

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

AUGUST 16, 2023 – HEARING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **August 16, 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 PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2023-MOD-008 | 10832 Portside Court | APPROVED¹

Lawrence Township, Council District #5

D-P (FF)

Raymond and Kimberly Peck, by Russell L. Brown

Modification of the development statement for 79-Z-107 (79-DP-3) for Lot 160 of Feather Cove, Section Five, to legally establish a paver patio (with table, stairs, railing and fire pit), with zero-foot side setbacks (eight-foot side and 22-foot aggregate side setback required).

2023-MOD-013 | 3951 East Brunswick Avenue | APPROVED¹

Perry Township, Council District #24

D-4

Gary Hinks

Modification of the Commitments related to petition 90-Z-115 to modify Commitment 6.d, to allow for an above ground pool (previous commitments prohibited above ground pools).

PART II

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

2023-ZON-024 | 2802 South Holt Road | APPROVED to CCC SEPTEMBER 11, 2023

Wayne Township, Council District #16

Maninder Singh

Rezoning of 0.36 acre from the D-5 (FF) district to the C-4 (FF) district to provide for an automobile body repair shop.

2023-ZON-026 | 6501 Brookville Road | CONTINUED TO SEPTEMBER 6, 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-054 | 1554 Ringgold Avenue | APPROVED to CCC SEPTEMBER 11, 2023

Center Township, Council District #21

Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.14 acres from the D-5 (TOD) district to the D-5II (TOD) district.

2023-ZON-058 | 1446 East Washington Street | APPROVED to CCC SEPTEMBER 11, 2023

Center Township, Council District #17

Damien Center, Inc., by David Kingen

Rezoning of 0.06 acre from the MU-1 (TOD) district to the MU-2 (TOD) district.

2023-ZON-059 | 4640 Lafayette Road | APPROVED¹ to CCC SEPTEMBER 11, 2023

Pike Township, Council District #10

Hoosier Investments, LLC, by Timothy H. Button

Rezoning of 8.72 acres from the C-7 and C-5 districts to the C-7 district.

2023-ZON-060 | 1715 North Meridian Street | APPROVED to CCC SEPTEMBER 11, 2023

Center Township, Council District #11

Heron High School, Inc., by David Kingen

Rezoning of 0.625 acre from the C-4 (RC) (TOD) district to the SU-2 (RC) (TOD) district to provide for educational uses.

2023-ZON-062 | 5318, 5326 & 5330 East 30th Street, 3015 North Downey Avenue and 3040 North Irvington Avenue | APPROVED¹ to CCC SEPTEMBER 11, 2023

Warren Township, Council District #13

Phyllis and Donald Collins, by Russell L. Brown

Rezoning of 1.17 acres from the C-3 district to the I-2 district.

2023-ZON-065 | 3309 East St Clair Street and 601 & 603 North LaSalle Street | APPROVED to CCC SEPTEMBER 11, 2023

Center Township, Council District #12

Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 1.75 acres from the C-S and D-5 districts to the D-8 district to provide for a 43-unit, townhome-style residential development.

2023-ZON-066 | 8711 River Crossing Boulevard | APPROVED¹ to CCC SEPTEMBER 11, 2023

Washington Township, Council District #3

8711 River Crossing, Inc., by Kevin Buchheit

Rezoning of 2.964 acres from the C-S (FF) district to the C-S (FF) district to add financial and insurance services as a permitted use.

2023-ZON-067 | 8095 East 30th Street | APPROVED¹ to CCC SEPTEMBER 11, 2023

Warren Township, Council District #13

Akasia Holdings 8095, LLC, by Kevin Buchheit

Rezoning of 0.60 acre from the I-3 district to the C-3 district to provide for a daycare.

PART III

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

2023-CAP-822 | 1625, 1631 and 1637 Nowland Avenue and 1258 Windsor Street | CONTINUED TO SEPTEMBER 6, 2023

Center Township, Council District #17

MU-2

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

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).

