

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

AUGUST 6, 2025 - ZONING

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, August 6, 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-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.

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-010 | 4701 Todd Road

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).

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 David E. Dearing

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

2025-ZON-042 (Amended) | 8025 and 8141 Shelbyville Road

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-047 (Amended) | 7525 Mc Farland 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-053 | 3764 North Leland Avenue

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-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-059 | 1655 Cornell Avenue

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

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

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

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 Udel Street

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.

PART III

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

2025-CZN-826 | 2955 North Meridian Street

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.

2025-CZN-829 | 5802, 5808, 5814, and 5820 Evanston Avenue

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.

PART IV

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

2025-REG-043 | 450 Elanco Circle

Center Township, Council District #18

CBD-S (RC) (FF) (TOD)

Elanco, by David Rausch, AIA

Regional Center Approval to provide for an outdoor pavilion building, and outdoor recreation areas, with sports courts and a dog park area.

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.

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

MEMBER ROSTER

Commissioner	Appointing Authority	Term
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>.