



# Metropolitan Development Commission Hearing Examiner (March 13, 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, March 13, 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. 2024-ZON-125 (Amended) | 4460 and 4498 North Keystone Avenue**

Washington Township, Council District #8  
Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-5 (W-1) district to provide for commercial uses.

**\*\*Staff request for continuance for cause to April 10, 2025**

**2. 2024-ZON-126 | 1602 and 1604 Arsenal Avenue and 1426 East 16th Street**

Center Township, Council District #13  
Elizabeth & Michael Simmons, by Reinhard Pollach

Rezoning of 0.18-acre from the C-5 district to the D-8 district to provide for residential uses.

**\*\*Petitioner has withdrawn the Petition**

**3. 2025-ZON-013 | 240 East 22nd Street**

Center Township, Council District #13  
Zinkan Enterprises, by Russell L. Brown and Elizabeth Bentz Williams, AICP

Rezoning of 0.27-acre from the D-8 district to the MU-2 district to provide for a mixed-use development.

**\*\*Automatic continuance request to April 10, 2025, filed by Petitioner**

**4. 2025-CAP-804 / 2025-CVR-804 | 324 West Morris Street and 325 Wilkins Street**

Center Township, Council District #18  
C-S  
Kaur Properties, LLC, by Adam DeHart

Modification of commitments and site plan related to 2019-CZN-827, to provide for revised building footprint, indoor and outdoor amenities, minor site revisions, pedestrian access revisions, and a revised shared parking lot.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot front setback from Wilkins Street, with no landscaping (10-foot front setback required, minimum six-foot landscaping along the entire frontage required and one tree per 35 feet of street frontage required), no

landscaping along Missouri Street (minimum six-foot landscaping along the entire frontage required and one tree per 35 feet of street frontage required), no interior landscaping within the parking area (minimum landscaping consisting of 6% land area within parking area required), a zero-foot south side yard setback (10-foot side yard setback required), and the installation of landscaping within the right-of-way (not permitted).

**\*\*Staff request for continuance for cause to April 10, 2025, with Notice**

**5. 2025-CVR-810 / 2025-CPL-810 | 1222 North Temple Avenue**

Center Township, Council District #13

D-5

Maurice K. Kistler and Vivian R. Kistler, by John Cross

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 38.5-foot lot width and zero-foot south side setback at the walkway for proposed Lot One, a 36.53-foot lot width for proposed Lot Two (minimum 40-foot lot width required for each lot and five-foot side setback required).

Approval of a Subdivision Plat to be known as Replat of Lot 48 in Vajens Springdale Subdivision, subdividing 0.32-acre into two lots.

**\*\*Automatic continuance to April 10, 2025, filed by Registered Neighborhood Organization**

**6. 2025-CZN-811 / 2025-CVC-811 | 1708 East 10th Street and 1017 Windsor Street**

Center Township, Council District #13

RG Holdings, LLC, and Jackson Control Properties, by David Kingen and Emily Duncan

Rezoning of 0.67-acre from the D-8 and C-3 districts to the MU-1 district for a mixed-use development.

Vacation of the first east-west alley north of 10th Street, being 15 feet in width, beginning at the east right-of-way line of Windsor Street, east 150 feet, to the west right-of-way line of the first north-south alley east of Windsor Street, with a waiver of the assessment of benefits.

**\*\*Petitioner request for continuance for cause to April 10, 2025**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**7. 2024-CVR-850 (Amended) | 601 South Tibbs Avenue**

Wayne Township, Council District #17

D-5 (FF)

Dave's Mechanic Shop, LLC, by David Kingen and Justin Kingen

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow Automobile, Motorcycle, and Light Vehicle Service or Repair in a D-5 (FF) district (not permitted) and outdoor storage of six 40-foot by eight-foot shipping containers and two commercial vehicles; a five-foot south side transitional yard (10 feet required), and a three-foot rear transitional yard (10 feet required).

**8. 2025-ZON-009 | 3813 North Sherman Drive**

Washington Township, Council District #8

Haben Ghebremichael Davis

Rezoning of 0.79-acre from the D-3 (TOD) district to the C-3 (TOD) district to provide for commercial uses.

**9. 2025-ZON-011 | 5220 Bluff Road**

Perry Township, Council District #22

Burmese American Community Institute, Inc., by Andi M. Metzel

Rezoning of 1.3 acres from the D-A district to the SU-38 district to provide for a community center.

**10. 2025-ZON-012 | 6900 Milhouse Road**

Decatur Township, Council District #21

D. R. Horton – Indiana, LLC, by Brian. J. Tuohy

Rezoning of 11.15 acres from the D-A district to the D-4 district to provide for a single-family residential development.

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

**11. 2025-ZON-002 | 6120 East Thompson Road**

Franklin Township, Council District #24  
Thompson and Commerce Properties LLC, by Richard Henderson

Rezoning of 4.732 acres from the D-P (FF) district to the D-6 (FF) district to provide for residential uses.

**12. 2025-ZON-003 | 7420 North Shadeland Avenue**

Lawrence Township, Council District #3  
Shane Ellison

Rezoning of 1.15 acres from the C-1 district to the C-7 district to provide for a commercial and building contractor business.

**13. 2025-ZON-005 | 8830 and 8850 Rockville Road**

Wayne Township, Council District #17  
HKZ Properties, LLC, by Ron Sears

Rezoning of 1.527 acres from the D-A and D-3 districts to the C-3 district to provide for commercial uses.

**14. 2024-CZN-853 / 2024-CVR-853 | 420 West 40th Street**

Washington Township, Council District #7  
Edith Glover, by Lester Wiley Carver

Rezoning of 0.38-acre from the D-5 district to the C-3 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing surface parking lot, with a zero-foot front transitional yard setback, with landscaping within the right-of-way (minimum ten-foot transitional yard with landscaping on subject parcel required), and a nine-foot east transitional yard setback (minimum ten-foot transitional yard required).

**15. 2025-CZN-802 / 2025-CPL-802 / 2025-CVR-802 | 5801 Mills Road**

Decatur Township, Council District #21  
Grand Communities, LLC, by David Gilman

Rezoning of 16.5 acres from the SU-2 District to the D-4 District to provide for attached single-family dwellings.

Approval of a Subdivision Plat to be known as Oak Springs, dividing 16.5 acres into 74 lots.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 76-foot lot width for all lots (minimum 90-foot lot width required), seven lots with lot areas ranging from 9,194 square feet to 9,815 square feet (minimum 10,000 square foot lot area required), and 13 lots without public street frontage (public street frontage required).

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

**16. 2025-ZON-007 | 2949, 2953, and 2959 Ruckle Street**

Center Township, Council District #8  
Modern Housing Solutions, Inc., by David Gilman

Rezoning of 0.349-acre from the D-5 district to the D-8 district to provide for an eight-unit multi-family residential development.

### 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.