

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

MAY 3, 2023

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, May 3, 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

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

2023-APP-003 | 1020 Sharon Avenue

Wayne Township, Council District #11

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 and walking paths.

2023-APP-004 | 2320 North Centennial Street

Wayne Township, Council District #11

PK-1

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

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

2023-APP-005 | 6050 Gateway Drive

Pike Township, Council District #10

PK-1 (FW)

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

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

2023-APP-006 | 1831 Lafayette Road

Wayne Township, Council District #11

PK-1 (FW)

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

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

2023-APP-007 | 2401 Howard Street

Wayne Township, Council District #16

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 and walking paths.

PART II

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

2023-MOD-005 | 2205 North Delaware Street

Center Township, Council District #11

C-S

Delaware 632, LLC, by Timothy E. Ochs

Modification of Development Statement and Site Plan related to petition 2015-CZN/CVR-817 to replace the approved site plan with the one filed with this petition, which shows 81 parking spaces and an enclosed patio for outdoor seating (previous site plan showed 83 parking spaces).

PART III

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

2022-ZON-133 | 9425 East 30th Street

Warren Township, Council District #14

God's Grace Community Church, by JoAnn Thompson

Rezoning of 12.808 acres from the SU-1 district to the D-7 district to provide for a multi-family senior-living residential development.

2023-ZON-009 | 5635 West 96th Street

Pike Township, Council District #1

Eric Sanquetti

Rezoning of 4.213 acres from the C-S district to the C-S district to provide for indoor recreational and educational uses.

2023-ZON-011 | 3019 North Gale Street

Center Township, Council District #17

Dewayne Michaels Group, LLC, by David E. Dearing

Rezoning of 0.14 acre from the SU-1 district to the D-5II district to provide for residential uses.

2023-ZON-017 | 1416 English Avenue

Center Township, Council District #17

Ebuka Unogu, by Mark and Kim Crouch

Rezoning of 0.08 acre from the D-5 district to the D-5II district.

2023-ZON-020 | 25 South Tuxedo Street

Center Township, Council District #12

Marybeth McShea

Rezoning of 0.22 acre from the I-3 (TOD) district to the D-5 (TOD) district to provide for a two-family dwelling.

PART IV

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

2023-CZN-804 | 1447 South East Street

Center Township, Council District #21
Jeremy Klausing, by Mark and Kim Crouch

Rezoning of 0.10 acre from the C-1 district to the C-3 district to provide for artisan food and beverage uses.

2023-CZN-809 (Amended) | 2357 Dr Martin Luther King Jr Street

Center Township, Council District #11
Grundy Memorial Chapel, Inc., by David Kingen

Rezoning of 0.70 acre from the C-1 district, to the MU-1 district to provide for a multi-family development.

2023-CZN-810 | 809 Noble Street

Center Township, Council District #16
PADBROS, LLC, by Jynell D. Berkshire

Rezoning of 0.53 acre from the I-3 (RC) district to the D-8 (RC) district.

2023-CZN-813 | 6206 North Olney Street

Washington Township, Council District #3
Logan and Erika Burdick

Rezoning of 0.76 acre from the SU-2 district to the D-1 district.

PART V

COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2022-CZN-847 / 2022-CVR-847 | 2619, 2625 and 2627 West Washington Street

Wayne Township, Council District #16
Purewal Holdings, Inc., by David Kingen and Emily Duncan

Rezoning of 0.39 acre from the C-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development.

Variance of Development Standards to provide for:

1. A liquor store located 87 feet from a protected district (100-foot separation required),
2. A parking lot to be accessed from Holmes Avenue (access from adjacent alley required),
3. A front building line of 42.4% along Holmes Avenue (minimum 60% building frontage required),
4. A parking lot totaling 43.9% of the lot width along Holmes Avenue (maximum 40% of lot width permitted).

PART VI

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

2022-CZN-872 / 2022-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 VII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-030 | 50 North Tibbs Avenue
Wayne Township, Council District #15
City of Indianapolis – Department of Metropolitan Development, by Jeffrey York

Rezoning of 12.07 acres from the I-2 and D-P (TOD) Districts to the D-10 (TOD) District to provide for multi-family residential development.

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.