



Metropolitan Development Commission Hearing Examiner (May 29, 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, May 29, 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-MOD-008 | 7436 Rockville Road

Wayne Township, Council District #16

C-3

Jeffrey Shelton

Modification of the Commitments for 2006-ZON-146, to terminate a portion of Commitment #9, which prohibits the use of tobacco stores (previous commitment removed tobacco stores as a permitted use).

****Staff request to continue to June 26, 2025, with Notice**

2. 2025-ZON-029 | 3939 Madison Avenue

Perry Township, Council District #23

University RS LLC, by Timothy Ochs and Jennifer Milliken

Rezoning of 7.79 acres from the C-7 (TOD) district to the C-4 (TOD) district to provide for a school and existing commercial retail uses.

****Petitioner has withdrawn the Petition**

3. 2025-ZON-047 | 7525 McFarland Boulevard

Perry Township, Council District #24

Manheet Singh, by Joseph D. Calderon

Rezoning of 7.54 acres from the SU-1 district to the D-9 district to provide for a multi-family residential development.

****Staff request for continuance for cause to June 26, 2025, with Notice**

4. 2025-CAP-823 (Amended) / 2025-CVR-823 | 6800 Pendleton Pike

Lawrence Township, Council District #9

C-S (TOD)

Amerco Real Estate Company, by Stephany Sheekey

Modification of C-S Statement and Site Plan related to 2017-ZON-057, to provide for 12 additional mini-warehouse storage buildings, for a total of 32,003 square feet of additional storage space.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for 12 mini-warehouse structures within a transit-oriented development overlay (not permitted on lots greater than 0.5-acre and only permitted within a building).

****Staff request for continuance for cause to June 26, 2025, with Notice**

5. 2025-CZN-824 / 2025-CVR-824 | 963, 1001, 1007, 1008, 1010, 1011, 1015, and 1027 East Georgia Street, and 960, 1002, 1018, and 1022 and 1030 Bates Street

Center Township, Council District #18

The City of Indianapolis by Aryn Schounce

Rezoning of 1.72 acres from the D-8, C-S (TOD), and I-4 districts to the C-S (TOD) district to provide for not-for-profit uses, including case management and services, offices, commercial kitchen and cafeteria, multi-family dwellings, emergency shelter, and accessory uses such as outdoor gathering space, per the filed plan of operation.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a surface parking lot at 1008 and 1010 East Georgia Street, with a zero-foot front yard setback along Shelby Street and Georgia Street without landscaping (minimum 10-foot front yard setbacks required with landscaping), a four-foot west transitional yard setback without landscaping (minimum eight-foot west transitional yard setback required at alley with landscaping), without exclusive alley access (not permitted), with a four-foot wide public sidewalk along Georgia Street and Shelby Street (minimum six-foot sidewalk required at local street and minimum 12-foot wide sidewalk required at arterial street), and, a surface parking lot at 1018, 1022, and 1030 Bates Street, with a six-foot front setback along Bates Street without landscaping, (minimum 10-foot front setback required with landscaping), a two-foot east side yard without buffer landscaping (minimum 10-foot side yard required with buffer landscaping), and without exclusive access from an improved alley (not permitted), and, a mixed-use building at 963-1027 East Georgia Street, with a nine-foot front setback along Shelby Street and zero-foot front setback along Georgia Street both without landscaping (minimum 10-foot front yard setbacks required with landscaping), a four-foot south transitional yard abutting an alley without landscaping (minimum eight-foot transitional yard required when abutting an alley with landscaping), a building height of 73 feet, (maximum 38-foot building height permitted), and a five-foot wide public sidewalk along Georgia Street and Shelby Street (minimum 6-foot sidewalk required at local street and minimum 12-foot wide sidewalk required at arterial street), with deficient landscaping and a waiver of the minimum and maximum parking requirements, in lieu of approval by the Current Planning Administrator.

