

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**NOVEMBER 15, 2023**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **November 15, 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 PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

**2023-APP-029 | 1017 Udell Street**

Center Township, Council District #11  
PK-1

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool

Park District One Approval to provide for playground equipment and other park improvements.

PART II

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

**2023-ZON-004 | 5680 Eden Village Drive**

Pike Township, Council District #8  
Olanrewaju Ahmeed Azeez

Rezoning of 1.55 acres from the C-S district to the D-6 district to allow for a single-family attached residential development.

**2023-ZON-078 | 4021 West 71st Street**

Pike Township, Council District #7  
Turner Adventures, LLC, by Rebekah Phillips

Rezoning of 0.53 acre from the C-1 district to the I-1 district to provide for a commercial contractor.

**2023-ZON-082 | 1102 and 1138 Roosevelt Avenue**

Center Township, Council District #17  
Roosevelt Landsite, LLC, by Russell L. Brown

Rezoning of 6.60 acres from the I-4 district to the C-S district to provide for a mixed-use development including multi-family dwellings, neighborhood retail uses and a parking garage.

**2023-ZON-088 | 8815 and 8817 Haverstick Road**

Washington Township, Council District #2  
Roman Catholic Archdiocese of Indianapolis, Inc. as trustee for Our Lady of Peace Cemetery, by Paul Carroll

Rezoning of 2.99 acres from the D-A district to the SU-10 district to provide for cemetery uses.

**2023-ZON-096 | 4239 Madison Avenue**

Perry Township, Council District #24  
Timothy J. Derloshon, by John Cross

Rezoning of 0.17 acre from the D-3 (TOD) district to the C-3 (TOD) district to provide for neighborhood commercial uses.

**2023-ZON-097 | 1620 Industry Drive**

Warren Township, Council District #19  
Commercial Team Construction, LLC, by David Gilman

Rezoning of 11.4 acres from the C-S district to the C-S district to add indoor recreational uses to the list of permitted uses and to modify Commitment #2, related to petition 2022-MOD-003, to amend the approved site plan.

PART III

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

**2023-CZN-848 | 2069 Yandes Street**

Center Township, Council District #17  
M/E Residential, LLC, by David Gilman

Rezoning of 0.42 acre from the I-3 district to the D-8 district.

**2023-CZN-852 | 1902 Alvord Street**

Center Township, Council District #17  
Urban Core Associates, LLC, by Joseph D. Calderon

Rezoning of 0.64 acre from the MU-1 district to the D-8 district to provide for a townhome development.

**2023-CZN-857 | 436-444 Spruce Street and 1441 Deloss Street**

Center Township, Council District #17  
Structure Midwest, LLC, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of 0.25 acre from the I-2 (TOD) district to the D-8 (TOD) district.

PART IV

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED / REHEARING SCHEDULED DUE TO ERROR IN CALCULATED ACREAGE:

**2023-ZON-084 (Amended) | 5640 East 38th Street (3800 Block of Audubon Road)**

Lawrence Township, Council District #13  
Jeff Hassler

Rezoning of 0.598 acre from the SU-1 (TOD) district to the D-5 (TOD) district to provide for single-family detached dwellings.

PART V

APPROVAL PETITION FILED BY PETITIONER TO APPEAL THE ADMINISTRATOR'S DENIAL OF 2023-ADM-158:

**2023-APP-030 | 5510 South Emerson Avenue**

Perry Township, Council District #24

D-P

Haven Health Management, LLC, by Cheyenne Riker

Appeal of the Administrator's Decision to deny 2023-ADM-158, which proposed the use of a drug addiction and treatment facility in the D-P classification, based on the Development Statement approved for 2007-APP-131 and 2021-ZON-052.

PART VI

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

PART VII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

**2023-ZON-094 | 6729 Westfield Boulevard**

Washington Township, Council District #2

J.C. Hart Company, Inc., Chase Development, Inc. and Evergreen, LLC, by Michael Rabinowitch

Rezoning of 21.44 acres from the SU-34 (FF) and D-P (FF) district to the D-P (FF) district to provide for a multi-family and townhome development. Modification of Commitments, related to

2003-ZON-100, to allow development in accordance the DP Statement, Site Plan, Landscape Plan, Elevations and Renderings filed with this petition.

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](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [dmdpubliccomments@indy.gov](mailto: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.