2023-CZN-824 | 1341 & 1401 Dr Martin Luther King Jr. Street and 453 West 14th Street | APPROVED to CCC SEPTEMBER 11, 2023

Center Township, Council District #11

KTKF Holdings, LLC, by Jamilah Mintze

Rezoning of 0.696 acre from the SU-1 (RC) and D-8 (RC) districts to the D-9 (RC) district.

2023-CZN-837 | 217 West 10th Street and 916, 918 & 922 North Capitol Avenue | APPROVED to CCC SEPTEMBER 11, 2023

Center Township, Council District #11

MTP – 922 North Capitol Ave, LLC, by Joseph D. Calderon

Rezoning of 1.17 acres (217 West 10th Street) from the I-3 (RC) district to the CBD-2 (RC) district.

PART IV

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

2023-REG-055 | 1341 and 1401 Dr. Martin Luther King, Jr. Street and 453 West 14th Street | APPROVED

Center Township, Council District 11

SU-1 and D-8 (D-9 pending) (RC)

KTKF Holdings, LLC, by Jamilah Mintze

Regional Center Approval to provide for demolition of an existing structure and for construction of a multi-family residential development consisting of 36 dwellings.

2023-REG-063 | 916, 918 and 922 North Capitol Avenue and 217 West 10th Street | **APPROVED**

Center Township, Council District #11

I-3 (CBD-2 pending) and CBD-2 (RC)

MTP – 922 N Capitol Ave, LLC, by Joseph D. Calderon

Regional Center Approval to provide for adaptive re-use of Stutz II building, demolition of existing non-historic buildings and construction of a five-story building and a six-story building, for a mixed-use development with approximately 278 dwelling units, 26,571 square feet of leased office and retail space, 7,505 square feet of amenity space, a parking garage with approximately 358 spaces, and an outdoor courtyard.

PART V

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2023-ZON-064 | 40 West 40th Street | **ACKNOWLEDGED AUTOMATIC CONTINUANCE TO SEPTEMBER 20, 2023**

Washington Township, Council District #7

Martin Luther King Multi-Service Center, by David Kingen

Rezoning of 2.37 acres from the D-2 (MSPC) district to the SU-7 (MSPC) district to legally establish a community center.

PART VI

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

2023-CZN-814 / 2023-CVR-814 (Amended**) | 6419 West 86th Street, 6302, 6360 and 6424 West 79th Street | **APPROVED¹ 2023-CZN-814 to CCC SEPTEMBER 11, 2023. APPROVED 2023-CVR-814 as amended and adopted the Findings of Fact.****

Pike Township, Council District #1

Cornerstone Companies, Inc. and GCG Investments, LLC, by J. Murray Clark

Rezoning of 200 acres from the D-A, D-1 and D-2 districts to the C-S classification to provide for a mixed-use development consisting of C-3 permitted uses, limited C-4 permitted uses, Artisan Manufacturing, Light Manufacturing, Research and Development uses, Live-Work units, multi-family dwellings and single-family attached dwellings, two-family dwellings and Triplex or Fourplex uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for **a 90-foot four-story-tall buildings** on the eastern portion of the development (maximum 45-foot tall buildings permitted).

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 OCTOBER 4, 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 PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

2023-VAR-001 (Amended) | 2802 South Holt Road | CONTINUED TO SEPTEMBER 6, 2023

Wayne Township, Council District #16

Maninder Singh

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

- a. A six-foot tall perimeter chain link fence (fence height limited to 3.5 feet in front yards, chain link not permitted within front yards in Commercial Districts, chain link within side yards must be coated in vinyl within Commercial Districts);
- b. Outdoor Storage and Operations associated with automobile repair (not permitted);
- c. The temporary location of a portable storage structure, until a permanent building is constructed (limited to 30 consecutive days); and
- d. Two sliding gates within the clear sight triangles of the vehicular access drives along Farnsworth Street and Holt Road (encroachment of clear sight triangles not permitted).

PART IX

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-049 | 1011 East 22nd Street | APPROVED¹ to CCC SEPTEMBER 11, 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.

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.