

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

JUNE 7, 2023

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **June 7, 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 PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2023-APP-013 | 3510 North German Church Road

Warren Township, Council District #14

PK-1 (FF)

City of Indianapolis, Department of Parks and Recreation, by Andre Denman

Park District-One Approval for the construction of an entry drive, parking area, community center, playground, walking trails, shelters and installation of stormwater detention areas and landscaping.

PART II

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

2023-MOD-007 | 4650 East Southport Road

Perry Township, Council District #24

C-S (FF) (FW)

HD Entertainment, LLC d/b/a Combat Ops Entertainment - Indy, by Joseph D. Calderon

Modification of Commitments related to 97-CP-23Z to modify Commitment 2.(d)(4) of Attachment C to prohibit billiard parlors, bathhouses, firing (gun) ranges, ice/roller skating rinks, bowling alleys, and bingo establishments (unless operated for charitable purposes) and allow all other Indoor Recreation & Entertainment uses.

PART III

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

2022-ZON-102 (Amended) | 3431 Carson Avenue

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

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-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.

2023-ZON-027 | 1130 and 1134 East 19th Street

Center Township, Council District #17
Anderson Benjamin, by In and Out Unlimited LLC (Jamilah Mintze)

Rezoning of 0.14 acres from the C-3 district to the D-8 district to provide for single-family dwellings.

2023-ZON-028 (Amended) | 320 and 362 North Tibbs Avenue and 3455 West Vermont Street

Wayne Township, Council District #15
Acadia Realty Holdings, LLC, by Kevin Buchheit

Rezoning of 3.75 acres from the C-3, D-A, D-5, D-P, and D-7 districts to the HD-1 district.

2023-ZON-029 | 1840 National Avenue and 3670 Carson Avenue

Perry Township, Council District #21
University of Indianapolis, by Kevin G. Buchheit

Rezoning of 3.77 acres from the D-8 district to the UQ-1 district.

PART IV

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

2023-CZN-812 | 1257 South East Street

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-CZN-816 | 5110 East 82nd Street

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.

PART V

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

2022-CZN-847 / 2022-CVR-847 (Amended) | 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 parking lot to be accessed from Holmes Avenue (access from adjacent alley required),
2. A front building line of 42.4% along Holmes Avenue (minimum 60% building frontage required),
3. A parking lot totaling 43.9% of the lot width along Holmes Avenue (maximum 40% of lot width permitted).

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.