



Metropolitan Development Commission Regional Center Hearing Examiner (June 26, 2025) Meeting Agenda

Meeting Details

Notice is hereby given that the Regional Center Hearing Examiner of the Metropolitan Development Commission of Marion County, IN, will hold public hearings on:

Date: Thursday, June 26, 2025

Time: 10:00 AM

Location: Room 2001, 20th Floor, City-County Building, 200 E. Washington Street

Upon the following Regional Center petitions as authorized by Chapter 735, Article VI of the Revised Code of the Consolidated City and County, as amended by General Ordinance 56, 2008.

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2025-REG-010 | 1501, 1505, and 1507 West New York Street**
Center Township, CD #12 | Zoned CBD-2 (RC (TOD))
Adam Dehart

Regional Center Approval to provide for construction of two structures, consisting of two attached, single-family dwellings.

** Staff requests a continuance to July 10, 2025.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

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. 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.

REGIONAL CENTER HEARING EXAMINER
for
METROPOLITAN DEVELOPMENT COMMISSION (MDC)

Regional Center Hearing Examiner	Approving Authority	Term
Brian Robinson	MDC	1/1/2025 - 12/31/2025
Megan Phillippe, AIA (Alt.)	MDC	1/1/2025 - 12/31/2025

STAFF REPORT

REGIONAL CENTER HEARING EXAMINER - HIGH IMPACT CASE

Case Number	2025-REG-010
Address (approx.)	1501, 1505, and 1507 East New York Street
Location	Center Township, Council District # 18
Petitioner	Adam DeHart
Zoning	D-8 (RC)
Request	Regional Center Approval to provide for construction of two structures, consisting of two attached, single-family dwellings.

GENERAL INFORMATION

Existing Zoning	D-8 (RC)	
Existing Land Use	Undeveloped	
Urban Design Guidelines District Typology	Neighborhood residential	
Center Township Plan	Residential 8-15 units per acre	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-8 (RC)	Undeveloped
	South: D-8 (RC)	Single-family residential
	East: CBD-S (RC)	White River
	West: D-8 (RC)	Single-family residential
Thoroughfare Plan		
New York Street	Local street	48-foot right-of-way existing and proposed
White River Parkway, West Drive	Primary arterial	78-foot right-of-way existing and proposed
Site Plan – Submittal Date	File-dated January 29, 2025	
Elevations - Submittal Date	File-dated January 29, 2025	
Hearing Date	April 10, 2025; May 15, 2025; June 26, 2025	

DETAILED SUMMARY OF REQUEST

The required variance of development standards petition, 2025-DV2-016, was continued from the June 10, 2025, Board of Zoning Appeals, Division Two hearing, to the July 8, 2025, Board of Zoning Appeals, Division Two hearing, to provide for additional time for interested parties to discuss the development with the petitioner. Therefore, staff requests a **continuance** of this petition to the **July 10, 2025**, hearing. A staff report will be available prior to that hearing.