

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

MARCH 9, 2023 - HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **March 9, 2023**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN, on the following petitions:

EXPEDITED PETITIONS:

2023-MOD-004 | 10447 Leeward Boulevard | Recommended approval to MDC on April 5, 2023

Lawrence Township, Council District #4, Zoned D-P

Kelley & Chris Miller

Modification of Commitments and D-P Statement related to 86-Z-96 to allow for an aggregate side setback of sixteen feet (previous petition required a nineteen-foot aggregate side setback).

2023-ZON-008 | 1717 East New York Street | Recommended approval to MDC on April 5, 2023

Center Township, Council District #17

Progress Studio, by Joseph Lese

Rezoning of 0.20 acre from the D-8 district to the C-3 district.

2023-CZN-802 | 2023-CVR-802 | 2555 Shelby Street | Recommended approval of 2023-CZN-802 to MDC on April 5, 2023; 2023-CVR-802 approved

Center Township, Council District #21

Progress Studio, by Joseph Lese

Rezoning of 0.12 acre from the C-1 District to the C-3 classification.

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish multi-family dwelling units.

2022-ZON-133 | 9425 East 30th Street | Recommended approval to MDC on April 5, 2023

Warren Township, Council District #14

God's Grace Community Church, by JoAnn Thompson

Rezoning of 12.808 acres from the SU-1 district to the D-7 district to provide for a multi-family senior-living residential development.

2022-CZN-871 | 2022-CPL-871 (Amended) 4901 West 56th Street | Recommended approval of 2022-CZN-871 (Amended) to MDC on April 5, 2023; 2022-CPL-871 approved

Pike Township, Council District #8

Dove Asset Partners, by Elizabeth Bentz Williams

Rezoning of 14.53 acres from the SU-5 district to the C-S district to provide for a mini-warehouse (self-storage) facility with outdoor storage of vehicles and recreational vehicles and wireless/radio communication towers.

Approval of a Subdivision Plat to be known as AAA Development and Consulting, LLC Minor Plat, dividing 14.53 acres into two lots.

CONTINUED PETITIONS:

2022-ZON-056 (Amended) | 3500 Sutherland Avenue | WITHDRAWN

Center Township, Council District #9

Monon Development Group, LLC, by Andi M Metzel

Rezoning of 6.8 acres from the D-5 (FW) district to the D-10 (FW) district to provide for a multi-family residential development, consisting of approximately 480 dwelling units.

2022-CZN-862 | 2022-CVR-862 | 5204, 5206 and 5216 South Harding Street | Continued by petitioner to April 13, 2023, with notice

Perry Township, Council District #20

Quiktrip Corporation, by J. Murray Clark

Rezoning of 5.327 acres from the C-S district to C-7 classification to provide for a truck stop.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dumpster enclosure in the front yard with a five-foot setback along SR 37 (not permitted in front yard, 10-foot setback required), with parking and drive aisles with a five-foot setback from SR 37 (ten-foot wide landscape area required), with a 90-foot tall, 391-square-foot pole sign (maximum 20-foot tall, 300 square feet permitted), with fifteen street trees along Harding Street (29 required) and thirteen trees along SR 37 (23 required) and to provide for a 23-foot tall, 109-square-foot free-standing incidental sign (maximum eight-foot tall, 32 square feet permitted).

2023-MOD-001 | 6340 Rockville Road | Recommended approval to the MDC on April 5, 2023

Wayne Township, Council District #15, Zoned C-4
Shiloh Holdings, LLC, by Joseph D. Calderon

Modification of Commitments related to 2004-VAR-844 to terminate all commitments associated with Lots 5 and 6.

2023-ZON-001 (Amended) | 5970 Southeastern Avenue | Recommended denial to the MDC on April 5, 2023

Warren Township, Council District #18
Manjinder Kaur Kahlon by Landman Beatty, Lawyers

Rezoning of 0.93 acres from the D-2 district to the C-4 district to provide for a gas station/convenience store.

NEW PETITIONS:

2022-CZN-874 | 2022-CVR-874 | 2022-CVC-874 | 202 Miley Avenue, 213 and 217 North Traub Avenue, and 255 N Belmont Avenue | Continued to April 27, 2023, without notice

Center Township, Council District #16
Miley Inc., by David Kingen and Emily Duncan

Rezoning of 2.09 acres (202 Miley Avenue) from the D-5 and I-4 (RC) (TOD) districts to the C-S (RC) (TOD) district to provide for the following uses: Micro-Brewery, All C-1 permitted uses, Test Kitchen, Event Space, Restaurant/Tap Room, Food Truck Area, Warehousing as an accessory use, Interior and Exterior Live Entertainment and a Dog Park.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance (for 202 Miley Avenue) to legally establish zero-foot building and parking north and south setbacks and transitional yards (minimum ten feet required), 54 parking spaces (112 parking spaces required), to allow access from a public street if alley is not vacated (access from alley required if available), parking located within twenty-five feet of a street frontage (not permitted) along 44.5% of the Ohio Street frontage (maximum 40% permitted), a front building line of 55.5% of Ohio Street frontage (60% frontage required), to legally establish the existing building with current transparency and wall planes, and to provide for five public entrances (seven public entrances required) and a dog park with a zero-foot south side setback without landscaping (ten-foot transitional yard with landscaping required).

Vacation of a portion of the first east-west alley north of Ohio Street, being 14 feet in width, from the east right-of-way line of Traub Avenue, east 176 feet to the east right-of-way line of the first north-south alley east of Traub Avenue, with a waiver of the Assessment of Benefits.

Vacation of the first north-south alley, being 26 feet in width, from the north right-of-way line of Ohio Street, north 165.96 feet, to the first east-west alley north of Ohio Street, with a waiver of the Assessment of Benefits.

2023-ZON-009 | 5635 West 96th Street | Automatic Continuance to April 13, 2023

Pike Township, Council District #1
Eric Sanqunetti

Rezoning of 4.213 acres from the C-S district to the C-S district to provide for indoor recreational and educational uses.

2023-CZN-801 | 2023-CPL-801 | 1670 East 80th Street | Recommended approval of 2023-CZN-801 to MDC on April 5, 2023; 2023-CPL-801 approved

Washington Township, Council District #2
Christopher A. Short

Rezoning of 1.36 acres from the D-A District to the D-1 classification to provide for two, single-family detached dwellings.

Approval of a Subdivision Plat to be known as Northern Hills – Case Study 1660-1680, dividing 1.36 acres into two lots.

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 dmdpubliccomments@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) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.