

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

NOVEMBER 16, 2023 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **November 16, 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-ZON-068 (Amended) | 510 and 555 Fairfield Avenue | **Granted four-day Waiver of Written Legal Notice. Recommended Approval to MDC December 20, 2023,**

Center Township, Council District #9

GDR Equity, LLC / Arnold Meyere Group, LLC, by David Kingen

Rezoning of 1.338 acres from the D-5 district to the C-3 district to provide for neighborhood commercial uses.

2023-ZON-095 | 2936 North Mitthoefer Road | **Recommended Approval to MDC December 20, 2023.**

Warren Township, Council District #14

KC Brothers, Inc., Joseph D. Calderon

Rezoning of 0.855 acres from the C-3 district to the C-4 district to legally establish an automobile fueling station.

2023-ZON-099 | 1339 Madison Avenue and 217 Orange Street | **Recommended Approval, subject to three Commitments in the Staff Report (after amendment of Commitment No. 3), to MDC December 20, 2023.**

Center Township, Council District #16

1339 Madison, LLC, by Ed Williams

Rezoning of 0.34 acre from the I-4 and D-5 districts to the MU-2 district to provide for mixed-use development.

2023-ZON-103 | 1647 Cornell Avenue | **Recommended Approval to MDC December 20, 2023.**

Center Township, Council District #11

Megan & Christopher McCarty

Rezoning of 0.11 acre from the I-3 district to the D-8 district.

2023-CVR-854 / 2023-CPL-854 (Amended) | 7805 West 96th Street | **Approved 2023-CVR-854 and Adopted the Findings of Fact. Approved 2023-CPL-854 subject to the Plat file-dated September 6, 2023 and the ten conditions in the Staff Report.**

Pike Township, Council District #1

D-A (FW) (FF)

Marilyn B. and Paul J. Knapp, by Pat Rooney

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-acre lot with zero-feet of public street frontage (125 feet required) and 226.33-foot lot width (250 feet required).

Approval of a Subdivision Plat to be known as Knapp Acres, dividing 50.45 acres into two lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-ZON-042 | 3002 South Arlington Avenue | Acknowledged the Withdrawal of the Petition.

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

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

2023-CZN-803 / 2023-CVR-803 (Amended) | 3601 North Kitley Avenue and 6535 Massachusetts Avenue | Granted Continuance to December 14, 2023, with Notice.

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

Rezoning of 7.9 acres from the D-3 district to the C-S district to legally establish a commercial building contractor with outside storage, accessory uses related to the building contractor and two single-family dwellings with residential accessory uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish 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 | Acknowledged the Withdrawal of the Petitions. Granted Special Request for Partial Refund of Fees in the amount of \$1300.00.

Warren Township, Council District #19
DGOIndianapolisIN05032023, 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.

2023-CZN-858 / 2023-CVR-858 | 7338 Five Points Road | Granted Continuance to December 28, 2023.

Franklin Township, Council District #25
Narinder Sodhi, by Joseph D. Calderon

Rezoning of 5.45 acres from the D-A district to the D-2 district to provide for six single-family detached dwellings.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 30-foot setback from Shelbyville Road and a 25-foot setback from Five Points

Road (40-foot setback from proposed right-of-way required along Shelbyville Road and 30-foot setback from Five Points Road required) and to provide for two lots with frontage on a private street (public street frontage required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

2023-MOD-019 | 5320 & 5340 East Southport Road | After a Public Hearing, Recommended Approval, subject to Commitments, to MDC December 20, 2023.

Franklin Township, Council District #25
C-S
Greenwood IH Hotel, by Russell L. Brown

Modification of commitments related to 2001-ZON-070, to modify Commitment #19, to provide for a 38-foot-tall hotel (current commitment limits the building height to 35 feet).

2023-MOD-020 | 1855 North Shadeland Avenue | After a Public Hearing, Recommended Denial to MDC December 20, 2023.

Warren Township, Council District #19
C-4
MG Oil, Inc., by Pat Rooney

Modification of Commitments related to 2021-ZON-105 to modify Commitment #5, to have development compliant with the site plan filed with this petition (current commitment requires compliance with a site plan dated July 17, 2021) and to modify Commitment #6 to provide for a pedestrian signal and crosswalk running north/south across Pleasant Run Parkway, South Drive (current commitment requires the crosswalk running across Shadeland Avenue).

2023-ZON-100 | 4509 and 4585 Allisonville Road and 2828 E 45th Street | Granted Continuance to December 14, 2023.

Washington Township, Council District #9
Sheetmetal Workers Local No. 20 Apprenticeship and Training Trust, by Russell L. Brown

Rezoning of 7.40 acres from the MU-1 (FF) district to the C-S (FF) district to provide for the following permitted uses: Vocational, Technical or Industrial School or Training Facility; Office: Business, Professional or Government; Financial & Insurance Services; and Club or Lodge.

2023-ZON-101 | 3905 East Raymond Street and 3820 and 3912 Bethel Avenue | Continued to December 14, 2023.

Center Township, Council District #2
Malwa Truck & Tire Repair Shop, LLC, by David Gilman

Rezoning of 17.25 acres from the D-3 (FW) (FF), C-7 (FF) and I-3 districts to the C-7 (FW) (FF) district to provide for heavy commercial uses.

2023-ZON-102 | 117 (119) North Sherman Drive | Granted a six-day Waiver of Written Notice and seven-day Waiver of Posted Notice. Granted Continuance to December 14, 2023.

Center Township, Council District #12
Verma Properties, Inc., by Sharmin Frye

Rezoning of 0.11 acre from the D-5 (TOD) district to the C-3 (TOD) district.

*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.