

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

JULY 19, 2023 - HEARING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **July 19, 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

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

2023-MOD-012 | 6107 Timberland Way | CONTINUED to August 2, 2023

Decatur Township, Council District #20

D-3

Simone D. Ridgeway

Modification of the Commitments related to petition 97-Z-30 to modify Commitment #20 to allow for a privacy fence along the property boundary (current commitment limits privacy fencing to being used in conjunction with a porch, patio, deck, terrace or pool, it must be located within fifteen feet of said structure and shall not encroach into the required building setbacks).

PART II

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

2023-ZON-021 | 3449 South Harding Street | APPROVED¹ to CCC August 14, 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 | APPROVED¹ to CCC August 14, 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-031 | 3807 Graceland Avenue | CONTINUED to August 2, 2023

Washington Township, Council District #7

Larry K. Covington, by Jamilah Mintze

Rezoning of 0.35 acre from the D-5 district to the D-8 district to provide for a seven-unit townhome development.

2023-ZON-038 | 6041 and 6125 East Thompson Road | APPROVED¹ to CCC August 14, 2023

Franklin Township, Council District #18

Albert Fullenkamp, by David Gilman

Rezoning of 3.40 acres from the C-S and D-P districts to the C-3 district to provide for a neighborhood commercial development.

2023-ZON-046 | 7250 North Keystone Avenue | APPROVED¹ to CCC August 14, 2023

Washington Township, Council District #2

Hansen Collision, Inc., by J. Murray Clark

Rezoning of 4.199 acres from the D-4 and C-4 (FF) district to the C-4 (FF) district to provide for automobile, motorcycle, and light vehicle service or repair.

2023-ZON-051 | 1354 Shelby Street | APPROVED to CCC August 14, 2023

Center Township, Council District #21

Churchyard, LLC, by David Gilman

Rezoning of 0.30 acre from the MU-1 (TOD) district to the MU-2 (TOD) district to provide for retail commercial uses.

PART III

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

2022-CZN-876 | 1507 & 1517 West Vermont Street and 333 Koehne Street | CONTINUED to August 2, 2023

Center Township, Council District #16

Own It Enterprise, LLC, by David Kingen and Emily Duncan

Rezoning of 0.721-acre from the D-8 (RC) district to the CBD-2 (RC) district.

2023-CAP-819 | 2801 South Pennsylvania Street | APPROVED¹

Center Township, Council District #16

2801 S Pennsylvania LLC, by Jason E. Burk

D-8

Modification of Commitments related to 2019-ZON-086, modifying Commitment Four to reduce the amount of required parking to 1.75 spaces per residential unit, from two spaces per unit, and Commitment Ten to allow for additional lighting elements and height placement.

PART IV

ASSESSMENT OF BENEFITS HEARING:

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 | CONTINUED to August 2, 2023

Center Township, Council District #11
The NRP Group, by Russell L. Brown

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 V

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

2022-CZN-862 / 2022-CVR-862 (Second Amendment) | 5204, 5206 and 5216 South Harding Street | DENIED 2022-CZN-862 to CCC August 14, 2023. DENIED 2022-CVR-862.

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 pole sign (maximum 20-foot tall 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 PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2023-ZON-025 / 2023-VAR-002 | 1002 West Hanna Avenue and 3500 Division Street | CONTINUED to August 2, 2023

Perry Township, Council District #20

Lauth Group, Inc., by Brian J. Tuohy

Rezoning of 24 acres from the I-2 (FF) and D-3 (FF) districts to the I-3 (FF) district to provide for a plastic recycling facility.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for development within the north and east transitional yards (100-foot transitional yard required).

PART VII

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

2023-CZN-830 / 2023-CVR-830 | 201 West 38th Street and 3750 North Capitol Avenue |

CONTINUED to August 16, 2023

Center Township, Council District #7

C-4 / D-5

Martin Petroleum Inc., by Pat Rooney

Rezoning of 0.44 acre from the D-5 and C-4 districts to the C-4 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a convenience store within a residential district (not permitted) with a zero-foot south side transitional yard (10-foot side transitional yard required).

PART VIII

COMPANION PETITIONS TRANSFERRED FROM THE HEARING EXAMINER FOR INITIAL HEARING:

2023-ZON-023 / 2023-VAR-003 (Amended) | 8480, 8508 and 8510 Ditch Road | **APPROVED¹ 2023-ZON-023 to CCC August 14, 2023. APPROVED 2023-VAR-003 (Amended) and ADOPTED the Findings of Fact.**

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 IX

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-048 | 2214, 2218, 2222, 2228, 2232, 2240, 2302, 2310, 2316 and 2320 Station Street, 3619 and 3631 Massachusetts Avenue, and 2219, 2221, 2225 and 2233 Avondale Place | APPROVED¹ to CCC August 14, 2023

Center Township, Council District #17

Crossroads Development and Consulting, by David Gilman

Rezoning of 2.22 acres from the D-5 and C-7 districts to the D-P district to provide for multi-family residential uses, daycare and office/retail commercial uses.

PART X

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-049 | 1011 East 22nd Street | CONTINUED to August 16, 2023

Center Township, Council District #17

DJ BCG Monon 22, LLC, by Michael Rabinowitch

Rezoning of 2.30 acres from the I-3 district to the D-P district to provide for a 111-unit multi-family development.

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. 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.