

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

MARCH 15, 2023

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, March 15, 2023, beginning at 1:00 PM, in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, IN, on the following petitions:

PART I

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

2022-MOD-021 | 3125 North German Church Road

Warren Township, Council District #14, Zoned D-5II
Davis Building Group, LLC, by Elizabeth Bentz Williams

Modification of Commitments related to 2021-ZON-046 to modify Commitment #15 to allow the HOA governing documents to permit rented or leased dwellings (previous commitment required dwellings to be owner-occupied for a period of one year before they could be rented or leased) and to remove the requirement for trash receptacle enclosure provisions in the HOA governing documents.

2023-MOD-002 | 2060 Yandes Street

Center Township, Council District #17, Zoned D-P
Onyx + East, LLC, by Michael Rabinowitch

Modification of the Development Statement related to 2021-ZON-104, to allow for residential housing with a property management firm responsible for exterior maintenance (previous Development Statement required home ownership with maintenance provided by a Home Owner's Association).

PART II

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

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

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEAL FILED:

2023-ZON-006 | 828 North Oriental Street and 1323 East 9th Street

Center Township, Council District #17
Janette Dollar & David Sebedra, by Mark and Kim Crouch

Rezoning of 0.09 acre from the I-3 district to the D-8 district.

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

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.

2023-ZON-005 | 1405 Deloss Street

Center Township, Council District #17
K&D Epic Holdings, LLC, by Peter Gundy

Rezoning of 0.08 acre from the I-2 district to the D-8 district to provide for a single-family dwelling.

PART VI

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

2022-ZON-110 | 2920 and 2926 Bluff Road

Center Township, Council District #16
Ben Singh Bashal

Rezoning of 2.99 acres from the D-A (FF) district to the I-3 (FF) district to provide for truck repair.

PART VII

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

2022-ZON-051/2022-VAR-003 (Amended) | 11811 and 11944 Southeastern Avenue and 7000 and 7400 South Carroll Road

Franklin Township, Council District #25
Becknell Industrial, LLC, by Joseph D. Calderon

Rezoning of 198.92 acres from the D-A (FW) (FF) district to the I-2 (FW) (FF) district to provide for industrial development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an industrial building with loading docks/area located between the front building line and the front lot line along Carroll Road (not permitted).

2022-CZN/CVR-872 | 4822 East Edgewood Avenue and 5820 South Emerson Avenue

Perry Township, Council District #24
IN Indianapolis Emerson, LLC, by Joseph Calderon

Rezoning of 21.232 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for single-family attached dwellings (townhomes) and multi-family residential development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 49.5 feet (maximum 45 feet permitted) and a minimum livability ratio of 1.33 (1.80 required).

PART VIII

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

2023-CVR-800B | 834 East 64th Street

Washington Township, CD#2, Zoned 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 IX

PROPOSAL TO AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCE OF THE CONSOLIDATED CITY AND COUNTY, INDIANAPOLIS-MARION COUNTY, INDIANA, INITIAL HEARING:

2023-AO-001 | A proposal for a general ordinance to amend Chapter 740, 742, 743 and 744 of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>.

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 comments to a proposal are encouraged to be filed via email to dmdpubliccomments@indy.gov before the hearing, and such comments 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.