

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

JULY 13, 2023 - HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **July 13, 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:*

PETITIONS TO BE EXPEDITED:

2023-ZON-026 | 6501 Brookville Road | Recommended Approval (subject to commitments in the Staff Report plus an additional commitment made during the hearing) to MDC August 2, 2023

Warren Township, Council District #18

Brookville Mart, Inc., by Cindy Thrasher

Rezoning of 2.9 acres from the I-3 district to the C-4 district to provide for a gas station and convenience store.

2023-ZON-047 | 6901 Michigan Road | Recommended Approval (subject to commitments in Staff Report and four additional commitments per the hearing exhibit) to MDC August 2, 2023.

Pike Township, Council District #7

DealPoint Merrill, LLC, by J. Murray Clark

Rezoning of 11.737 acres from the C-4 district to the C-S district to provide for self-storage uses.

2023-CAP-822 / 2023-CVR-822 | 1625, 1631 and 1637 Nowland Avenue and 1258 Windsor Street | Recommended Approval of 2023-CAP-822 (subject to the modified commitments and site plan) to MDC August 2, 2023. Approved 2023-CVR-822 and adopted the Findings of Fact.

Center Township, Council District #17

1625 Nowland, LLC, 1631 Nowland, LLC, Raymond Street Partners, LLC and Indianapolis Film Project, by David Kingen

MU-2

Modification of the Site Plan and Commitments for 2017-CZN-816 / 2017-CVR-816 as modified by 2018-MOD-006 to:

- A. Modify Commitment #1 requiring adherence to the Site plan file-dated June 21, 2018 and the Plan of Operation file-dated July 18, 2018 to provide for an amended site plan and to provide for an outdoor seating area for the serving and sales of alcohol.
- B. Terminate Commitment #18 which required certain building materials and colors for the building façade and former window openings.
- C. Modify Commitment #22 to allow the selling and serving of alcohol (previous commitment prohibited alcohol sales).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 6.75-foot tall fence with eleven-foot tall support posts surrounding an outdoor dining area (maximum 3.5-foot tall fence permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-ZON-042 | 3002 South Arlington Avenue | Continued to August 24, 2023, with Notice as needed

Franklin Township, Council District #18
Vishavdeep Singh Cheema, by David Kingen

Rezoning of 5.52 acres from the D-A district to the I-2 district to provide for light industrial uses.

2023-ZON-043 | 1400 Campbell Avenue | Continued to August 10, 2023

Warren Township, Council District #19
JAK Holdings Group, LLC, by Mark and Kim Crouch

Rezoning of 1.16 acres from the C-1 district to the D-7 district.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2023-ZON-053 | 2500 Lafayette Road | After a Public Hearing, Recommended Denial to MDC August 2, 2023

Wayne Township, Council District #11
Luis Antonio & Maria E. Mena, by Don Fisher

Rezoning of 0.762 acres from the C-4 district to the C-5 district to allow for vehicle sales.

2023-ZON-054 | 1554 Ringgold Avenue | Continued to July 27, 2023

Center Township, Council District #21
Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.14 acres from the D-5 (TOD) district to the D-5II (TOD) district.

2023-ZON-055 | 8850 E 21st Street | Continued to August 10, 2023

Warren Township, Council District #19
8850 Twenty First Street, Inc, by David E. Dearing

Rezoning of 3.433 acres from the C-4 district to the D-7 district to provide for multi-family housing.

2023-ZON-056 | 3700 and 3818 South Post Road | Continued to August 10, 2023

Franklin Township, Council District #18
West Side Tractor Sales, by David A Retherford

Rezoning of 23.56 acres from the D-A and SU-43 districts to the C-S district to provide for a business headquarters and tractor and equipment sales and service.

2023-ZON-057 | 6801 and 6921 Mills Road and 6912 Camby Road | Continued to August 10, 2023

Decatur Township, Council District #20
Arbor Homes, by Caitlin Dopher

Rezoning of 106.721 acres from the D-A district to the D-4 district to provide for residential development.

2023-CVR-832 / 2023-CPL-832 | 2144 East 12th Street | Continued to August 10, 2023

Center Township, Council District #17

D-5

Bybee Holdings LLC, by Jynell D. Berkshire

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of a 5,700 square foot lot into two lots, with:

a) Lot One containing an area of 2,742 square feet (minimum 5,000 square feet of lot area required);

b) Lot Two containing an area of 2,968 square feet and a lot width of 27.82 feet (40-foot lot width required);

And the construction of a single-family dwelling on each lot, with:

c) The dwelling on Lot One having a 1.8-foot front yard setback from Jefferson Avenue and a five-foot rear yard setback (minimum 10-foot front setback, 20-foot rear yard setback required); and

d) The dwelling on Lot Two having a 5.1-foot rear yard setback.

Approval of a Subdivision Plat to be known as Bybee's 12th Street Addition, a replat of Lot 18 in Joseph A. Moore's Addition, subdividing 0.14 acre into two lots.

2023-CZN-833 / 2023-CPL-833 | 3815 North Lawndale Avenue | Acknowledged the Automatic Continuance filed by a Registered Neighborhood Organization to August 10, 2023

Pike Township, Council District #10

317 Realty Group LLC, by Jynell D. Berkshire

Rezoning of 1.192 acres from the D-7 District to the D-5II District to provide for single-family residential development.

Approval of a Subdivision Plat to be known as Lawndale Addition, dividing 1.192 acres into eight lots.

*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>. 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.