



Metropolitan Development Commission Hearing Examiner (November 20, 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, November 20, 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-ZON-075 / 2025-VAR-005 (Amended) | 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.

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).

****Petitioner request for continuance for cause, continuance date not yet requested**

2. 2025-ZON-119 | 8560 North College Avenue

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.

****Automatic Continuance to December 18, 2025, filed by Remonstrator**

3. 2025-ZON-108 (Amended) / 2025-VAR-008 | 1360 East 30th Street

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.

****Staff continuance for cause to December 18, 2025**

4. 2025-CZN-845 / 2025-CVR-845 | 1032 and 1040 South East Street

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.

****Petitioner request for continuance for cause to December 18, 2025**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2025-APP-006 | 1701 and 2055 North Senate Avenue

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.

6. 2025-CZN-846 / 2025-CVR-846 | 1940 Riviera Street

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).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

7. 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.

8. 2025-ZON-094 | 2505 South Arlington Avenue

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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

9. 2025-APP-016 | 2018 and 2022 North College Avenue

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.

10. 2025-ZON-122 | 1700 and 1730 West Thompson Road & 1650 Harco Way

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.

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>.