

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

SEPTEMBER 14, 2023 - HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **September 14, 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 EXPEDITED:

2023-APP-026 | 320 and 362 North Tibbs Avenue and 3455 West Vermont Street | Recommended Approval, subject to Conditions in the Staff Report, to MDC October 4, 2023

Wayne Township, Council District #15
Acadia Realty Holdings, LLC, by Kevin Buchheit
HD-1

Hospital District One approval to provide for building additions to accommodate a 95-bed expansion of the hospital facility.

2023-ZON-043 | 1400 Campbell Avenue | Recommended Approval, subject to Commitments, to MDC October 4, 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.

2023-ZON-063 (2nd Amended) | 3855 & 3955 North Emerson Avenue, 5035 East 39th Street and 5070 Roselawn Avenue | Recommended Approval, subject to Commitments, to MDC October 4, 2023

Lawrence and Washington Townships, Council Districts #9 and #13
Harmony Park Apartments / Emerson Park Apartments, LLC, by David Kingen

Rezoning of 9.19 acres from the D-3 (TOD), D-4 (TOD), D-6 (TOD) and C-3 (TOD) districts to the D-8 (TOD) district to provide for a multi-family development.

2023-ZON-077 | 2958 North College Avenue | Recommended Approval, subject to Commitments, to MDC October 4, 2023

Center Township, Council District #9
Spann Alexander REIG, LLC, by Michael Rabinowitch

Rezoning of 0.218 acre from the D-5 district to the MU-2 district to provide for a mixed-use development.

2023-ZON-081 | 1910 and 1912 Valley Avenue | Recommended Approval, subject to Commitments, to MDC October 4, 2023

Center Township, Council District #17
Kenneth Thorpe, by Mark Young

Rezoning of 0.74 acre from the D-5 district to the D-9 district to provide for a medium apartment building development.

2023-CZN-843 / 2023-CPL-843 | 2302 West Morris Street | Recommended Approval of 2023-CZN-843 to MDC October 4, 2023; Approved 2023-CPL-843 subject to the eleven conditions in the Staff Report

Wayne Township, Council District #16

Habitat for Humanity of Greater Indianapolis, Inc., by Chris Barnett

Rezoning of 0.706 acre from the C-S district to the D-5II district to provide for six single-family dwellings.

Approval of a Subdivision Plat to be known as Oden Ross Park, subdividing 3.4 acres into six lots and two blocks.

2023-CAP-845 / 2023-CVR-845 | 2850 Bethel Avenue | Acknowledged the Withdrawal of 2023-CVR-845; Recommended Approval of 2023-CAP-845 to MDC October 4, 2023

Center Township, Council District #21

Indy Parks, by Ben Jackson

PK-1

Park District One approval to provide for new game fields/courts, a shelter area and parking.

Variance of Development Standards to not provide for sidewalks along Minnesota Street (sidewalks required).

2023-CZN-846 / 2023-CAP-846 | 8631 River Crossing Boulevard | Recommended Approval, subject to Commitments, to MDC October 4, 2023

Washington Township, Council District #3

PK Partners, LLC, Inc., by Brian J. Tuohy

Rezoning of 10.056 acres from the C-S (FF) district to the C-S (FF) district to add indoor sports and recreation uses (including but not limited to indoor pickleball courts) as a permitted use.

Modification of Commitments related to 93-Z-151, as modified by 2012-CAP-818, to Modify Commitment #2, to allow indoor sports and recreation as a permitted use in the area identified as retail.

2023-CAP-850 / 2023-CVR-850 | 8545 South Emerson Avenue | Granted one-day Waiver for reduced written Legal Notice; Recommended Approval of 2023-CAP-850, subject to the Commitments, to MDC October 4, 2023; Approved 2023-CVR-850 and Adopted the Findings of Fact

Franklin Township, Council District #25

C-S

Landmark Holdings 8601 LLC, by Tammy Rice

Modification of the approved C-S Statement, related to 2005-ZON-169, to provide for three integrated pylon signs (maximum two integrated pylon signs permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a third primary freestanding sign within an integrated center (maximum of two freestanding signs permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-APP-024 | 1833 & 1835 Central Avenue | Acknowledged the Withdrawal of the Petition.

Center Township, Council District #11
PK-2
Gem Homes, LLC, by Paul Carroll

Park District Two Approval to provide for a single-family dwelling and detached garage with encroachment into the clear-sight triangle of Central Avenue and 19th Street.

