



# Metropolitan Development Commission Hearing Examiner (October 9, 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, October 09, 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-APP-010 | 7331 West 34th Street**

Wayne Township, Council District #11

PK-2

Antonio Palmero, by Brianna Cushman

Park District Two Approval to provide for a detached single-family dwelling.

**\*\*Automatic continuance to November 13, 2025, filed by Registered Neighborhood Organization**

**2. 2025-APP-013 | 5425 Reed Road**

Pike Township, Council District #5

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a concessions and comfort building.

**\*\*Automatic continuance to November 13, 2025, filed by Registered Neighborhood Organization**

**3. 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).

**\*\*Petitioner request for continuance for cause to December 18, 2025, with Notice**

**4. 2025-MOD-019 | 1318 South Lynhurst Drive**

Wayne Township, Council District #17

D-P

Lynhurst Baptist Church, by Eric Carter

Modification of commitments and development plan, related to 2020-ZON-083, to modify Commitment #2, to provide for a proposed tiny home development and community center, subject to the site plan filed with this petition (current commitment required that the development be subject to the site plan, file-dated, November 10, 2020)

**\*\*Staff request for continuance for cause to November 13, 2025**

**5. 2025-MOD-021 | 1010 East 86th Street, and 8685 and 8699 North Guilford Avenue**

Washington Township, Council District #2

D-P

TM Crowley and Associates, LLC, by Joseph D. Calderon

Modification of Development Statement related to 2024-ZON-055 to provide for additional surface parking areas, commercial space, a reduction of residential units and elimination of a parking garage (previous development statement limited surface parking to 20 spaces, commercial space was limited to the proposed mixed-use building, proposed up to 473 dwelling units, and provided for a 686-space parking garage).

**\*\*Staff request for continuance for cause to October 23, 2025**

**6. 2025-ZON-062 / 2025-VAR-007 (Amended) | 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. Variance of Development Standards of the of the Consolidated Zoning and Subdivision Ordinance to provide for reduced lot width of 68 feet and lot area of 8,500 square feet for duplexes (90-foot lot width and 10,000-square foot lot area required), 56% reduced open space (65% required), and to provide for three monument signs (maximum of two monument signs for each residential community permitted).

**\*\*Staff request for continuance for cause to November 13, 2025**

**7. 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 to November 13, 2025, with Notice**

**8. 2025-ZON-097 | 2705 and 2715 North Post Road**

Warren Township, Council District #15

Marco A. Garcia

Rezoning of 0.99-acre from the D-4 and C-3 districts to the SU-1 district for religious uses.

**\*\*Automatic continuance to November 13, 2025, filed by Registered Neighborhood Association**

**9. 2025-ZON-098 | 6157 East 38th Street**

Warren Township, Council District #9

Thomas L. Pottschmidt

Rezoning of 1.8 acres from the C-5 (TOD) district to the I-3 (TOD) district for medium industrial uses.

**\*\*Automatic continuance to November 13, 2025, filed by Registered Neighborhood Organization**

**10. 2025-ZON-100 | 1231 West Troy Avenue**

Perry Township, Council District #22  
Jaak Properties, LLC, by David Gilman

Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses.

**\*\*Automatic continuance to November 13, 2025, filed by a Registered Neighborhood Organization**

**11. 2025-ZON-102 | 2802 Merchants Drive and 2802 Lafayette Road**

Wayne Township, Council District #11  
Timberland Home Center, by David Gilman

Rezoning of 13.05 acres from the C-4 (FF) (FW) district to the I-3 (FF) (FW) district to provide for medium industrial uses.

**\*\*Petitioner request for continuance for cause to November 13, 2025, with Notice**

**12. 2025-CZN-832 / 2025-CVR-832 (Amended) | 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 and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a large mixed-use building type (small mixed-use building type permitted), with the front building line in excess of ten feet along 46th Street (front building line range of zero-foot to 10 feet required), a 24-foot-wide driveway width along 46th Street (maximum 16-foot-wide driveway width permitted), a commercial building line of 60% of the frontage along 46th Street (minimum 80% required), zero-foot transitional yard to the east (either a minimum 15-foot transitional yard, or an opaque wall, berm, fence, or dense (at least 75% opacity) vegetative screen of at least six feet tall required), no primary entrances along 46th Street (minimum one primary entry features for every 50 feet required), a surface parking lot with a 15-foot east side yard setback (minimum 25-foot setback required), structured parking of 100% of street wall at first level of the building along Carvel Avenue (maximum 30% of street wall permitted).

**\*\*Staff request for continuance for cause to November 13, 2025**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**13. 2025-APP-012 (Amended) | 1550 East County Line Road and 8615 Shelby Street**

Perry Township, Council District #23  
HD-1 (FF) (FW) and HD-2 (FF) (FW)

Community Health Network, Inc., by Timothy H. Button  
Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street and new lighting.

**14. 2025-ZON-099 | 1548 South Belmont Street**

Wayne Township, Council District #17  
Mirna Garcia, by Josh Smith

Rezoning of 0.124-acre from the C-1 district to the D-5 district to legally establish a single-family dwelling.

**15. 2025-ZON-101 | 3901 English Avenue**

Center Township, Council District #18  
Samuel Salazar

Rezoning of 0.241-acre from the D-5 to the C-3 district to provide for commercial retail uses.

**16. 2025-ZON-103 | 215 South Davidson Street, 701, 711, 715, and 806 Bates Street**

Center Township, Council District #18  
LaGrotte Square, LLC, by Dan Phair

Rezoning of 0.54-acre from the C-3 (RC) and I-4 (RC) districts to the D-8 (RC) district to provide for residential development.

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

**17. 2025-APP-009 / 2025-VAR-006 (Amended) | 8140 Township Line Road**

Pike Township, Council District #1  
HD-2  
Retirement Living, Inc., By Mike Jones, PE

Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an assisted living facility and a proposed community center with 128 parking spaces (maximum 115 parking spaces permitted).

**18. 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.

**19. 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.

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

**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)**

<b>Contractual Zoning Professional</b>	<b>Approving Authority</b>	<b>Term</b>
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>.