



Metropolitan Development Commission Hearing Examiner (September 11, 2025) Meeting Agenda

Meeting Details

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission will hold public hearings on:

Date: Thursday, September 11, 2025 **Time:** 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street, Indianapolis, IN

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-APP-009 | 8140 Township Line Road

Pike Township, Council District #1

HD-2

Retirement Living, Inc., By Mike Jones, PE

Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.

****Staff request for continuance for cause to October 9, 2025, with Notice**

2. 2025-ZON-062 | 5709 Five Points Road and 7340 East Edgewood Avenue

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.

****Staff request for continuance for cause to October 9, 2025, with Notice**

3. 2025-ZON-089 | 5301 West 56th Street

Pike Township, Council District #6

Mirza W. A. Baig, by David Kingen and Justin Kingen

Rezoning of 3.5 acres from the D-A (FF) (FW) district to the D-6 (FF) (FW) district to provide for a small apartment use.

****Staff request for continuance for cause to October 9, 2025; if petition will be amended, continuance request for cause to October 23, 2025**

4. 2025-ZON-090 | 3309 South Arlington Avenue

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.

****Automatic Continuance to October 9, 2025, filed by Registered Neighborhood Organization**

5. 2025-CZN-832 / 2025-CVR-832 | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue

Washington Township, Council District #7

D-5 (W-1), D-P (W-1), and I-3 (W-1)

Arrow Street Development, LLC, by Joseph D. Calderon

Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a medium mixed-use building type (small mixed-use building type permitted).

****Staff request for continuance for cause to September 25, 2025, with Notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2025-ZON-082 | 1544 East 10th Street

Center Township, Council District #13

Douglas Koenig

Rezoning of 0.23-acre from the MU-1 district to the D-8 district to provide to legally establish a detached single-family dwelling.

7. 2025-ZON-085 | 1810 and 1814 Cornell Avenue

Center Township, Council District #13

Dunnhaven Homes, Inc., by Chris Dunn

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for two detached single-family dwellings.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2025-CPL-825 / 2025-CVR-825 | 7140 and 7142 East Washington Street

Warren Township, Council District #14

C-4 (TOD)

Fieldstone Financial, LLC, by Joseph D. Calderon

Approval of a Subdivision Plat to be known as Wawa Shortridge Primary Plat, subdividing 9.4 acres into three lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of an automobile fueling station, with 16 pump islands/service areas (eight permitted), with portions of a surface parking area in front of the front building line, with a parking area having a minimum 15-foot setback from Washington Street with parking area behind the front building line encompassing 88.1 percent of the lot width (surface parking areas required behind the front building line, 25 feet required, maximum 40 percent lot width for parking permitted behind front building line), with a front building line encompassing 37.1 percent of the lot width (60 percent required) and deficient first floor transparency (40 percent required).

9. 2025-CZN-836 / 2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Rezoning of 7.01 acres from the C-S district to the C-S district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.

10. 2025-CZN-837 (Amended) / 2025-CVR-837 | 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.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a 5,281-square-foot lot and a three-foot rear yard setback (minimum 10,000-square-foot lot required and a minimum 20-foot rear yard setback required).

11. 2025-CZN-839 / 2025-CPL-839 | 2222 Hillside Avenue

Center Township, Council District #8

Hillside Industrial IN LP, by Jason P. Lueking

Rezoning of 19.943 acres from the SU-7 and I-3 districts to the I-3 district to provide for medium industrial uses.

Approval of a Subdivision Plat, to be known as Hillside Park, creating one, 19.943-acre lot, from multiple lots.
(Withdrawn)

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2025-CZN-840A / 2025-CZN-840B / 2025-CPL-840 | 2302 West Morris Street

Center Township, Council District #17

West Morris Street Free Methodist Church, by Keith Cruz

A. Rezoning of 1.471 acres from the D-5II district to the D-8 district to provide for a single-family residential development.

B. Rezoning of 1.969 acres from the D-5II district to the D-9 district to provide for a medium apartment development.

Approval of a Subdivision Plat to be known as Oden Ross Subdivision, dividing 3.4 acres into nine lots.

13. 2025-CAP-841 / 2025-CVR-841 | 9700 Pentecost Road, 9705 – 9913 (odd) Palermo Avenue, 9706 and 9708 Palermo Avenue, 10012 – 10024 (even) Palermo Avenue, 4115 – 4141 (odd) Palermo Drive, 4142, 4143, 4146, 4147, 4150, 4151, 4154, and 4155 Palermo Court, 4121 – 4147 (odd), and 4120 – 4146 (even) Palermo Garden Drive, 4118, 4120, 4123, and 4125 Garden Way, 4007 – 4115 (odd), and 4104 – 4110 (even) Massimo Drive, 9704 – 9818 (even), and 9715 – 9805 Quattro Avenue

Franklin Township, Council District #25

D-5II (FF)

Ryan Homes, by Joseph D. Calderon

Modification of Commitments related to petition 2021-CZN-831 to terminate Commitment 30 (current commitment prohibits the installation of playsets or similar play equipment designed for children anywhere in the development), and to modify Commitment 32 to replace the word “shall” with the word “may” in the first line in reference to the Homeowner’s Association providing maintenance services including yard work, snow removal, and leaf cleanup (current commitment states that the Homeowner’s Association shall offer to provide maintenance services including yard work, snow removal, and leaf cleanup).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for front-loaded garages to consist of 77.4% of the façade at the front building line (maximum 30% permitted).

14. 2025-CZN-842 / 2025-CVR-842 | 6290 North College Avenue

Washington Township, Council District #7

D-7 (FF) (TOD)

Obscure Investors, LLC, by Joseph D. Calderon

Rezoning of 0.42-acre from the D-7 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish the existing surface parking lot partially within the College Avenue right-of-way and partially within the Canal right-of-way (not permitted), and to provide for 18 parking spaces (minimum one parking space for every 300 square feet of building area, or 27 spaces required).

Additional Business:

**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 objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections 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.

Any decision of the Hearing Examiner may be **appealed** to the Metropolitan Development Commission (MDC), subject to deadlines prescribed by the MDC Rules of Procedure. Please contact the Current Planning staff, **317-327-5155**, or planneroncall@indy.gov, within one to two days after the hearing, to determine the appropriate appeal process. Please see this link for the Appeal form: [REQUEST FOR APPEAL](#)

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

Contractual Zoning Professional	Approving Authority	Term
Judy Weerts Hall	MDC	01/01/2025-12/31/2025
David DiMarzio (Alternate)	MDC	01/01/2025-12/31/2025

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