

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

SEPTEMBER 20, 2023

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **September 20, 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-020 | 8260 Naab Road

Washington Township, Council District #1

HD-2

SPT Ivey 8260 Naab MOB, by Doug Staley

Hospital District - Two Approval to provide for one wall sign.

2023-APP-021 | 8091 Township Line Road

Washington Township, Council District #1

HD-1 / HD-2

Paragon Dream I, LLC, by Doug Staley

Hospital District-One and Two Approval to provide for one wall sign.

2023-APP-023 (Amended) | 310 West 42nd Street

Washington Township, Council District #7

PK-1

Indy Parks, by Ben Jackson

Park District One Approval to provide a new spray ground.

PART II

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

2023-MOD-014 | 6011 Copeland Mills Drive

Decatur Township, Council District #20

D-3

Jesse Cook

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 III

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

2023-ZON-026 | 6501 Brookville Road

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.

PART IV

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

2023-CZN-834 | 4202 East 10th Street and 1009 Gladstone Avenue

Center Township, Council District #12

Mountain Goat Properties, LLC, by Pat Rooney

Rezoning of 0.134 acre from the C-4 district to the D-5II district.

2023-CZN-835 | 1100, 1106, 1110, 1114, 1118 and 1122 English Avenue

Center Township, Council District #12

Lexington Place, LLC / LP 2, LLC, by Luke Burrow

Rezoning of 0.54 acre from the C-1 and C-5 districts to the D-8 district.

2023-CZN-842 | 2601 East New York Street and 239 North Temple Avenue

Center Township, Council District #17

Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 0.76 acre from the MU-1 district to the D-8 district.

PART V

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

2023-REG-059 | 260 South Illinois Street (101 West Georgia Street), 201 South Capitol Avenue

Center Township, Council District #16

CBD-2 (RC)

Capital Improvement Board, by Aaron Hurt

Regional Center Approval to provide for demolition of an existing parking garage, ice rink and outdoor plaza, and for the construction of a 40-story hotel, convention and ballroom space and outdoor amenities.

PART VI

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2022-CZN-867 (Amended) | 5400 and 5430 Greenfield Avenue and 400 Burgess Avenue

Warren Township, Council District #12
Baldeep Baidwan by Adam Hoffer
Rezoning of 2.71 acres from the D-5 district to the D-8 district to provide for residential development.

PART VII

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

2023-ZON-064 | 40 West 40th Street

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 VIII

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

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.

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.