

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

MARCH 1, 2023

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, March 1, 2023, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, 46204 on the following petitions:

PART I

MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2022-MOD-023 5340 Senour Road
Franklin Township, Council District #25
Zoned D-4
M/I Homes of Indiana L.P., by Joseph D. Calderon
Modification of Commitments related to 2021-ZON-009 to modify:
Commitment #3 to permit two-story duplex dwellings with a minimum of 1,500 square feet (previous commitment allowed for single-story duplex dwellings with lofts, with a minimum of 1,400 square feet), and
Commitment #27 to update the architectural character representations to include two-story dwellings.

PART II

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2022-ZON-069 3737 East Washington Street
(Amended) Center Township, Council District #12
Madison Capital V, LLC, by Timothy K. Ryan
Rezoning of 1.53 acres from the C-4 (TOD) district to the D-10 (TOD) district to provide for multi-family residential development.

2022-ZON-071 7820 West Washington Street
2022-VAR-011 Wayne Township, Council District #22
(Amended) Paige Darline Jensen
Rezoning of 0.53 acre from the D-A and C-5 districts to the C-5 district to provide for commercial uses.
A variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a truck rental facility (not permitted) and an eight-foot tall privacy fence (maximum six-foot tall fence permitted).

2022-ZON-091 3510 Division Street
(2nd Amended) Perry Township, Council District #20
Sumner St, LLC, by Casey Cloyd

- Rezoning of 1.69 acres from the D-4 (FF) district to the C-S (FF) district to provide for commercial and building contractors; artisan manufacturing; light manufacturing; warehouse, wholesaling and distribution; consumer services or repair of consumer goods; financial and insurance services; hair and body care salon or service; printing services; office: business, professional or government; information, technology, R&D; Logistics R&D; retail, light general; automotive, motorcycle and light vehicle service or repair; and employee living quarters accessory to a permitted use.
- 2022-ZON-128 4116 Mann Road
Decatur Township, Council District #22
The Bodley Group, LLC, by Michael Rabinowitch
Rezoning of 10.99 acres from the D-A district to the D-7 district to provide for a multi-family development.
- 2023-ZON-003 758 North Concord Street
Wayne Township, Council District #11
Jackson Hauersperger, by Epifanio Carbajal
Rezoning of 0.21 acre from the I-2 district to the D-5 district to provide for residential uses.

PART III

REGIONAL CENTER PETITION RECOMMENDED FOR APPROVAL BY THE REGIONAL CENTER HEARING EXAMINER, NO APPEAL FILED:

- 2022-REG-077 902, 916, 918 and 922 North Capitol Avenue
Center Township, Council District #11, Zoned CBD-2 (RC)
MTP – 922 N Capitol Ave, LLC, by Joseph D. Calderon
Regional Center Approval to provide for demolition of existing buildings and construction of a five-story, mixed-use development, with approximately 270 dwelling units, 13,840 square feet of office and retail space, a parking garage with approximately 398 spaces, and resident amenities, including an outdoor courtyard.
- 2022-REG-079 1231 Brooks Street
Center Township, Council District #11, Zoned D-8 (RC)
Catalina Realities LLC, by Vijay Reddy
Regional Center Approval to provide for demolition of existing single-family dwelling and attached garage, and to construct a single-family dwelling and a detached garage.
- 2022-REG-080 1740 West Michigan Street
Center Township, Council District #11, Zoned I-4 (RC)
Miley Avenue LLC, and BNWC Constructors, Inc., by Brad Schoeff
Regional Center Approval to provide for demolition of a 3,708-square-foot shed and a 7,083-square-foot concrete block structure and for construction of a proposed, two-story, 29,773-square-foot fabrication structure.
- 2023-REG-001 1720 - 1744 North Illinois Street
Center Township, Council District #11, Zoned MU-1 (RC)

Arrow Street Development LLC, by Peter D. Cleveland
Regional Center Approval to provide for updated plans for a mixed-use development, previously approved through 2022-REG-006. The development consisting of a seven-story structure with approximately 273 units, 10,349 square feet of office space and 1,434 square feet of retail, two levels of structured parking, with 159 spaces, an open-air courtyard, and an outdoor game court.

PART IV

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY A REMONSTRATOR:

- 2022-ZON-112

7305 and 7725 Kentucky Avenue
Decatur Township, Council District #20
Camby Village, LLC, by Brian J. Tuohy
Rezoning of 123.23 acres from the C-4 and C-S districts to the C-S district to provide for all uses permitted in the I-1, I-2, C-3, D-4 and D-5II districts and an automobile fueling station.
- 2022-ZON-119
(Amended)

2525 West 44th Street
Washington Township, Council District #8
Children’s Better Health Institute, a division of the Benjamin Franklin Literary and Medical Society, Inc, by Timothy E. Ochs
Rezoning of 8.59 acres from the SU-7 district to the SU-2 district to provide for educational uses.

PART IV

MODIFICATION PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

- 2022-MOD-009

25 McLean Place
Center Township, Council District #11, Zoned C-S (RC) (TOD) (W-5)
Illinois Street Self Storage, LLC, by David Kingen and Emily Duncan
Modification of the Commitments related to 2016-CZN-842 and 2016-CVR-842 to terminate Commitments #1 and #2 on Attachment “D” which required 10,000-square feet of building space to be reserved for office/retail space/artisan food or beverage/artisan manufacturing uses and required the building be subject to elevations, file-dated 3/2/17.

PART V

VARIANCE PETITION DENIED BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

- 2023-CVR-800B

834 East 64th Street
Washington Township, CD#2

MU-1 (FF) (TOD)

834 64th Street, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish parking located zero feet from Ferguson Street (25-foot setback required), in front of the front building line (not permitted); a 32-foot-wide driveway along Ferguson Street (maximum 24 feet permitted), and with parking in the right-of-way of Ferguson Street (not permitted).

PART VI

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, NO APPEAL FILED

2023-ZON-002

3401 North Emerson Avenue

Warren Township, Council District #13

M & T Investors, Inc., by Raymond A. Basile

Rezoning of 0.63 acres from the C-3 district to the C-5 district to provide for automobile sales.

The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. 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.