



# Metropolitan Development Commission Hearing Examiner (July 10, 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 10, 2025

**Time:** 1:00 PM

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

## Business:

### Special Requests

#### **2025-CPL-818/2025-CVR-818 | 3146 North Temple Avenue**

Center Township, Council District #8

Indy Real Estate Consulting, LLC, by Justin Kingen and David Kingen

Approval of a Subdivision Plat to be known as Veteran Villas, replat of Lot 73 of Tacoma Village, subdividing 0.16-acre into two single-family attached lots.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an attached single-family dwelling (not permitted), with 66% of lot width for off-street parking (maximum of smaller of 30 feet of lot width and 50% of lot width permitted).

**\*\*Petitioner has withdrawn the Petitions**

## PETITIONS REQUESTING TO BE CONTINUED:

#### **1. 2025-MOD-012 | 8809 South Meridian Street**

Perry Township, Council District #23

C-1

Financial Center First Credit Union, by James J. Ammeen, Jr.

Modification of the Commitments related to petition 88-Z-214 to modify Commitments #3, #4 and #5 to allow for development of a proposed financial services office building, with low-level lighting of parking areas, an illuminated monument sign, and with a drive-through for teller and ATM services, (previous commitments required use of the existing structure, prohibited external lighting to reflect onto adjacent residences to the north, south, or east, and only permitted a non-illuminated incidental sign, with a maximum size of 16 square feet.

**\*\*Automatic Continuance request to August 14, 2025, filed by Registered Neighborhood Organization**

#### **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 August 14, 2025**

#### **3. 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.

**\*\*Staff request for continuance for cause to July 24, 2025.**

**4. 2025-CZN-830 / 2025-CVR-830 | 9110 and 9150 West 10th Street**

Wayne Township, Council District #16

C-3 (FF)

Raceway Development Partners, by Misha Rabinowitch

Rezoning of 10.62 acres from the C-3 (FF) district to the D-8 (FF) district for multi-family dwellings.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment in a D-8 zoning district (not permitted), with a minimum livability space ratio of 0.35 (minimum livability space ratio of 0.66 required).

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

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**5. 2025-MOD-010 | 4701 Todd Road**

Perry Township, Council District #24

D-7 (FF)

4701 Todd Road Owner, LLC, by Laura Trendler, AICP

Modification of Commitments and Site Plan related to 2022-CZN-826 to permit the construction of a 300-square-foot accessory structure (previous petition required site to be developed in accordance with the site plan, filed May 6, 2022).

**6. 2025-ZON-060 | 2946 North College Avenue**

Center Township, Council District #8

College Flats, LLC, by Misha Rabinowitch

Rezoning of 0.10-acre from the D-5 district to the D-8 district to provide for a row house.

**7. 2025-ZON-063 | 2351, 2355, and 2357 Carrollton Avenue**

Center Township, Council District #8

Station 22, LLC, by Jacob Cox

Rezoning of 0.56-acre from the SU-1 district to the D-8 district to provide for a residential development.

**8. 2025-ZON-067 | 2810 Central Avenue**

Center Township, Council District #12

Madison Gall, by Paul J. Lambie

Rezoning of 0.12-acre from the C-1 district to the D-8 district to legally establish the existing single-family dwelling and to provide for future improvements.

**9. 2025-ZON-068 | 1234 and 1240 Udell Street**

Center Township, Council District #12

Victory Investments, Inc., by Diana Escobar

Rezoning of 0.18-acre from the I-2 district to the D-8 district to provide for residential uses.

### PETITIONS FOR PUBLIC HEARING (Petitions Transferred from MDC):

**10. 2025-MOD-004 (Amended) | 9100 and 9402 East 21st Street**

Warren Township, Council District #14

C-1 and C-4

VAF Lawrence, LLC, by Jamilah Mintze

Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to: 1. the requirement of a boulevard entrance to be developed from 21st Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21st Street, 2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association, 3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities, 4. that requirement that office buildings shall appear to be residential and no taller than two stories in height, 5. that the owner shall use best efforts to reduce light pollution onto adjacent properties, and 6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material.