****Staff request for continuance for cause to June 26, 2025, with Notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2025-MOD-007 | 10153 and 10335 East 52nd Street

City of Lawrence, Lawrence Township, Council District #10

D-4

Arbor Homes, by Domonic Dreyer

Modification of Commitments, related to 2004-ZON-020, to modify Commitment #7, to provide that a final site plan shall include a stub street along the northern border of the site to the parcel located to the north at 10151 East 52nd Street, two stub streets to the large vacant parcel along 52nd Street, along the northern portion of the site and at least one stub street to the parcels at 10404 and 10412 East 46th Street (previous commitment #7 required a final site plan shall include a stub street from the western-most portion of the site to the parcel to the west, two stub streets to the large vacant parcel along 52nd Street along the northern portion of the site, and at least one stub street to the parcels at 10404 and 10412 East 46th Street).

7. 2025-ZON-045 | 6434 North College Avenue

Washington Township, Council District #2

BR Rentals, LLC, by Misha Rabinowitch

Rezoning of 0.72-acre from the C-1 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses.

8. 2025-CZN-819 / 2025-CPL-819 | 7030 Mann Road

Decatur Township, Council District #20

Jose E. Cuevas, by Justin Kingen and David Kingen

Rezoning of 5.31 acres from the D-A district to the D-3 district to provide for residential development.

Approval of a Subdivision Plat to be known as Cuevas Estates, subdividing 5.305 acres into two lots.

9. 2025-CZN-821 / 2025-CPL-821 | 2833 McPherson Street

Center Township, Council District #8

D-5

Arcadia 1 Development, LLC, by Jynell D. Berkshire

Rezoning of 0.11-acre from the D-5 district to the D-8 district to provide for a single-family attached dwelling structure.

Approval of a Subdivision Plat to be known as McPherson Heights Addition, subdividing 0.11-acre into two single-family attached lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. 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.

11. 2025-MOD-004 | 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, 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, and, 7. that the petitioner shall dedicate 60 feet of right-of-way north of the centerline of 21st Street.

12. 2025-ZON-032 | 2947 North Sherman Drive

Center Township, Council District #8

Parajmit Singh, by Thomas L. Pottschmidt

Rezoning of 1.145 acres from the D-5 district to the C-4 district to provide for commercial uses.

13. 2024-CVR-855 / 2024-CPL-855 (Amended) | 1527 East 12th Street

Center Township, Council District #13

D-8 (FF) (FW)

Tyler and Natalie Sadek, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling on proposed Lot 3, with a front building line of approximately 210 feet (front building line range between 10 feet of 19.9 feet required).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to build within 60 feet of the stream protection corridor (not permitted).

Approval of a Subdivision Plat to be known as Replat of Lot 29 in Milligan's Park Lane Addition, subdividing 1.878 acres into three lots.

14. 2025-CPL-805 (Amended) / 2025-CVR-805 (Amended) | 7515 Camby Road

Decatur Township, Council District #21
D-3 (FF)
Abigail Wojciechowski, by David Gilman

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

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

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 45-foot lot width for proposed Lot Two (minimum 70-foot lot width required), to provide for on-site septic systems for each lot (public sewer facility required), and to provide for future construction of a freestanding building, without the required installation of frontage sidewalks (required).

15. 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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

16. 2025-CZN-820 / 2025-CVR-820 | 4221 North Emerson Avenue

Lawrence Township, Council District #9
Spivey Properties, LLC, by David Gilman

Rezoning of 0.789-acre from the D-2 and C-3 districts to the C-3 district to provide for neighborhood commercial uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a zero-foot setback for a surface parking lot along Emerson Avenue, without on-site landscaping (minimum ten-foot setback required), (a minimum of ten feet of landscaping required, with three shrubs per 25 feet of street frontage required and one tree per 35 feet of street frontage required), without interior landscaping for the parking lot (minimum landscaping consisting of 6% of all uncovered vehicle area 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](#)