

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**MAY 17, 2023 – HEARING RESULTS**

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **May 17, 2023**, beginning at 1:00 PM, in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, IN, on the following petitions:

SPECIAL REQUEST

**2022-ZON-051 / 2022-VAR-003 (Amended) | 11811 & 11944 Southeastern Avenue and 7000 & 7400 South Carroll Road | Acknowledged the Withdrawal of both Petitions (Petitions had been scheduled for hearing on June 21, 2023)**

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).

PART I

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

**2023-APP-002 | 8501 Harcourt Road | Approved**

Washington Township, Council District #1  
HD-1  
8501 Harcourt ICJV, LLC, by Amber Swanner

Hospital District One Approval to provide for one wall sign.

**2023-APP-009 | 555 West Hanna Avenue | Approved**

Perry 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, walking paths and a resurfaced basketball court.

**2023-APP-010 | 1129 Vandeman Street | Approved**

Center Township, Council District #21  
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, walking paths and a resurfaced basketball court.

**2023-APP-011 | 480 St. Paul Street | Approved**

Center Township, Council District #12

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, walking paths and a resurfaced basketball court.

**2023-APP-012 | 254 East Beecher Street | Approved**

Center Township, Council District #12

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, walking paths and a resurfaced basketball court.

PART II

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

**2023-MOD-006 | 5943 Lafayette Road | Approved<sup>1</sup>**

Pike Township, Council District #8

D-P

Eagle Creek Community Church, by Kylie Holley

Modification of Development Statement and Commitments related to 90-Z-58 and 93-SE2-8 to provide for a sign program for the existing religious use which would allow signs per the SU-1 zoning classification.

PART III

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

**2022-ZON-102 (Amended) | 3431 Carson Avenue | Continued to June 7, 2023**

Perry Township, Council District #21

Maninder Singh and Jasbir Singh

Rezoning of 0.52 acre from the D-4 district to the C-1 district to provide for commercial uses.

**2022-ZON-133 | 9425 East 30th Street | Continued to June 7, 2023**

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-007 | 1311 East 9th Street | Approved to CCC on June 5, 2023**

Center Township, Council District #17  
Azure Davey

Rezoning of 0.14 acre from the I-3 district to the D-8 district.

**2023-ZON-012 | 813 South Kenwood Street | Approved to CCC on June 5, 2023**

Center Township, Council District #16  
Aaron Jefferson, by Brent Bennett

Rezoning of 0.07 acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential uses.

**2023-ZON-013 | 2457 & 2461 Shelby Street | Continued to June 21, 2023**

Center Township, Council District #21  
Inpraedium Quarters, LLC, by David Kingen

Rezoning of 0.21 acre from the C-1 (TOD) district to the D-8 (TOD) district to legally establish multi-family dwelling uses.

**2023-ZON-018 | 1818 and 1822 Central Avenue | Approved to CCC on June 5, 2023**

Central Township, Council District #11  
Jason Wolfe

Rezoning of 0.34 acre from the C-3 district to the D-8 district.

**2023-ZON-020 | 25 South Tuxedo Street | Continued to June 7, 2023**

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:

**2022-CZN-864A / 2022-CZN-864B | 370 South Franklin Road | Approved both Petitions to CCC on June 5, 2023**

Warren Township, Council District #18  
JAW Enterprises, LLC and M & K Warehouse Services, LLC, by William T. Rosenbaum

Rezoning of 3.543 acres from the D-A district to the C-7 district.

Rezoning of 3.45 acres from the D-A district to the I-2 district.

**2022-CZN-868 (Second amendment) | 431 South Shortridge Road | Approved<sup>1</sup> to CCC on June 5, 2023**

Warren Township, Council District #18

Bhullar Deol Properties, Inc, by David Kingen and Emily Duncan

Rezoning of 2.74 acres from the D-A district to the C-S district to provide for an event center and C-1 uses with exceptions.

**2022-CZN-874 (Amended) | 202 Miley Avenue | Approved<sup>1</sup> to CCC on June 5, 2023**

Center Township, Council District #16

Miley Inc., by David Kingen and Emily Duncan

Rezoning of 1.95 acres from the I-4 (RC) (TOD) districts to the C-S (RC) (TOD) district to provide for the following uses: Micro-Brewery, All C-1 permitted uses, Test Kitchen, Event Space, Restaurant/Tap Room, Food Truck Area, Warehousing as an accessory use, Interior and Exterior Live Entertainment and a Dog Park.

**2023-CZN-806 | 818, 822, 826, 830, 834 and 838 Union Street, 831, 835 and 837 Charles Street, and 23, 27 and 31 Sycamore Street | Approved to CCC on June 5, 2023**

Center Township, Council District #16

The Redevelopment Group, by Russell L. Brown

Rezoning of 0.18 acre from the D-8 (RC) district to the CBD-2 (RC) district to provide for residential uses.

