

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

FEBRUARY 29, 2024

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **February 29, 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 TO BE EXPEDITED:

2024-ZON-005 | 977 Roache Street | Recommended Approval, subject to commitments, to the March 20, 2024 MDC

Center Township, Council District #12
Inno Properties, LLC, by Anthony Morman

Rezoning of 0.086 acre from the C-1 district to the D-5II district to provide for residential uses.

2024-ZON-006 | 1573 East 73rd Street | Recommended Approval to the March 20, 2024 MDC

Washington Township, Council District #2
Charles and Victoria Huffstutler, by Thadeus Starsiak

Rezoning of 0.17 acre from the C-3 (FF) district to the D-4 (FF) district to allow for residential development.

2024-ZON-008 | 8560 North College Avenue | Recommended Approval, subject to commitments, to the March 20, 2024 MDC

Washington Township, Council District #2
Blake and Associates, by Jonathan Blake

Rezoning of 0.64 acre from the SU-7 district to the SU-1 district to provide for religious uses.

2023-ZON-119 | 7725 Kentucky Avenue | Recommended Approval, subject to substantial compliance with the site plan, file-dated December 7, 2023, to the March 20, 2024 MDC

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.

2024-ZON-001 | 7110 and 7120 US 31 | Recommended Approval, subject to commitments, to the March 20, 2024 MDC

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 neighborhood commercial uses.

2024-CAP-805 / 2024-CVR-805 | 3507 North Hawthorne Lane | Recommended Approval to the March 20, 2024 MDC. Approved 2024-CVR-805 and Adopted the Findings of Fact.

Warren Township, Council District #9

PK-1

Indianapolis Parks and Recreation, by Andre Denman

Park District One approval to provide for the development of basketball courts, bleachers, walking trails and shade structures.

Variance of Development Standards to permit the park improvements without the installation of perimeter sidewalks (sidewalks required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-ZON-086 / 2024-VAR-003 (Amended) | 6185, 6421, 6423, 6441 and 6531 East 34th Street | After a Public Hearing, Recommended Approval of 2023-ZON-086, subject to commitments, to the March 20, 2024 MDC. Approved 2024-VAR-003 and adopted the Findings of Fact.

Warren Township, Council District #13

Ben Singh Bashal, by David Gilman

Rezoning of 6.32 acres from the D-3 and C-S districts to the C-7 district to provide for truck/trailer parking and repair.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot in the C-7 district.

2023-ZON-102 | 117 (119) North Sherman Drive | After a Public Hearing, Recommended Denial to the March 20, 2024 MDC.

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-106 / 2024-VAR-004 (Amended) | 2620 and 2710 Wicker Road | Granted Petitioner's Request for Continuance for cause to April 25, 2024, with Notice

Perry Township, Council District #20

Reid Litwack, by Joseph D. Calderon

Rezoning of 6.39 acres from the D-A (W-1) district to the C-4 (W-1) district to provide for a commercial parking lot for a fleet truck parking facility.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot in the C-4 district. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot on 6.39 acres (maximum of two acres permitted) and a fence in the front yard exceeding the permitted 3.5-foot height.

2023-ZON-109 | 5136 Michigan Road | Denied Remonstrator's Request for Continuance for cause. After a Public Hearing, Recommended Approval, subject to commitments, to the March 20, 2024 MDC.

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-124 | 5252 Hickory Road | Granted Staff's Request for Continuance for cause to March 28, 2024

Franklin Township, Council District #25
Grand Communities, LLC, by Joseph D. Calderon

Rezoning of 31.63 acres from the D-A (FW) (FF) district to the D-4 (FW) (FF) district, to provide for single-family residential development.

2023-CZN-828 / 2023-CVR-828 (Amended) | 3416, 3420 and 3520 South Post Road | Acknowledged Petitioner's Withdrawal of the 2023-CZN-828 and 2023-CVR-828

Franklin Township, Council District #18
Quicktrip Corporation, by J. Murray Clark

Rezoning of 12.269 acres from the C-S and C-7 districts to the C-7 district to provide for a truck stop.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for no street trees along the northern portion of the Post Road frontage (street trees required), no planting beds/shrubs along the entire Post Road frontage (landscaping required), three parking lot trees (17 required), to provide for a 50-foot tall, 391-square-foot pole sign (maximum 20-foot tall, 300 square foot pole sign permitted), to provide for a 23-foot tall, 109-square-foot freestanding incidental sign (maximum eight-foot tall, 32 square feet permitted) and to provide for a truck stop located within 425 feet of a protected district (500-foot separation required).

2023-CZN-869 / 2023-CAP-869 | 4105 and 4151 East 96th Street | Granted Petitioner's request for Continuance for cause to March 14, 2024

Washington Township, Council District #4
96th Street Developers, LLC, by Joseph D. Calderon

Rezoning of 30.64 acres from the C-S (FW) (FF) district to the C-S (FW) (FF) district to provide for the following uses: Commercial and Building Contractor, Offices, Light Manufacturing, Artisan Manufacturing, Recycling Station, Research and Development, Warehousing, Wholesaling and Distribution (including showroom with retail), Consumer Services, repair of Consumer Goods, Medical or Dental Office, Center or Clinic, Hair and Body Care Salon or Service, Financial and Insurance Services, Eating Establishment or Food Preparation, including brewery, distillery or tap room, Indoor Recreation/Entertainment, Retail, Light and Heavy General, Automobile Fueling Station, Automobile, Motorcycle, and Light Vehicle Service, Sales or Repair, Automobile and Light Vehicle Wash, Hotel or Motel, Food Trucks, Vocational, Technical or Industrial School or Training Facility, Day Care Center or Nursery School and other Accessory Uses.

Modification of Commitments related to 85-Z-128 and 98-Z-76 to terminate all existing commitments related to these two rezoning petitions.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-ZON-007 | 3000 North German Church Road | Acknowledged Automatic Continuance to March 28, 2024, filed by a Registered Neighborhood Organization

Warren Township, Council District #15
Hession Properties, LLC, by Silvia B. Miller

Rezoning of 9.8 acres from the C-3 (FW) (FF) district to the C-5 (FW) (FF) district to provide for heavy commercial uses.

*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.