

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

NOVEMBER 20, 2025 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thur., **November 20, 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-APP-006 | 1701 and 2055 North Senate Avenue | Recommended Approval to the MDC December 17, 2025

Center Township, Council District #12
HD-1 (TOD) and HD-2 (TOD)
IU Health, by Blake Langley

Hospital District-One Approval and Hospital District-Two Approval to provide for two freestanding signs.

2025-APP-016 | 2018 and 2022 North College Avenue | After Expediting the Petition, Recommended Approval, subject to conditions, to the MDC December 17, 2025

Center Township, Council District #13
PK-2
CrossRhodes Investments LLC, by Josh Smith

Park District Two Approval to provide for the construction of a duplex and concrete parking pad on each lot.

2025-ZON-122 | 1700 and 1730 West Thompson Road and 1650 Harco Way | After Expediting the Petition, Recommended Approval, subject to Commitments, to the MDC December 17, 2025

Perry Township, Council District #22
Heritage Aggregates LLC, by Misha Rabinowitch
Rezoning of 71.753 acres from I-4 / C-7 (FF) district to the I-4 (FF) (GSB) districts to provide for gravel sand burrow operations.

2025-CZN-845 / 2025-CVR-845 | 1032 and 1040 South East Street | Granted one-day waiver of the 23-day notification period for posted Notice | Continued to December 11, 2025.

Center Township, Council District #18
1032 1040 LLC, by David and Justin Kingen

Rezoning of 0.34 acres from the C-5 district to the D-8 classification to provide for residential development.

Variance of Use and Development Standards of Consolidate Zoning and Subdivision Ordinance to provide for the construction of three townhomes containing a total of nine

units across two lots (one primary building permitted per lot, each townhome unit required to be on its own platted lot), with each unit providing less than 100 square feet of main floor area (minimum 660-square-feet of main floor area required) with

- a) one three-unit townhome structure providing a three-foot corner side yard setback from I-70, a 60-foot front yard setback from East Street, a 10-foot rear yard setback and no front entry feature (eight-foot corner side setback, 15-foot rear setback, front entry required, maximum 19.9-foot front yard setback permitted);
- b) one two-unit building providing a three-foot corner side yard setback; and
- c) one four-unit building with a 35-foot front yard setback from East Street.

CONTINUED PETITIONS:

2025-ZON-075 / 2025-VAR-005 (Amended) | 5416 North College Avenue | Continued to February 12, 2025, with Notice

Washington Township, Council District #7
Firkins, LLC, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-3 (TOD) and C-3 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a small mixed-use building, with zero-foot side and transitional yard setbacks, zero open space, zero-foot rear transitional yard, a 48-foot tall building without street frontage landscaping, with a 40-foot street frontage (minimum five-foot side yard and 15-foot transitional yard setbacks required, minimum 5%, or 50 square feet per unit of open space required, minimum of 15-foot landscape buffer, or a six-foot-tall opaque wall, berm, fence or dense vegetative screen required, 35-foot maximum transitional building height, street frontage landscaping required, 50-foot street frontage required).

2025-ZON-090 | 3309 South Arlington Avenue | After a Public Hearing, Recommended Denial to the MDC December 17, 2025

Franklin Township, Council District #20
Arlington Distribution and Storage, LLC, by David Gilman

Rezoning of 9.037 acres from the D-A (FF) district to the I-2 (FF) district to provide for a distribution facility.

2025-ZON-094 | 2505 South Arlington Avenue | Continued to January 29, 2026, with Notice

Warren Township, Council District #20
Sky Real Estate, Inc., by David Gilman

Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial uses.

2025-ZON-108 (Amended) / 2025-VAR-008 | 1360 East 30th Street | Continued to December 18, 2025, with Notice

Center Township, Council District #8
Monon Development Group, LLC, by Christopher White

Rezoning of 0.98-acre from the I-2 district to the C-S district to provide for a mixed-use development consisting of commercial retail, hotel, entertainment, and recreational amenities.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.

NEW PETITIONS:

2025-ZON-119 | 8560 North College Avenue (New) | Acknowledged Automatic Continuance to December 18, 2025, filed by Remonstrator

Washington Township, Council District #2

Cooper Property Management LLC, by Joseph D. Calderon

Rezoning of 0.64-acre from the SU-7 District to the C-1 classification to provide for an optometrist office.

2025-CZN-846 / 2025-CVR-846 | 1940 Riviera Street (New) | Granted one-day waiver of the 23-day notification period for posted Notice | Recommended Approval of 2025-CZN-846 to the MDC December 17, 2025. Approved 2025-CVR-846 and Adopted Findings of Fact.

Washington Township, Council District #2

Park Place Investments LLC, by David and Justin Kingen

Rezoning of 0.35-acre from the D-A district to the D-2 district to provide for residential development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an accessory structure with a four-foot east side yard setback (seven-foot setback required).

*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 before 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 regarding 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 before 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 (Alternate)	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>.