

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

OCTOBER 15, 2025 – ZONING PETITIONS

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on **Wednesday, October 15, 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-020 | 1011 East 22nd Street

Center Township, Council District #13

D-P

22 Monon Multifamily Partners, LLC, by Michael Rabinowitch

Modification of Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations and to specify the building type to be modular construction.

PART II

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

2025-ZON-054 | 126 and 130 Koehne Street

Center Township, Council District #18

Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen

Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.

2025-ZON-086 | 5255 Winthrop Avenue

Washington Township, Council District #7

Monon Property Management, LLC, by Joseph D. Calderon

Rezoning of 1.43 acres from the I-4 (W-5) district to the C-S (W-5) district to legally establish the existing structure, off-street parking area, existing uses, and to provide for commercial and industrial uses, such as, commercial and building contractor, business offices, including medical offices, artisan manufacturing, research and development, restaurants, and indoor recreation and entertainment.

2025-ZON-093 | 1849 Broad Ripple Avenue

Washington Township, Council District #7

Blooming Star Properties, LLC-S Series 1 1849 Ripple, by David Kingen and Justin Kingen

Rezoning of 0.12-acre from the D-5 district to the C-1 district to provide for commercial office use.

PART III

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

2025-CZN-837(Amended) | 1409 South Glen Arm Road

Wayne Township, Council District #17

Sergio Ramirez and Rosa Mazariegos, by Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-5 district to legally establish a detached single-family dwelling.

PART IV

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

2025-REG-061 | 201 East Washington Street

Center Township, Council District #18

CBD-2 (RC) (TOD)

IndyGo, by Christian Cambron

Regional Center Approval to provide for new bus rapid transit docking bays, with canopies and lighting.

PART V

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-ZON-077 | 6501 Mann Road

Decatur Township, Council District #21

Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

PART VI

REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

2025-ZON-106 | 2400 and 2406 North Tibbs Avenue

Wayne Township, Council District #11

City of Indianapolis, by Aryn Schounce

Rezoning of 14.7 acres from the D-P district to the D-P district to provide for a family overflow shelter, and / or a single men's overflow shelter, and / or an emergency shelter during severe weather events, and / or a storage and distribution site to support individuals and families transitioning from homelessness into permanent supportive housing, and the uses permitted under 2024-ZON-079.

2025-ZON-113 | 1318 South Lynhurst Drive

Wayne Township, Council District #17

Lynhurst Baptist Church, by Kevin Lawrence

Rezoning of 1.65 acre from the D-P district to the D-P district to provide for a development consisting of six small dwellings, five two-family dwellings, and a community center.

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
John J. Dillon III (President)	Mayor	01/01/2025 – 12/31/2025
Megan Garver (Vice-President)	Mayor	01/01/2025 – 12/31/2025
Brian P. Murphy (Secretary)	Mayor	01/01/2025 – 12/31/2025
Bruce Schumacher (Acting Secretary)	Mayor	01/01/2025 – 12/31/2025
Brandon Herget	City-County Council	02/03/2025 – 02/03/2026
Brent Lyle	City-County Council	12/02/2024 – 12/02/2025
Daniel Moriarty	City-County Council	08/11/2025 – 08/11/2026
Brigid Robinson	Mayor	01/01/2025 – 12/31/2025
Gregg West	City-County Council	05/05/2025 – 05/05/2026

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>.