**11. 2025-CPL-805 (Amended) / 2025-CPL-805D / 2025-CVR-805C | 7515 Camby Road**

Decatur Township, Council District #21

D-3 (FF)

Abigail Wojciechowski, by David Gilman

2025-CPL-805 (Amended)

Approval of a Subdivision Plat to be known as Speer's Camby Retreat, dividing 6.686 acres into three lots.

2025-CPL-805D

Waiver of the Subdivision Regulations Chapter 741-306 sidewalk requirement along Camby Road (Sidewalks required).

2025-CVR-805C

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for future construction of a freestanding building, without the required installation of sidewalks (required).

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**12. 2025-ZON-042 (Amended) | 8025 and 8141 Shelbyville Road**

Franklin Township, Council District #25

Robert and Rose Faust and Gerald E. Wallman, by Caitlin Dopher

Rezoning of 24.0 acres from the D-A district to the D-4 district to provide for 52 single-family detached dwellings.

**13. 2025-ZON-053 | 3764 North Leland Avenue**

Warren Township, Council District #9

Rosie's Tiny Tots, Inc., by Lexie Ping

Rezoning of 0.72-acre from the D-4 (TOD) district to the C-3 (TOD) district to provide for neighborhood commercial uses, including a day care facility.

**14. 2025-CZN-826 / 2025-CPL-826 / 2025-CVR-826 (Amended) | 2955 North Meridian Street**

Center Township, Council District #12

C-1 (RC) (TOD)

2955 Indy IN, LLC, by Misha Rabinowitch

Rezoning of 8.966 acres from the C-1 (RC) (TOD) district to the C-S (RC) (TOD) district to provide for a mixed-use development consisting of townhomes, multi-family dwellings, commercial offices, and retail uses, and all uses in the C-1 and MU-3 districts.

Approval of a Subdivision Plat to be known as 2955 North Meridian Subdivision, subdividing 8.966 acres into 21 lots.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a retail use with a drive-through component within 600 feet of a transit station, on a lot with street frontage on Meridian Street (not permitted), with 20 feet of street frontage (minimum 50 feet street frontage required), zero-foot front yard and front transitional yard setbacks (minimum 10-foot front yard and 10-foot front transitional yard setbacks required), zero-foot side and rear yard setbacks (minimum 10-foot side and rear yard setbacks required), building height of 50 feet (maximum 38-foot building height in Compact Context Area, and maximum 25-foot building height permitted within a transitional yard required), and 5% transparency for a structure along 30th Street (minimum 40% transparency required), and no transparency along Talbott Street (minimum 40% transparency required).

**15. 2025-CZN-829 / 2025-CVC-829 | 5802, 5808, 5814, and 5820 Evanston Avenue**

Washington Township, Council District #7

Roman Catholic Archdiocese of Indianapolis Properties, Inc., by Brian J. Tuohy

Rezoning of 1.56 acres from the D-5 district to the SU-2 district to provide for school uses.

Vacation of a portion of Evanston Avenue, being 50 feet in width, from the north right-of-way line of 58th Street, north 600 feet, to the north right-of-way line of Northgate Street.

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**16. 2025-ZON-059 | 1655 Cornell Avenue**

Center Township, Council District #13

Eric Ogle, by Jason Wolfe

Rezoning of 0.23-acre from the I-3 district to the D-8 district to provide for residential uses.

**17. 2025-ZON-066 | 6470 West 10th Street**

Wayne Township, Council District #16

Sangar Estate, LLC, by Russell L. Brown

Rezoning of 0.55-acre from the D-3 (W-5) district to the C-4 (W-5) district to provide for a community-regional commercial uses.

**18. 2025-CPL-834 / 2025-CVR-834 | 7835 Woodland Drive**

Pike Township, Council District #6

C-S

Vision Park I, LLC, by Andi Metzel

Approval of a Subdivision Plat, to be known as Vision Park I, dividing 8.011 acres into two lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to the building, including a three-sided trash enclosure and loading area within the front yard of 79th Street (not permitted within any front yard).

**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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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](mailto: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>.