

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

AUGUST 2, 2023 – HEARING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **August 2, 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

2023-ZON-050 | 7525 McFarland Boulevard | GRANTED ONE-DAY WAIVER OF NOTICE FOR MAILED LEGAL NOTICE AND POSTED HEARING SIGNS

Perry Township, Council District #24

Homestead Development LLC, by Joseph D. Calderon

Rezoning of 6.43 acres from the SU-1 district to the D-P classification to provide for a senior independent living facility.

**Petitioner request for a Waiver of Notice, to reduce the required notification period from 23 days to 22 days, for both written legal notice and posted hearing signs.

PART I

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

2023-MOD-012 | 6107 Timberland Way | APPROVED¹

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-026 | 6501 Brookville Road | CONTINUED to AUGUST 16, 2023

Warren Township, Council District #18

Brookville Mart, Inc., by Cindy Thrasher

Rezoning of 2.9 acres from the I-3 district to the C-4 district to provide for a gas station and convenience store.

2023-ZON-031 | 3807 Graceland Avenue | APPROVED¹ to CCC AUGUST 14, 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-047 | 6901 Michigan Road | APPROVED¹ to CCC AUGUST 14, 2023

Pike Township, Council District #7

DealPoint Merrill, LLC, by J. Murray Clark

Rezoning of 11.737 acres from the C-4 district to the C-S district to provide for self-storage 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 | APPROVED¹ to CCC AUGUST 14, 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-822 | 1625, 1631 and 1637 Nowland Avenue and 1258 Windsor Street | CONTINUED to AUGUST 16, 2023

Center Township, Council District #17

1625 Nowland, LLC, 1631 Nowland, LLC, Raymond Street Partners, LLC and Indianapolis Film Project, by David Kingen

MU-2

Modification of the Site Plan and Commitments for 2017-CZN-816 / 2017-CVR-816 as modified by 2018-MOD-006 to:

- A. Modify Commitment #1 requiring adherence to the Site plan file-dated June 21, 2018 and the Plan of Operation file-dated July 18, 2018 to provide for an amended site plan and to provide for an outdoor seating area for the serving and sales of alcohol.
- B. Terminate Commitment #18 which required certain building materials and colors for the building façade and former window openings.
- C. Modify Commitment #22 to allow the selling and serving of alcohol (previous commitment prohibited alcohol sales).

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 | APPROVED THE

ASSESSMENT OF BENEFITS (\$2,300.00) AND PAYMENT OF APPRAISER FEE (\$1,300.00) BY PETITIONER

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

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

2023-ZON-053 | 2500 Lafayette Road | INDECISIVE VOTE; CONTINUED TO SEPTEMBER 6, 2023
Wayne Township, Council District #11
Luis Antonio & Maria E. Mena, by Don Fisher

Rezoning of 0.762 acres from the C-4 district to the C-5 district to allow for vehicle sales.

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 | APPROVED¹
2023-ZON-025 to CCC AUGUST 14, 2023. APPROVED 2023-VAR-002 & ADOPTED THE FINDINGS OF FACT**

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-823 / 2023-CVC-823 | 1545 Van Buren Street and 2014, 2016 and 2018 Draper Street | CONTINUED TO SEPTEMBER 20, 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.

PART VIII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-050 | 7525 McFarland Boulevard | APPROVED to CCC AUGUST 14, 2023

Perry Township, Council District #24
Homestead Development LLC, by Joseph D. Calderon

Rezoning of 6.43 acres from the SU-1 district to the D-P classification to provide for a senior independent living facility.

For a complete list of petitions, staff reports, and hearing results, visit [https://indianapolis-in.municodemeetings.com/DMDmeetings](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.