

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

JULY 5, 2023 – HEARING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **July 5, 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-015 | 1550 East County Line Road | APPROVED

Perry Township, Council District #23

HD-1

Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District One Approval to provide for a 7,000-square-foot addition to the surgery center building.

2023-APP-016 | 3091 East 19th Street | APPROVED

Center Township, Council District #17

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 picnic shelter.

2023-APP-017 | 2022 Roosevelt Avenue | APPROVED

Center Township, Council District #17

PK-1

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 the resurfacing of a basketball court.

2023-APP-018 | 2901 North Rural Street | APPROVED

Center Township, Council District #17

PK-1

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, new walkways and sunshade structures.

2023-APP-019 | 3030 East 30th Street | APPROVED

Center Township, Council District #17

PK-1

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, new walkways and additional parking.

PART II

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

2023-MOD-010 | 1102 West 16th Street and 1633 Rembrandt Street | **APPROVED¹**

Center Township, Council District #11

I-3 (W-1)

Michaelis Development, LLP, by Stephanie J. Truchan

Modification of the Commitments related to 85-Z-8 to terminate Commitment #3, which restricted the use of the site to an industrial coating operation.

PART III

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

2023-ZON-021 | 3449 South Harding Street | **CONTINUED to July 19, 2023**

Perry Township, Council District #20

RIARS, LLC, by David Gilman

Rezoning of 0.75 acre from the D-4 (FF) district to the C-3 (FF) district to provide for retail sales of accessories and parts for semi-tractors and trailers.

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

2023-ZON-040 | 10600 Prospect Street | **APPROVED to CCC August 14, 2023**

Warren Township, Council District #19

Highlands at Grassy Creek Partners, by Chase Henderson

Rezoning of 10.45 acres from the D-3 (FW) (FF) district to the PK-1 (FW) (FF) district to park uses.

2023-ZON-041 | 1328 West 30th Street | **APPROVED to CCC August 14, 2023**

Center Township, Council District #7

Scott Middleton

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

2023-ZON-044 | 1305 and 1309 East 11th Street | APPROVED to CCC August 14, 2023

Center Township, Council District #17
Compendium Group, LLC, by Paul J. Lambie

Rezoning of 0.18 acres from the MU-1 district to the D-8 district.

2023-ZON-045 | 601 and 701 Kentucky Avenue and 602 West McCarty Street | APPROVED to CCC August 14, 2023

Center Township, Council District #16
701 Kentucky Ave, LLC, by Joseph D. Calderon

Rezoning of 10.85 acres from the I-4 (RC) district to the CBD-2 (RC) district.

PART IV

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

2023-CAP-820 | 6640 Heron Neck Drive | APPROVED¹

Perry Township, Council District #20
WTS Inc., by Michael Rabinowitch

Modification of Commitments related to the approval of 2008-ZON-853 terminating Commitments Two and Three and replace them with commitments updating the regulatory site plan, elevations, renderings, and plan of operation.

2023-CZN-821 | 4359 and 4361 East 75th Street | APPROVED to CCC August 14, 2023

Washington Township, Council District #3
D-A

Thomas D. & Cynthia W. Mattingly and Michael R. & Carly A. Dury, by Anthony B. Syers

Rezoning of 7.194 acres from the D-A district to the D-S district.

2023-CAP-825 and 2023-CZN-825 | 1940 Forest Manor Avenue | APPROVED 2023-CAP-825; APPROVED 2023-CZN-825 to CCC August 14, 2023

Center Township, Council District #17
City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One approval to provide for new playground equipment, play surface, walkways and parking.

Rezoning of 12.77 acres from the D-5 (FW) (FF) and I-3 (FW) (FF) districts to the PK-1 (FW) (FF) district to provide for park uses.

2023-CAP-826 | 4195 Millersville Road | APPROVED¹

Washington Township, Council District #9
Garvey Properties, LLC, by Joseph D. Calderon
C-S (W-5)

Modification of Development Statement and Site Plan related to 2013-ZON-037 to remove the requirement for landscaping and buffering along Millersville Road and Meadows Parkway, and to provide for storage buildings as shown on the site plan submitted with this petition.

2023-CZN-827 | 6209 East Edgewood Avenue | APPROVED to CCC August 14, 2023

Franklin Township, Council District #25

Salina and Jaime Hernandez, by David Gilman

Rezoning of 4.83 acres from the D-A 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 (2nd Amended) | 2619, 2625 and 2627 West Washington Street | APPROVED¹ 2022-CZN-847 to CCC August 14, 2023; APPROVED¹ 2022-CVR-847, as further amended during the hearing

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).

PART VI

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

2023-CZN-823 / 2023-CVC-823 | 1545 Van Buren Street and 2014, 2016 and 2018 Draper Street | ACKNOWLEDGED AUTOMATIC CONTINUANCE to August 2, 2023

Center Township, Council District #21

GSS, LLC, by Mary E. Solada

Rezoning of 9.56 acres from the D-10 (TOD) and I-3 (TOD) districts to the I-2 (TOD) district.

Vacation of the first 15-foot wide alley west of Draper Street, from the north lot line of Lot 69 of The Justice C. Adams South Park subdivision as recorded in Plat Book 16, Page 177 in the Office of the Recorder of Marion County, Indiana, north 44 feet to the north lot line of Lot 70 in said subdivision.

Vacation of an irregular portion of right-of-way adjacent to the first north-south alley west of Draper Street, being part of Lot 57 in The Justice C Adams subdivision, as described in Instrument Number 76-53438 in the Office of the Recorder of Marion County, Indiana, all with a waiver of the Assessment of Benefits.

****Automatic Continuance filed by the Petitioner to the August 2, 2023 meeting**

PART VII

COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-CZN-831 / 2023-CVR-831 | 4185, 4191, 4197 and 4201 College Avenue | **APPROVED¹ 2023-CZN-831 to CCC August 14, 2023; APPROVED¹ 2023-CVR-831**

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).

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.

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.

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