-ZON-042 (Amended) | 8025 and 8141 Shelbyville Road | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL, SUBJECT TO COMMITMENTS, TO MDC AUGUST 6, 2025
Franklin Township, Council District #25
Robert and Rose Faust and Gerald E. Wallman, by Caitlin Dopher

Rezoning of 24.0 acres from the D-A district to the D-4 district to provide for 52 single-family detached dwellings.

2025-ZON-053 | 3764 North Leland Avenue | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL TO MDC AUGUST 6, 2025
Warren Township, Council District #9
Rosie's Tiny Tots, Inc., by Lexie Ping

Rezoning of 0.72-acre from the D-4 (TOD) district to the C-3 (TOD) district to provide for neighborhood commercial uses, including a day care facility.

2025-CPL-818 / 2025-CVR-818 | 3146 North Temple Avenue | ACKNOWLEDGED WITHDRAWAL OF BOTH PETITIONS
Center Township, Council District #8
Indy Real Estate Consulting, LLC, by Justin Kingen and David Kingen

Approval of a Subdivision Plat to be known as Veteran Villas, replat of Lot 73 of Tacoma Village, subdividing 0.16-acre into two single-family attached lots.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an attached single-family dwelling (not permitted), with 66% of lot width for off-street parking (maximum of smaller of 30 feet of lot width and 50% of lot width permitted).

2025-CZN-829 / 2025-CVC-829 | 5802, 5808, 5814, and 5820 Evanston Avenue | AFTER A PUBLIC HEARING, RECOMMENDED APPROVAL OF 2025-CZN-829, SUBJECT TO COMMITMENTS, TO THE MDC AUGUST 6, 2025. APPROVED 2025-CVC-829 AND SCHEDULED ASSESSMENT OF BENEFITS HEARING FOR AUGUST 14, 2025.
Washington Township, Council District #7
Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Brian J. Tuohy

Rezoning of 1.56 acres from the D-5 district to the SU-2 district to provide for school uses.

Vacation of a portion of Evanston Avenue, being 50 feet in width, from the north right-of-way line of 58th Street, north 600 feet, to the north right-of-way line of Northgate Street.

NEW PETITIONS:

2025-ZON-062 | 5709 Five Points Road and 7340 East Edgewood Avenue | CONTINUED TO AUGUST 14, 2025

Franklin Township, Council District #25
Grand Communities, LLC, by Brian J. Tuohy

Rezoning of 64.64 acres from the D-A (FF) district to the D-4 (FF) district to provide for residential development.

2025-ZON-065 | 5034 Lafayette Road | APPROVED ONE-DAY WAIVER OF MDC RULES FOR 23-DAY NOTIFICATION PERIOD FOR WRITTEN AND POSTED NOTICE. CONTINUED TO JULY 24, 2025.

Pike Township, Council District #6
5034 Lafayette Road, LLC, by Tyler Ochs

Rezoning of 3.72 acres from the C-3 and I-2 districts to the C-7 district to provide for a commercial and building contractor.

2025-ZON-066 | 6470 West 10th Street | GRANTED ONE-DAY WAIVER OF THE MDC RULES REQUIRING 23-DAY NOTIFICATION PERIOD FOR WRITTEN AND POSTED NOTICE. CONTINUED TO AUGUST 28, 2025.

Wayne Township, Council District #16
Sangar Estate, LLC, by Russell L. Brown

Rezoning of 0.55-acre from the D-3 (W-5) district to the C-4 (W-5) district to provide for a community-regional commercial uses.

2025-CZN-830 / 2025-CVR-830 | 9110 and 9150 West 10th Street | CONTINUED TO AUGUST 14, 2025

Wayne Township, Council District #16
C-3 (FF)
Raceway Development Partners, by Misha Rabinowitch

Rezoning of 10.62 acres from the C-3 (FF) district to the D-8 (FF) district for multi-family dwellings.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment in a D-8 zoning district (not permitted), with a minimum livability space ratio of 0.35 (minimum livability space ratio of 0.66 required).

2025-CPL-834 / 2025-CVR-834 | 7835 Woodland Drive | AFTER A PUBLIC HEARING, APPROVED 2025-CPL-834, SUBJECT TO THE CONDITIONS IN THE STAFF REPORT. APPROVED 2025-CVR-834 AND ADOPTED THE FINDINGS OF FACT

Pike Township, Council District #6
C-S
Vision Park I, LLC, by Andi Metzel

Approval of a Subdivision Plat, to be known as Vision Park I, dividing 8.011 acres into two lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition of an existing three-sided trash enclosure and loading areas within the front yard of 79th Street (not permitted within any front yard).

*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.

**HEARING EXAMINER
for
METROPOLITAN DEVELOPMENT COMMISSION (MDC)**

Contractual Zoning Professional	Approving Authority	Term
Judy Weerts Hall	MDC	1/1/2025 - 12/31/2025
David DiMarzio (Altemate)	MDC	1/1/2025 - 12/31/2025

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>.