

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**JANUARY 17, 2024 – HEARING RESULTS**

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **January 17, 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

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

**2023-ZON-072 (Amended) | 2143 and 2145 South Emerson Avenue | APPROVED<sup>1</sup> TO CCC FEBRUARY 5, 2024**

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-5 district to provide for residential uses.

**2023-ZON-088 | 8815 and 8817 Haverstick Road | APPROVED<sup>1</sup> TO CCC FEBRUARY 5, 2024**

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-101 | 3905 East Raymond Street and 3820 and 3912 Bethel Avenue | CONTINUED TO FEBRUARY 21, 2024**

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-113 | 6008 North Keystone Avenue | APPROVED TO CCC FEBRUARY 5, 2024**

Washington Township, Council District #2  
Rose Property Partners LLC, by Rebekah Phillips

Rezoning of 0.33 acre from the D-3 district to the C-1 district to provide for office uses.

PART II

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

**2023-CZN-803 | 3601 North Kitley Avenue and 6535 Massachusetts Avenue | APPROVED<sup>1</sup> TO CCC FEBRUARY 5, 2024**

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.

**2023-CZN-863 and 2023-CAP-863 | 1228, 1232, 1302 and 1306 East 10th Street | CONTINUED TO FEBRUARY 21, 2024**

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

Rezoning of 0.41 acres from the MU-1 and D-8 districts to the D-8 district.

Termination of Commitments related to 2019-CZN/CVR-821 to provide for a new two-family dwelling development (previous commitments required four-foot side setbacks for single-family detached dwellings).

PART III

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

**2023-CAP-856 / 2023-CVR-856 | 6333 and 6345 West Thompson Road | CONTINUED TO FEBRUARY 21, 2024, WITH NOTICE**

Decatur Township, Council District #20  
C-1

Derrick S. Emmons & Sue Ann Emmons and Kentucky Avenue Holdings, LLC, by William T. Niemier

Modification of Commitments, related to 2003-ZON-119, to modify Commitments #1, #2 and #6 to allow for a painting business and truck rental business (previous commitments prohibited trucks heavier than a one-ton truck, limited the number of trucks parking overnight to one, and limited the permitted uses to C-1 uses).

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a painting business and a truck rental business (not permitted).

PART IV

PLAT PETITION TRANSFERRED FROM THE PLAT COMMITTEE FOR INITIAL HEARING:

**2023-PLT-101 | 4005 North Franklin Road | APPROVED**

Lawrence Township, Council District #9  
D-P  
Mt. Paran Baptist Church, by Michael J. Smith

Approval of a Subdivision Plat to be known as Mt. Paran Hope Subdivision, dividing 19.464 acres into two lots.

PART V

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

**2023-ZON-121 | 1007, 1008, 1010, 1011, 1015 & 1027 East Georgia Street and 1018, 1022 & 1030 Bates Street | APPROVED<sup>1</sup> TO CCC FEBRUARY 5, 2024**  
Center Township, Council District #16 (#18 Beginning 2024)  
RHC Shelby Street, LLC, by Brian J. Tuohy

Rezoning of 1.16 acres from the I-4 (TOD) District to the C-S (TOD) District to provide for a housing hub for those experiencing homelessness including associated supportive services.

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..."