

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

MARCH 6, 2024 - MEETING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **March 6, 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

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

2023-ZON-111 | 9950 East 42nd Street | **Approved¹ to CCC April 1, 2024**

Lawrence Township, Council District #14
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.

PART II

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

2023-CZN-858 | 7338 Five Points Road | **Continued to March 20, 2024**

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-CAP-866 | 3502 North Shadeland Avenue | **Approved¹**

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.

2023-CZN-868 | 9024 West Mooresville Road | **Continued to March 20, 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.

2024-CZN-803 | 2051 Columbia Avenue | Continued to March 20, 2024

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.

PART III

ORDINANCE AMENDMENT FOR INITIAL HEARING:

2024-AO-001 | Indianapolis-Marion County | Approved to CCC Introduction April 1, 2024

A proposal for a general ordinance to amend Chapter 742-203: Flood Control Secondary District of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

PART IV

APPROVAL PETITION FILED BY PETITIONER TO APPEAL THE ADMINISTRATOR'S DENIAL OF 2023-ADM-158:

2023-APP-030 | 5510 South Emerson Avenue | Continued to May 1, 2024

Perry Township, Council District #24
D-P
Haven Health Management, LLC, by J. Murray Clark

Appeal of the Administrator's Decision to deny 2023-ADM-158, which proposed the use of a drug addiction and treatment facility in the D-P classification, based on the Development Statement approved for 2007-APP-131 and 2021-ZON-052.

PART V

COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2024-CZN-801 / 2024-CVR-801 | 526 Blue Ridge Road | Approved 2024-CZN-801 to CCC April 1, 2024. Approved 2024-CVR-801. Adopted the Findings of Fact.

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).

For a complete list of petitions, staff reports, and hearing results, visit [https://indianapolis-in.municodemeetings.com/DMDmeetings](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.

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...”