

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

FEBRUARY 21, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **February 21, 2024**, beginning at 1:00 PM, in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, IN, on the following petitions:

PART I

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

2023-MOD-022 | 5151 East 82nd Street

Washington Township, Council District #3

C-S

LMR II – Clearwater Springs, LLC, by Joseph D. Calderon

Modification of Commitments related to rezoning petition 95-Z-171, as amended by petitions 2007-ZON-833 and 2007-APP-833, to amend Commitment #9 (B) to allow a retail store that sells second-hand goods (current commitment lists second-hand store as a prohibited use).

PART II

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

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-105 | 5935 West 86th Street

Pike Township, Council District #1

Ragin McQuade - Bohler Engineering

Rezoning of 1.345 acres from the C-3 district to the C-4 district to provide for a car wash.

2023-ZON-122 | 530 West 41st Street

Washington Township, Council District #7

Melissa Iannucci

Rezoning of 0.06 acre from D-5 District to the D-5II District to provide for a single-family detached dwelling.

PART III

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

2023-CZN-858 | 7338 Five Points Road

Franklin Township, Council District #25
Narinder Sodhi, by Joseph D. Calderon

Rezoning of 5.45 acres from the D-A district to the D-2 district to provide for five single-family detached dwellings.

2023-CZN-863 / 2023-CAP-863 | 1228, 1232, 1302 and 1306 East 10th Street

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).

2023-CZN-865 | 9665 Southeastern Avenue

Franklin Township, Council District #25
D-A (D-S pending) and C-5
Star Group Investments, LLC, by Raymond Basile

Rezoning of 1.809 acres from the D-A to the D-S district to provide for a single-family dwelling lot. Approval of a Subdivision Plat, to be known as Star-Southeastern Development, dividing 3.225 acres into two lots.

PART IV

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

2023-REG-106 | 730 East Washington Street and 752 East Market Street

Center Township, Council District #17
CBD-2 (RC)
Indianapolis – Marion County Building Authority, by Jeremy Stephenson

Regional Center Approval to provide for the demolition of the eastern portion of the south building (a four-story building at 730 East Washington Street).

PART V

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

2023-ZON-114 | 2307 Post Drive

Warren Township, Council District #19
Indy 70, LLC, by Bill Niemier

Rezoning of 1.714 acres from the C-4 district to the I-3 district to provide for truck parking.

PART VI

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

2023-CAP-856 / 2023-CVR-856 (Amended) | 6333 and 6345 West Thompson Road

Decatur Township, Council District #20

C-1

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

Modification of Commitment, related to 2003-ZON-119, to modify Commitment #2 to allow for a painting business office with no more than four business vehicles of which no more than two business vehicles may be parked overnight on the property (previous commitment limited the number of trucks parking overnight to one).

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

PART VII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-117 | 11015 and 11127 East 46th Street

Lawrence Township, Council District #15

Arbor Homes, by Julie Smith

Rezoning of 75.65 acres from the D-A (FF) district to the D-P (FF) district to provide for a subdivision with up to 249 single-family detached lots.

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.