

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

FEBRUARY 15, 2024 – MEETING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **February 15, 2024**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:*

PETITIONS EXPEDITED:

2023-ZON-111 & 2024-VAR-001 (Amended) | 9950 East 42nd Street | Recommended the Approval of 2023-ZON-111, subject to commitments, to MDC March 6, 2024. Approved 2024-VAR-001 and adopted the Findings of Fact.

Lawrence Township, Council District #15
Jugaad, LLC, by David Retherford

Rezoning of 0.92 acre from the C-3 district to the C-4 district to provide for the renovation/replacement of a gas station and convenience store.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a four-foot south setback for a proposed canopy (ten-foot setback required).

2024-CVR-800 / 2024-CPL-800 | 429 North Post Road | Acknowledged the Withdrawal of 2024-CVR-800. Approved 2024-CPL-800 subject to the ten conditions in the Staff Report.

Warren Township, Council District #14
D-3 (FW) (FF)
In and Out Unlimited, LLC, by Jamilah Mintze

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a new single-family residential lot with a 60-foot lot width (70 feet required).

Approval of a Subdivision Plat, to be known as Donn's Pass, a replat of Part of Lots 6 & 7 in Easton Addition, dividing 0.93 acre into two lots.

2023-CAP-866 / 2023-CVR-866 | 3502 North Shadeland Avenue | Recommended the Approval of 2023-CAP-866. Approved 2023-CVR-866 subject to the Findings of Fact.

Warren Township, Council District #13 (#9 Beginning 2024)
C-S
3500 Shadeland, LLC, by Russell L. Brown

Modification of Site Plan, Plan of Operation and Commitments related to 2021-ZON-010 / 2021-VAR-002, 2007-ZON-841 / 2007-VAR-841 and 2014-MOD-008 to provide for a revised site plan for a home repair/improvement contractor consisting of two phases with Phase I to include an approximately 16,500 square foot building with approximately 20 Parking Spaces and Phase II to include a second building of approximately 22,000 additional square feet of space, approximately 37 parking spaces as well as a gravel fleet parking and outdoor storage area located on the north portion of the property with three sided structures, and a modification of

Commitment #3 to allow for compliance with the site plan submitted with this petition in two development phases.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 15,000-square foot building with a five-foot north side setback (minimum 10-foot setback required).

2023-CZN-868 / 2023-CPL-868 | 9024 West Mooresville Road | Recommended the Approval of 2023-CZN-868, subject to commitments, to MDC March 6, 2024. Approved 2023-CPL-868 subject to the eleven conditions in the Staff Report and an updated plat filing file-dated February 12, 2024.

Decatur Township, Council District #20 (#21 Beginning 2024)
Dean Ehrgott & Greg Gass, by David Gilman

Rezoning of 2.88 acres from the D-A district to the D-1 district to provide for two residential lots.

Approval of a Subdivision Plat to be known as Camby Hosta Estates, dividing 2.88 acres into two lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-ZON-102 | 117 (119) North Sherman Drive | Granted a Continuance to February 29, 2024

Center Township, Council District #12
Verma Properties, Inc., by Sharmin Frye

Rezoning of 0.11 acre from the D-5 (TOD) district to the C-3 (TOD) district.

2023-ZON-109 | 5136 Michigan Road | Granted a Continuance for cause to February 29, 2024

Washington Township, Council District #8
Paramount Schools of Excellence, Inc., by Timothy Ochs

Rezoning of 10.13 acres from the SU-1 district to the SU-2 district to provide for educational uses.

2023-ZON-118 | 5181 North High School Road | Acknowledged Automatic Continuance to March 14, 2024, filed by Registered Neighborhood Organization

Pike Township, Council District #10 (#5 Beginning 2024)
Abdulateef O. Aregbe

Rezoning of 1.98 acres from the D-A (FW) (FF) and D-6 districts to the D-6 (FW) (FF) district to provide for a residential triplex.

2023-ZON-119 | 7725 Kentucky Avenue | Granted a Continuance for cause to February 29, 2024

Decatur Township, Council District #20 (#21 Beginning 2024)
Lennar Homes of Indiana, LLC, by Brian J. Tuohy

Rezoning of 60.22 acres from the C-4 and C-S districts to the D-4 district to provide for single-family residential development.

2023-ZON-125 | 4027 West 10th Street | Granted a Continuance for cause to March 28, 2024

Wayne Township, Council District #15 (#16 Beginning 2024)

Insight Engineering, by Don Fisher

Rezoning of 1.75 acres from the I-3 and I-4 districts to the C-4 district to provide for community commercial uses.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-APP-001 | 1621, 1625 and 1631 West 86th Street | Acknowledged Automatic Continuance to March 14, 2024, filed by Registered Neighborhood Organization

Washington Township, Council District #2

HD-2

Dinneen – Ward – Shelley, LLC, by Aaron Reynolds

Hospital District-Two Approval to provide for an office building and associated parking.

2023-ZON-129 | 3050 North Illinois Street | Acknowledged Automatic Continuance to March 14, 2024, filed by Petitioner

Center Township, Council District #8

The Children’s Museum of Indianapolis, by Jamilah Mintze

Rezoning of 3.31 acres from the C-S (TOD) district to the C-S (TOD) district to provide for a storage building.

Modification of Site Plan related to 2003-ZON/VAR-805 and 2004-APP-041 to provide for an updated site plan to include the proposed storage building.

2024-ZON-001 | 7110 and 7120 US 31 | Granted a Continuance to February 29, 2024

Perry Township, Council District #22

J & A Homes, Inc. and Jiries Ishak, by David Gilman

Rezoning of 3.04 acres from the D-A and C-1 districts to the C-3 district to provide for a neighborhood commercial uses.

2024-ZON-003 | 4338 and 4339 Cartwright Drive and 4324 South State Avenue | Granted a Continuance to April 11, 2024

Perry Township, Council District #23

Jason West, by Mark and Kim Crouch

Rezoning of 1.07 acres from the D-3 district to the D-8 district to provide for residential uses.

2024-CZN-801 / 2024-CVR-801 | 526 Blue Ridge Road | Transferred the Petitions to the MDC March 6, 2024

Washington Township, Council District #7

Butler University, by Brian J. Tuohy

Rezoning of 0.32 acres from the D-5 District to the UQ-2 District to provide for a residence for the university president.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 10-foot north rear yard setback (20-foot rear setback required) without a primary entry on the front façade (required).

2024-CZN-803 / 2024-CVR-803 | 2051 Columbia Avenue | After a Public Hearing, Recommended Approval of 2024-CZN-803, subject to commitments, to MDC March 6, 2024. Denied 2024-CVR-803.

Center Township, Council District #13
Padbros, LLC (Brian Maire), by Mark and Kim Crouch

Rezoning of 0.26 acres from the I-3 district to the D-8 district to provide for two, two-unit row homes.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three-foot side setbacks (five feet required).

*The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. For a complete list of petitions, staff reports, and hearing results, visit <https://indianapolis-in.municodemeetings.com/DMDmeetings>. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at dmdpubliccomments@indy.gov before the hearing and such objections 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.