



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 29, 2025

Case Number: 2025-CZN-824 / 2025-CVR-824

Property Address: 963, 1001, 1007, 1008, 1010, 1011, 1015, and 1027 East Georgia Street, and 960, 1002, 1018, and 1022 and 1030 Bates Street (Approximate Addresses)

Location: Center Township, Council District #18

Petitioner: The City of Indianapolis by Aryn Schounce

Current Zoning: D-8, C-S (TOD), and I-4 districts

Request: 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.

Current Land Use: Vacant commercial and residential buildings, Undeveloped land

Staff Recommendations: To be determined.



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Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

Staff is requesting a **continuance for cause from the May 29, 2025 hearing to the June 26, 2025 hearing** to allow the petitioner additional time to amend the request with the addition of a variance, plat, and vacation requests. This amendment will require new notices to be mailed.

STAFF RECOMMENDATION

Staff recommendation to be determined.

PETITION OVERVIEW

This petition is to be continued to the June 26, 2025 hearing.