



Metropolitan Development Commission Hearing Examiner (August 14, 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, August 14, 2025

Time: 1:00 PM

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

Business:

Special Requests

Waiver of 23-Day Notice Requirements:

2025-APP-008: 2-day written & 3-day posted

2025-MOD-015: 3-day written & 2-day posted

2025-MOD-017: 1-day waiver written & posted

2025-ZON-082: 3-day written & posted

2025-CZN-832 / 2025-CVR-832: 2-day written & 3-day posted

2025-CZN-836 / 2025-CAP-836: 2-day written & 3-day posted

2025-CZN-837 / 2025-CPL-837: 3-day written & posted

2025-CZN-839 / 2025-CPL-839: 1-day written & posted

PETITIONS REQUESTING TO BE CONTINUED:

1. 2025-MOD-017 | 405, 409, and 411 South Shortridge Road

Warren Township, Council District #20

C-S

SRMK, LLC, by David Kingen and Justin Kingen

Modification of Commitments and Site Plan related to 2018-ZON-068 to terminate Commitment # 2 (Attachment "D", item 3) to eliminate the requirement of the submittal of a tree assessment for Administrator's Approval prior to site preparation, and to permit development of the site subject to the site plan filed with this petition (tree assessment required to be submitted for Administrator's Approval prior to site preparation and site to be developed per the site plan file-dated, September 13, 2018).

****Staff request for continuance for cause to September 11, 2025, with Notice**

2. 2025-MOD-018 | 8560 North College Avenue

Washington Township, Council District #2

SU-7 (TOD)

Overdose Lifeline, Inc., by Misha Rabinowitch

Modification of Commitments, related to 90-Z-124, to provide for women's recovery housing program (previous commitments limited the use to a children's group home).

****Petitioner has withdrawn the Petition**

3. 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 September 11, 2025**

4. 2025-ZON-079 | 5451 Moller Road

Pike Township, Council District #5
Maribel Morales Picon, by David E. Dearing

Rezoning of 0.733-acre from the D-A and D-P districts to the D-A district to legally establish a detached single-family dwelling.

****Petitioner has withdrawn the Petition**

5. 2025-ZON-080 (Amended) | 3350 North German Church Road

Warren Township, Council District #15
Hindu Temple of Central Indiana, Inc.

Rezoning of 28.49 acres from the D-A (FF), SU-1 (FF), and SU-38 (FF) districts to the SU-1 (FF) district to provide for religious uses.

****Staff request for continuance for cause to August 28, 2025, with Notice**

6. 2025-ZON-081 | 7555 Old Trails Road

Warren Township, Council District #20
Wood Alls RE, LLC, by Nicholas Pack

Rezoning of 6.09 acres from the C-S and C-5 districts to the D-7 district, to provide for a multi-family residential development with up to 80 affordable housing units.

****Petitioner has withdrawn the Petition**

7. 2025-CZN-830 / 2025-CVR-830 (Amended) | 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 7' rear yard setback (minimum rear yard setback 10' required).

****Petitioner request for continuance for cause to August 28, 2025, with Notice**

8. 2025-CZN-832 / 2025-CVR-832 | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue

Washington Township, Council District #7
D-5 (W-1), D-P (W-1), and I-3 (W-1)
Arrow Street Development, LLC, by Joseph D. Calderon

Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for a medium mixed-use building type (small mixed-use building type permitted).

****Staff request for continuance for cause to September 11, 2025**

9. 2025-CZN-837 / 2025-CVR-837 | 1409 South Glen Arm Road

Wayne Township, Council District #17

Sergio Ramirez and Rosa Mazariegos, by Josh Smith

Rezoning of 0.12-acre from the C-5 district to the D-3 district to legally establish a detached single-family dwelling. Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a 5,281-square-foot lot and a three-foot rear yard setback (minimum 10,000-square-foot lot required and a minimum 20-foot rear yard setback required).

****Staff request for continuance for cause to August 28, 2025, with Notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

10. 2025-APP-008 | 5510 Carvel Avenue

Washington Township, Council District #7

PK-1 and D-4

City of Indianapolis, Department of Parks and Recreation, by Ben Jackson

Park District One Approval to provide for a new playground, walkways, volleyball court, bike racks, and seating areas.

11. 2025-MOD-015 | 2326 Southport Commons Drive

Perry Township, Council District #22

D-P

Wellingshire Partners, LLC, by Timothy Ochs and Jennifer Milliken

Modification of the Development Statement related to petition 2024-ZON-014 to provide for vehicle entry point signs and five incidental signs to be installed as indicated on the site plan, file-dated July 3, 2025 (minimum two-foot setback from a street for vehicle entry point signs and a maximum of 3.2 incidental signs permitted).

12. 2025-ZON-082 | 1544 East 10th Street

Center Township, Council District #13

Douglas Koenig

Rezoning of 0.23-acre from the MU-1 district to the D-8 district to provide to legally establish a detached single-family dwelling.

13. 2025-CZN-839 / 2025-CPL-839 | 2222 Hillside Avenue

Center Township, Council District #8

Hillside Industrial IN LP, by Jason P. Lueking

Rezoning of 19.943 acres from the SU-7 and I-3 districts to the I-3 district to provide for medium industrial uses.

Approval of a Subdivision Plat, to be known as Hillside Park, creating one 19.943-acre lot from multiple lots,

****Petitioner has withdrawn 2025-CPL-839**

ASSESSMENT OF BENEFITS HEARING:

14. 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

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 (Continued Petitions):

15. 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.

16. 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.

17. 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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

18. 2025-CZN-836 / 2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8
Garvey Properties, LLC, by Joseph D. Calderon

Rezoning of 7.01 acres from the C-S district to the C-S district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.

Additional Business:

19. ADOPTION OF NEGATIVE FINDINGS - Petition 2025-CVR-823 Denied by Hearing Examiner on June 26, 2025:

2025-CVR-823 | 6800 Pendleton Pike

Lawrence Township, Council District #9
C-S (TOD)
Amerco Real Estate Company, by Stephany Sheekey

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).

****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>.