



Metropolitan Development Commission Hearing Examiner (July 24, 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, July 24, 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-003 | 620 East 21st Street

Center Township, Council District #13

PK-2

DeQuan Branch, by Jorge Gonzales

Park District-Two Approval to provide for a three-story single-family dwelling with an attached garage.

****Staff continuance for cause to August 14, 2025**

2. 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.

****Petitioner request for continuance for cause to August 14, 2025**

3. 2025-ZON-075 | 5416 North College Avenue

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.

****Automatic Continuance to August 28, 2025, filed by Registered Neighborhood Organization**

4. 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.

****Automatic continuance to August 28, 2025, filed by Registered Neighborhood Organization**

5. 2025-CPL-825 / 2025-CVR-825 | 7140 and 7142 East Washington Street Avenue

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).

****Staff request for continuance for cause to August 14, 2025**

6. 2025-CPL-833 / 2025-CVR-833 | 6801 Stanley Road

Decatur Township, Council District #21

D-3

Claudia and Jose Garcia, by David Gilman

Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quillin Acres Addition, dividing 2.008 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a septic system for each lot (connection to public or semipublic sanitary sewer facilities required), to provide for a lot width and street frontage of 15 feet for proposed Lot 2 (minimum 70-foot lot width required and minimum 35 feet of street frontage required), and to legally establish a detached accessory structure, with a 5.3-foot north side yard setback (minimum six-foot side yard required).

****Staff request for continuance for cause to August 24, 2025**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2025-MOD-014 | 25 Country Woods Drive

Perry Township, Council District #22

D-P

KCP RE, LLC, by Ross McArthur

Modification of the Development Statement related to petition 83-Z-105 (83-DP-3) to modify the allowed signage provide for a 23-square-foot building sign (#11 – Signs limits signage to one, six-square-foot freestanding sign for the purpose to advertise 'for sale', 'for rent', or for 'construction' information).

8. 2025-ZON-070 | 631 South High School Road

Wayne Township, Council District #17

Jordan Vermillion

Rezoning of 1.263 acres from the D-3 (FF) and SU-1 (FF) districts to the D-3 (FF) district to legally establish a detached single-family dwelling.

9. 2025-ZON-072 | 2027 Spruce Street

Center Township, Council District #19

Dennis Kenneally, by Josh Smith

Rezoning of 0.30-acre from the I-3 district to the D-5 district to legally establish a detached single-family dwelling.

10. 2025-ZON-073 | 5720 South Walcott Street

Center Township, Council District #23

Jacob International Investment, by Andrew Wert

Rezoning of 0.159-acre from the C-1 district to the D-3 district to provide for a proposed detached single-family dwelling.

- 11. 2025-ZON-076 | 6568 Cornell Avenue**
Washington Township, Council District #7
KMK, LLC, by Joseph D. Calderon

Rezoning of 0.21-acre from the C-S (FF) (TOD) district to the MU-2 (FF) (TOD) district to provide for an expansion of an existing day care facility.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 12. 2025-ZON-065 | 5034 Lafayette Road**
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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

- 13. 2025-APP-007 | 6451 East Thompson Road**
Franklin Township, Council District #24
PK-1
City of Indianapolis, Department of Parks, and Recreation, by Benjamin Jackson

Park District One Approval to provide for park improvements, including replacement playground equipment and sidewalks, resurface and restripe existing basketball court, and seating areas in multiple locations.

- 14. 2025-ZON-071 | 4765 West 71st Street**
Pike Township, Council District #6
Heavy Haulers Rental and Trucking, Inc., by Steven Brown

Rezoning of 0.98-acre from the C-3 and I-2 districts to the I-2 district to provide for light industrial uses.

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>.