

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**DECEMBER 20, 2023 – HEARING RESULTS**

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

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

**2023-ZON-068 (Amended) | 510 and 555 Fairfield Avenue | Approved<sup>1</sup> to CCC January 8, 2024**  
Center Township, Council District #9  
GDR Equity, LLC / Arnold Meyere Group, LLC, by David Kingen

Rezoning of 1.338 acres from the D-5 district to the C-3 district to provide for neighborhood commercial uses.

**2023-ZON-095 | 2936 North Mitthoefer Road | Approved to CCC January 8, 2024**  
Warren Township, Council District #14  
KC Brothers, Inc., Joseph D. Calderon

Rezoning of 0.855 acres from the C-3 district to the C-4 district to legally establish an automobile fueling station.

**2023-ZON-099 | 1339 Madison Avenue and 217 Orange Street | Approved<sup>1</sup> to CCC January 8, 2024**  
Center Township, Council District #16  
1339 Madison, LLC, by Ed Williams

Rezoning of 0.34 acre from the I-4 and D-5 districts to the MU-2 district to provide for mixed-use development.

**2023-ZON-103 | 1647 Cornell Avenue | Approved to CCC January 8, 2024**  
Center Township, Council District #11  
Megan & Christopher McCarty

Rezoning of 0.11 acre from the I-3 district to the D-8 district.

PART II

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

**2023-MOD-019 | 5320 & 5340 East Southport Road | Approved<sup>1</sup>**  
Franklin Township, Council District #25  
C-S

Greenwood IH Hotel, by Russell L. Brown

Modification of commitments related to 2001-ZON-070, to modify Commitment #19, to provide for a 38 foot-tall hotel (current commitment limits the building height to 35 feet).

### PART III

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

##### **2023-MOD-020 | 1855 North Shadeland Avenue | **Approved<sup>1</sup>****

Warren Township, Council District #19

C-4

MG Oil, Inc., by Pat Rooney

Modification of Commitments related to 2021-ZON-105 to modify Commitment #5, to have development compliant with the site plan filed with this petition (current commitment requires compliance with a site plan dated July 17, 2021) and to modify Commitment #6 to provide for a pedestrian signal and crosswalk running north/south across Pleasant Run Parkway, South Drive (current commitment requires the crosswalk running across Shadeland Avenue).

### PART IV

#### REZONING PETITION SCHEDULED FOR INITIAL HEARING:

##### **2023-ZON-094 | 6729 Westfield Boulevard | **Approved<sup>1</sup> to CCC January 8, 2024****

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.

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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 [to the City-County Council (CCC)] 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...”