

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

APRIL 27, 2023

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thursday, **April 27, 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:

TBD

CONTINUED PETITIONS:

2022-ZON-102 (Amended) | 3431 Carson Avenue

Perry Township, Council District #21

Maninder Singh and Jasbir Singh

Rezoning of 0.52 acre from the D-4 district to the C-1 district to provide for commercial uses.

2022-CZN-848 / 2022-CVC-848 / 2022-CVR-848 (Amended) | 419 & 441 East Ohio Street, 424 East Wabash Street and 124 & 132 North East Street

Center Township, Council District #17

Moes, LLC / Feroze and Sons, LLC, by David Kingen and Emily Duncan

Rezoning of 0.85 acre from the CBD-2 (RC) and I-3 (RC) Districts to the CBD-2 (RC) district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for encroachments into the clear-sight triangles of the abutting streets and alleys.

Vacation of the first north-south alley west of East Street, being twelve feet in width, from the south right-of-way line of Ohio Street, south 195 feet to the north right-of-way line of Wabash Street, with a waiver of the assessment of benefits.

2022-CZN-874 | 2022-CVR-874 | 2022-CVC-874 | 202 Miley Avenue, 213 and 217 North Traub Avenue, and 255 N Belmont Avenue

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-APP-002 | 8501 Harcourt Road

Washington Township, Council District #1, Zoned HD-1
8501 Harcourt ICJV, LLC, by Amber Swanner

Hospital District One Approval to provide for one wall sign.

2023-ZON-004 | 5680 Eden Village Drive

Pike Township, Council District #8
Olanrewaju Ahmeed Azeez

Rezoning of 1.55 acres from the C-S district to the D-6 district to allow for a single-family attached residential development.

2023-ZON-012 | 813 South Kenwood Street

Center Township, Council District #16
Aaron Jefferson, by Brent Bennett

Rezoning of 0.07 acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential uses.

2023-ZON-013 | 2457 & 2461 Shelby Street

Center Township, Council District #21
Inpraedium Quarters, LLC, by David Kingen

Rezoning of 0.21 acre from the C-1 (TOD) district to the D-8 (TOD) district to legally establish multi-family dwelling uses.

2023-CZN-806 / 2023-CPL-806 / 2023-CVC-806 | 818, 822, 826, 830, 834 and 838 Union Street, 831, 835 and 837 Charles Street, and 23, 27 and 31 Sycamore Street

Center Township, Council District #16

The Redevelopment Group, by Russell L. Brown

Rezoning of 0.18 acre from the D-8 (RC) district to the CBD-2 (RC) district to provide for residential uses.

Approval of a Subdivision Plat to be known as Meridian Enclave, dividing 0.99 acre into eighteen lots and one common area.

Vacation of the first and second alleys south of Sycamore Street, both being twelve feet in width, from the west right-of-way line of Union Street, west 184.61 feet to the east right-of-way line of Charles Street, with a waiver of the assessment of benefits.

NEW PETITIONS:

2023-APP-009 | 555 West Hanna Avenue

Perry Township, Council District #16, Zoned PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a resurfaced basketball court.

2023-APP-010 | 1129 Vandeman Street

Center Township, Council District #21, Zoned PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a resurfaced basketball court.

2023-APP-011 | 480 St Paul Street

Center Township, Council District #12, Zoned PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a resurfaced basketball court.

2023-APP-012 | 254 East Beecher Street

Center Township, Council District #12, Zoned PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a resurfaced basketball court.

2023-MOD-006 | 5943 Lafayette Road

Pike Township, Council District #8, Zoned D-P
Eagle Creek Community Church, by Kylie Holley

Modification of Development Statement and Commitments related to 90-Z-58 and 93-SE2-8 to provide for a sign program for the existing religious use which would allow signs per the SU-1 zoning classification.

2023-ZON-025 | 1002 West Hanna Avenue and 3500 Division Street

Perry Township, Council District #20
Lauth Group, Inc., by Brian J. Tuohy

Rezoning of 24 acres from the I-2 (FF) and D-3 (FF) districts to the I-3 (FF) district to provide for a plastic recycling facility.

2023-CZN-815 / 2023-CAP-815 | 1945 Orange Street

Center Township, Council District #21
City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Rezoning of 0.6 acre from the D-5 (FF) district to the PK-1 (FF) district to provide for a park uses.

Park District One Approval to provide for new playground equipment, a rubberized play surface and sidewalks.

2023-CZN-816 / 2023-CVR-816 | 5110 East 82nd Street

Washington Township, Council District #3
J.C. Hart Company, Inc., by Michael Rabinowitch

Rezoning of 10.5 acres from the C-S (FF) district to the C-S (FF) district to provide for a multi-family uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 62-foot tall multi-family building (maximum 45-foot height permitted).

2023-CZN-817 / 2023-CVR-817 | 5959 East 38th Street and 3700, 3742 and 3790 North Alington Avenue

Warren Township, Council District #13
Horizon Bank, by Joseph D. Calderon

Rezoning of 5.8 acres from the MU-2 (FW) (FF) (TOD) and C-4 (FW) (FF) (TOD) district to the MU-2 (FW) (FF) (TOD) district to provide for a mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a) Building heights of 50 feet for multi-family structures (maximum 35 feet permitted),

- b) A drive-through service unit located on the side of a proposed bank and not accessed by an alley (required to be located behind building and be accessed by an alley),
- c) Improvements located within the 60-foot Stream Protection Corridor of Pogues Run (not permitted),
- d) With deficient interior parking lot landscaping (not permitted),
- e) With parking located in front of proposed buildings with a zero-foot setback (parking prohibited in front of buildings, 50-foot setback required),
- f) With portions of proposed buildings located behind the required Front Building Line (0'-10' building line required).

2023-CZN-818 and 2023-CVC-818 | 2810, 2826, 2834, 2838 and 2844 Ruckle Street

Center Township, Council District #9

Mapleton Fall Creek Development Corporation, by Andrea Townsend

Rezoning of 0.48 acre from the MU-2 district to the D-8 district.

Vacation of the first two 16-foot wide, east-west alleys north of 28th Street, from the west right-of-way line of Ruckle Street, west 131 feet, to the first north-south alley west of Ruckle Street, as Recorded as Instrument Number A201600096587, in the Office of the Recorder of Marion County, Indiana, with a waiver of the Assessment of Benefits.

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.