**2023-CZN-809 (Amended) | 2357 Dr Martin Luther King Jr Street | Approved<sup>1</sup> to CCC on June 5, 2023**

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-812 | 1257 South East Street | Continued to June 7, 2023**

Center Township, Council District #21

Bryce Chambers, by Mark and Kim Crouch

Rezoning of 0.13 acre from the C-1 district to the D-5 district.

**2023-CAP-815 / 2023-CZN-815 | 1945 Orange Street | Approved 2023-CAP-815; Approved 2023-CZN-815 to CCC on June 5, 2023**

Center Township, Council District #21  
City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

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

Rezoning of 0.6 acre from the D-5 (FF) district to the PK-1 (FF) district to provide for park uses.

**2023-CZN-816 | 5110 East 82nd Street | Continued to June 7, 2023**

Washington Township, Council District #3  
J.C. Hart Company, Inc., by Michael Rabinowitch

Rezoning of 10.5 acres from the C-S (FF) district to the C-S (FF) district to provide for a multi-family uses.

**2023-CZN-818 | 2810, 2826, 2834, 2838 and 2844 Ruckle Street | Approved<sup>1</sup> to CCC on June 5, 2023**

Center Township, Council District #9  
Mapleton Fall Creek Development Corporation, by Andrea Townsend

Rezoning of 0.48 acre from the MU-2 district to the D-8 district.

PART IV

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

**2023-REG-026 | 402 Kentucky Avenue | Approved**

Center Township, Council District 16  
I-4 (RC) and SU-18 (RC); CBD-2 (RC) (pending)  
402 Kentucky Avenue, LLC, by Joseph D. Calderon

Regional Center Approval to provide for demolition of an industrial building to redevelop the site for a proposed mixed-use development.

PART V

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 | 2022-CZN-872 Denied to CCC on June 5, 2023; 2022-CVR-872 Withdrawn**

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 VI

### REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

**2023-ZON-032 | 604, 710 North Sherman Drive, 3518 and 3722 East Michigan Street | Approved to CCC on June 5, 2023**

Center Township, Council District #12

City of Indianapolis – Department of Metropolitan Development, by Eddie Honea

Rezoning of 26.47 acres from the C-S and MU-2 Districts to the C-S District to provide for mixed-use development, including light industrial, commercial, and residential development, per the development statement filed.

**2023-ZON-033A (Amended) | 1324 West 30th Street | Approved to CCC on June 5, 2023**

Center Township, Council District #7

City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 0.13-acre, from the C-3 district to the D-5 district.

**2023-ZON-033B (Amended) | 870 Eugene Street | Approved to CCC on June 5, 2023**

Center Township, Council District #11

City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 0.06-acre, from the D-5 District to the D-5II District.

**2023-ZON-033C (Amended) | 909 North Pershing Avenue, 1210 & 1214 Udell Street, and 2520 & 2657 Burton Avenue | Approved to CCC on June 5, 2023**

Center and Wayne Townships, Council Districts #11 and #7

City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 909 North Pershing Avenue, totaling 0.12-acre, from the C-1 District to the D-8 District

Rezoning of 1210 & 1214 Udell Street, totaling 0.13-acre, from the I-2 District to the D-8 District.

Rezoning of 2520 & 2657 Burton Avenue, totaling 0.24-acre, from the I-2 (W-5) District to the D-8 (W-5) District.

**2023-ZON-034A (Amended) | 1441 Perkins Avenue, 216 Trowbridge Street and 38 & 58 South LaSalle Street | Approved to CCC on June 5, 2023**

Center Township, Council Districts #12 and 21

City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 1441 Perkins Avenue, totaling 0.11-acre, from the C-1 District to the D-5 District.

Rezoning of 216 Trowbridge Street, totaling 0.15-acre, from the I-3 District to the D-5 District.

Rezoning of 38 & 58 South LaSalle Street, totaling 0.22-acre, from the I-3 (TOD) Districts to the D-5 (TOD) Districts.

**2023-ZON-034B (Amended) | 4406 East New York Street | Approved to CCC on June 5, 2023**

Center Township, Council District #12

City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 4406 East New York Street, totaling 0.08-acre, from the C-3 (TOD) districts to the D-8 (TOD) districts.

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1. Per Article VIII.5.A. of the MDC Rules of Procedure, "...no petition shall be considered finally approved by the Commission or be so certified until all the covenants and/or commitments required or allowed by the Commission, and which comply with the requirements of Article VII, shall have been filed with the Administrator."

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](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [dmdpubliccomments@indy.gov](mailto: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.