2023-ZON-072 | 2143 and 2145 South Emerson Avenue | Continued to October 26, 2023, with Notice, if needed

Warren Township, Council District #18
Tropical Island, LLC, by David Kingen

Rezoning of 0.94 acre from the D-3 and SU-18 districts to the D-4 district to provide for residential uses.

2023-CZN-839 / 2023-CVR-839 | 802 South West Street | Acknowledged the Withdrawal of 2023-CVR-839; Continued 2023-CZN-839 to September 28, 2023, with new Notice which has been mailed

Center Township, Council District #16
McCarty West Associates, LLC, by Hannah Able

Rezoning of 0.25 acres from the I-4 (RC) district to the D-10 (RC) district to provide for multi-family dwelling uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a four-story, 21-unit multi-family building on a 10,931-square foot lot (minimum 12,000-square foot lot required for a medium apartment use), with a zero-foot corner side setback along McCarty Street (ten feet required), a zero-foot south side setback (five feet required), a zero-foot rear setback (ten feet required), with a Floor-Area Ratio (FAR) of 1.35 (maximum 0.8 FAR permitted) and a Livability Space Ratio (LSR) of 0.48 (minimum 0.66 LSR required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

2023-MOD-016 | 12676 Shorevista Drive | Continued to October 12, 2023

Lawrence Township, Council District #5
D-P (FF)
Andrew Schenck, by David Gilman

Modification of the development statement for 90-Z-110 for Lot 279 of Admiral's Bay, Section Six, to provide for a boathouse with a zero-foot rear setback protruding approximately 17 feet into Geist Reservoir (minimum 20-foot rear setback or 788.4 feet above mean sea level, whichever is greater, no covered boat docks permitted and may not protrude into the Reservoir).

2023-ZON-074 | 2013 Southeastern Avenue | Continued to October 12, 2023

Center Township, Council District #12 Omar Hasan, by Mark and Kim Crouch

Rezoning of 0.22 acre from the C-1 district to the D-8 district to provide for a seven-unit townhome development.

2023-ZON-075 | 516 South Rural Street | After a Public Hearing, Recommended Denial to the MDC October 4, 2023

Center Township, Council District #12
James Roger Martin

Rezoning of 0.12 acre from the D-5 district to the C-1 district.

2023-ZON-078 | 4021 West 71st Street | Continued to September 28, 2023

Pike Township, Council District #7
Turner Adventures, LLC, by Rebekah Phillips

Rezoning of 0.53 acre from the C-1 district to the I-1 district to provide for a commercial contractor.

2023-ZON-079 (Amended) | 2153 North Arsenal Avenue | Continued to October 12, 2023, with New Notice, which has been provided for mailing

2153 North Arsenal Avenue (Approximate Addresses)
Center Township, Council District #17
Greater Joshua Missionary Baptist Church, by Kevin Thomas

Rezoning of 0.634 acre from the I-3 district to the SU-1 district to provide for religious uses.

2023-ZON-082 | 1102 and 1138 Roosevelt Avenue | Continued to September 28, 2023

Center Township, Council District #17
Roosevelt Landsite, LLC, by Russell L. Brown

Rezoning of 6.60 acres from the I-4 district to the C-S district to provide for a mixed-use development including multi-family dwellings, neighborhood retail uses and a parking garage.

2023-ZON-083 | 2991 East Troy Avenue | Continued to September 28, 2023, with new Notice, if needed

Perry Township, Council District #21
Timothy Agee d/b/a The Sanctuary, Inc., by Greg Ilko

Rezoning of 2.3 acres from the D-5 district to the SU-7 district to provide for a food pantry ministry.

2023-CZN-803 / 2023-CVR-803 | 3601 North Kitley Avenue | Continued to October 26, 2023, with new Notice

Warren Township, Council District #13
Diego Diaz Huijon, by Joseph D. Calderon

Rezoning of three acres from the D-3 district to the C-S district to legally establish a commercial building contractor with outside storage and a single family dwelling.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a lot with zero feet of street frontage (50 feet required), a front building setback of 338 feet from Massachusetts Avenue (65-foot maximum permitted) and outside storage with a zero-foot setback from the east and west property lines (10-foot transitional yard/side yard required).

2023-CZN-844 / 2023-CPL-844 | 11805 Brookville Road | Continued to October 26, 2023

Warren Township, Council District #19

DGOGIndianapolisIN05032023, LLC, by Alex Intermill and Tyler Ochs

Rezoning of 1.55 acres from the SU-1 district to the C-3 district to provide for retail development.

Approval of a Subdivision Plat to be known as RSBR Brookville Road, subdividing 4.30 acres into two 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.