

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER – **HEARING RESULTS**

DECEMBER 28, 2023

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **December 28, 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-113 | 6008 North Keystone Avenue | Recommended Approval to MDC January 17, 2024
Washington Township, Council District #2
Rose Property Partners LLC, by Rebekah Phillips

Rezoning of 0.33 acre from the D-3 district to the C-1 district to provide for office uses.

2023-CZN-863 / 2023-CAP-863 / 2023-CVR-863 (Amended) / 2023-CPL-863 | 1228, 1232, 1302 and 1306 East 10th Street | Recommended Approval of 2023-CZN-863 and 2023-CAP-863 to MDC January 17, 2024. Approved 2023-CVR-863 (Amended) and Adopted the Findings of Fact. Approved 2023-CPL-863, subject to the ten conditions in the Staff Report.

Center Township, Council District #17
Structure Midwest, LLC, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of 0.41 acres from the MU-1 and D-8 districts to the D-8 district.

Termination of Commitments related to 2019-CZN/CVR-821 to provide for a new two-family dwelling development (previous commitments required four-foot side setbacks for single-family detached dwellings).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for front yard setbacks of nine feet (setback range of 10-19.9 feet required); side yard setbacks of 2.2 feet for a six-unit, two-family dwelling development (five-foot side yard required); minimum lot width of 48.34 feet (60 feet required); lot area of 5,558 square feet (minimum 7,200 square feet required); and 44% open space (60% open space required).

Approval of a Subdivision Plat to be known as Windsor on 10th, dividing 0.41 acres into three duplex lots (six units).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-CZN-858 / 2023-CVR-858 | 7338 Five Points Road | Granted a continuance for cause to January 25, 2024, with additional Notice
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-ZON-111 | 9950 East 42nd Street | **Granted a Continuance for cause to February 15, 2024**
Lawrence Township, Council District #14
Jugaad, LLC, by David Retherford

Rezoning of 0.92 acre from the C-3 district to the C-4 district to provide for the renovation/replacement of a gas station and convenience store.

2023-ZON-114 | 2307 Post Drive | **Granted a One-Day Waiver of Posted and Written Legal Notice, reducing the period from 23 days to 22 days. Acknowledged Automatic Continuance to January 25, 2024, filed by a registered neighborhood organization**
Warren Township, Council District #19
Indy 70, LLC, by Bill Niemier

Rezoning of 1.714 acres from the C-4 district to the I-3 district to provide for truck parking.

2023-CZN-865 / 2023-CPL-865 | 9665 Southeastern Avenue | **Granted a One-Day Waiver of Posted and Written Legal Notice, reducing the period from 23 days to 22 days. Acknowledged Automatic Continuance to January 25, 2024, filed by a registered neighborhood organization**
Franklin Township, Council District #25
D-A (D-S pending) and C-5
Star Group Investments, LLC, by Raymond Basile

Rezoning of 1.809 acres from the D-A to the D-S district to provide for a single-family dwelling lot.

Approval of a Subdivision Plat, to be known as Star-Southeastern Development, dividing 3.225 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.