

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

JUNE 21, 2023 – HEARING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **June 21, 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-014 | 2142 North Park Avenue | **Approved**

Center Township, Council District #11

PK-2

Matthew Peyton

Park District Two Approval to provide for a two-family dwelling and a four-car detached garage.

PART II

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

2023-ZON-013 | 2457 & 2461 Shelby Street | **Approved to CCC on July 10, 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-015 | 2434 and 2444 Winthrop Avenue | **Approved to CCC on July 10, 2023**

Center Township, Council District #17

Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Rezoning of 1.35 acres from the I-2 district to the D-8 district.

2023-ZON-020 | 25 South Tuxedo Street | **Approved¹ to CCC on July 10, 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.

2023-ZON-027 | 1130 and 1134 East 19th Street | **Continued to July 5, 2023**

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.

PART III

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

2023-CZN-817 | 5959 East 38th Street and 3700, 3742 and 3790 North Arlington Avenue | **Approved¹ to CCC on July 10, 2023**

Warren Township, Council District #13
Horizon Bank, by Joseph D. Calderon

Rezoning of 5.8 acres from the MU-2 (FW) (FF) (TOD) and C-4 (FW) (FF) (TOD) district to the MU-2 (FW) (FF) (TOD) district to provide for a mixed-use development.

2022-CZN-848 | 419 & 441 East Ohio Street, 424 East Wabash Street and 124 & 132 North East Street | **Approved to CCC on July 10, 2023**

Center Township, Council District #17
Moes, LLC / Feroze and Sons, LLC, by David Kingen and Emily Duncan

Rezoning of 0.85 acre from the CBD-2 (RC) and I-3 (RC) Districts to the CBD-2 (RC) district.

PART IV

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

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/ 2022-VAR-003 (Amended) | 11811 & 11944 Southeastern Avenue and 7000 & 7400 South Carroll Road | **Previously Withdrawn**

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).

**** Petitions had been scheduled for June 21, 2023 meeting but were withdrawn and acknowledged by MDC at the May 17, 2023 meeting.**

PART V

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

2022-CZN-862 / 2022-CVR-862 (Amended) | 5204, 5206 and 5216 South Harding Street | Continued to July 19, 2023

Perry Township, Council District #20
Quiktrip Corporation, by J. Murray Clark

Rezoning of 5.327 acres from the C-S district to C-7 classification to provide for a truck stop.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dumpster enclosure in the front yard of SR 37 (not permitted in front yard), with a 50-foot tall, 568.5-square-foot pole sign (maximum 20-foot tall, 300 square feet permitted), with fifteen street trees along Harding Street (29 required) and sixteen trees along SR 37 (23 required) and to provide for a 23-foot tall, 109-square-foot free-standing incidental sign (maximum eight-foot tall, 32 square feet permitted).

PART VI

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

2023-CVR-817B | 5959 East 38th Street and 3700, 3742 and 3790 North Arlington Avenue | Approved subject to commitments¹

Warren Township, Council District #13
Horizon Bank, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a) Improvements located within the 60-foot Stream Protection Corridor of Pogue's Run (not permitted),
- b) With deficient interior parking lot landscaping (not permitted).

PART VII

COMPANION PETITIONS TRANSFERRED FROM THE HEARING EXAMINER:

2023-ZON-023 / 2023-VAR-003 (Amended) | 8480, 8508 and 8510 Ditch Road | Continued to July 19, 2023

Washington Township, Council District #1
Adams French Property, LLC, by Brian J. Tuohy

Rezoning of 1.88 acres from the C-1 and C-4 districts to the C-S district to provide for a self-storage facility.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for self-storage facility with a reduced landscaped buffer along the lot lines abutting a protected district (a minimum 50-foot landscaped buffer required).

PART VIII

COMPANION PETITIONS TRANSFERRED FROM THE HEARING EXAMINER:

2023-CAP-829 / 2023-CVR-829 / 2023-CVC-829 (Amended) | 822-838 Eugene Street, 815-827 West 30th Street, 629 & 631 West 28th Street, and 2954 & 2709-2735 Dr. Martin Luther King Jr Street | Approved 2023-CAP-823 subject to commitments.¹ Approved 2023-CVR-829 and Adopted the Findings of Fact. Approved 2023-CVC-829 after Petition was amended during the hearing and Adopted the Findings of Fact. Scheduled an Assessment of Benefits hearing for July 19, 2023.
Center Township, Council District #11
The NRP Group, by Russell L. Brown

Modification of the plan of operation related to 2020-ZON-067 to allow for the development of 122 multi-family dwelling units and 12,160 square feet of food supply and a workforce training center, with no greater than 197 parking spaces between two sites.

Variance of use to allow for the development of 2713 and 2717 Dr. Martin Luther King Jr. Street, 629 and 631 West 28th Street to be developed in association with uses provided by 2020-ZON-067 and further amended by petition 2023-CAP-829, including multi-family development, grocery and food retail, job training and associated accessory parking.

Vacation of the first alley west of Dr. Martin Luther King, Jr. Street, being 12.9 feet in width, from the south right-of-way line of 30th Street, being the northwest corner of Lot 1 of Block 1 of William Braden, et al, North Indianapolis Addition, Recorded in Plat Book 5, Page 23 in the Office of the Recorder of Marion County, Indiana, south 270 feet, to the north right-of-way line of Eugene Street.

Vacation of the first east-west alley south of 30th Street, being 20 feet in width, from a point 125 feet south of the northeast corner of Lot 1 of Block 2 of William Braden, et al, North Indianapolis Addition, Recorded in Plat Book 5, Page 23 in the Office of the Recorder of Marion County, Indiana, being the southeast corner of Lot 1 of said Block, east 120 feet to the southwest corner of Lot 4 of said Block.

Vacation of the first alley east of Dr. Martin Luther King, Jr. Street, being 12 feet in width, from the south right-of-way line of 28th Street, being the northeast corner of Lot 9 in Harland and Kessler's Northern Heights, Recorded in Plat Book 13, Page 37 in the Office of the Recorder of Marion County, Indiana, south 245.88 feet, to the southeast corner of Lot 2 of said subdivision.

PART IX

COMPANION PETITIONS** SCHEDULED FOR INITIAL HEARING:

2023-CZN-831 / 2023-CVR-831 | 4185, 4191, 4197 and 4201 College Avenue | Continued to July 5, 2023
Washington Township, Council District #7
City of Indianapolis, by Kathleen Blackham

Rezoning of 1.48 acres from the SU-9 (TOD) District to the MU-1 (TOD) District to provide for mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot-tall building (maximum 45-foot-tall building height permitted) and a zero-foot transitional side setback (15-foot transitional side setback required).

****Staff request to continue the petitions to the July 5, 2023 meeting.**

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

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.