

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

JANUARY 3, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **January 3, 2024**, 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 PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2023-MOD-018 (Amended) | 4411 Wild Pheasant Lane

Franklin Township, Council District #25

D-P

Nicole Smithers

Modification of Development Statement, related to 2003-ZON-060, to modify Commitment 8.B to legally establish a six-foot solid privacy fence (current commitment prohibits six-foot solid privacy fences along perimeter lots of the subdivision, unless they fence a patio, deck, hot tub, etc., are no more than 300 square feet and abut the residence).

PART II

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

2023-ZON-072 | 2143 and 2145 South Emerson Avenue

Warren Township, Council District #18

Tropical Island, LLC, by David Kingen

Rezoning of 0.94 acre from the D-3 and SU-18 districts to the D-4 district to provide for residential uses.

2023-ZON-100 | 4509 and 4585 Allisonville Road and 2828 E 45th Street

Washington Township, Council District #9

Sheetmetal Workers Local No. 20 Apprenticeship and Training Trust, by Russell L. Brown

Rezoning of 7.40 acres from the MU-1 (FF) district to the C-S (FF) district to provide for the following permitted uses: Vocational, Technical or Industrial School or Training Facility; Office: Business, Professional or Government; Financial & Insurance Services; and Club or Lodge.

2023-ZON-101 | 3905 East Raymond Street and 3820 and 3912 Bethel Avenue

Center Township, Council District #21

Malwa Truck & Tire Repair Shop, LLC, by David Gilman

Rezoning of 17.25 acres from the D-3 (FW) (FF), C-7 (FF) and I-3 districts to the C-7 (FW) (FF) district to provide for heavy commercial uses.

2023-ZON-104 | 2920 and 2990 North Arlington Avenue

Warren Township, Council District #13
Associated Drywall Partners, by Andrew Wert

Rezoning of 1.80 acres from the C-3 and D-3 districts to the C-5 district to legally establish and provide for the expansion of a Commercial and Building Contractor.

2023-ZON-107 | 2831 East 38th Street

Center Township, Council District #9
Kourain Burgers, LLC, by Joseph D. Calderon

Rezoning of 0.683 acre from the D-5 (TOD) district to the C-3 (TOD) district to provide for a restaurant.

2023-ZON-108 | 1102 East Stop 11 Road

Perry Township, Council District #24
SIDHU 13, LLC, by Joseph D. Calderon

Rezoning of 2.67 acres from the C-S district to the C-3 district to provide for neighborhood commercial uses.

2023-ZON-110 | 2837 East New York Street and 253 North Rural Street

Center Township, Council District #17
Carmel Lutheran Church - Missouri Synod Inc., by Kevin Buchheit

Rezoning of 0.99 acre from the MU-1 and D-5 districts to the MU-2 district to provide for educational uses.

PART III

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

2023-CZN-803 | 3601 North Kitley Avenue and 6535 Massachusetts Avenue

Warren Township, Council District #13
Diego Diaz Huijon, by Joseph D. Calderon

Rezoning of 7.9 acres from the D-3 district to the C-S district to legally establish a commercial building contractor with outside storage, accessory uses related to the building contractor and two single-family dwellings with residential accessory uses.

PART IV

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

2023-REG-092 | 126 West Georgia Street

Center Township, Council District #16

CBD-2 (RC)

Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee for St. John the Evangelist Catholic Church, Indianapolis, Inc., by Jamilah Mintze

Regional Center Approval to provide for a two-story, 2,600-square-foot parish hall addition, new landscaping and hardscape, new sidewalk, and reconfigured surface parking area.

2023-REG-095 | 838 Greer Street

Center Township, Council District #16

D-8 (RC)

Egg Realty, LLC, by Andrew Brindley

Regional Center Approval to provide for demolition of an existing two-story single-family dwelling in order to construct a proposed two-story single-family dwelling.

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.