

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

MARCH 20, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **March 20, 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 PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2023-ZON-086 | 6185, 6421, 6423, 6441 and 6531 East 34th Street

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.

2023-ZON-101 | 3905 East Raymond Street and 3820 and 3912 Bethel Avenue

Center Township, Council District #21 (#19 Beginning 2024)
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-119 | 7725 Kentucky Avenue

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

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-005 | 977 Roache Street

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

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

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.

PART II

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-868 | 9024 West Mooresville Road

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

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.

2024-CAP-805 | 3507 North Hawthorne Lane

Warren Township, Council District #9

PK-1 (TOD)

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.

PART III

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

2023-ZON-102 | 117 (119) North Sherman Drive

Center Township, Council District #12 (#18 Beginning 2024)
Verma Properties, Inc., by Sharmin Frye

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

PART IV

VARIANCE OF USE PETITION APPROVED BY THE METROPOLITAN BOARD OF ZONING APPEALS,
DIVISION ONE, APPEAL FILED BY CITY-COUNTY COUNCILOR:

2023-UV3-022 | 8345 Bash Street

Lawrence Township, Council District #3 (#4 Beginning 2024)
C-4
CF Laughner Associates, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building to be used for automobile sales (not permitted).

PART V

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL
FILED BY REMONSTRATOR:

2023-ZON-109 | 5136 Michigan Road

Washington Township, Council District #8
Paramount Schools of Excellence, Inc., by Brian J. Tuohy

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

PART VI

ZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-127 | 5448 and 5510 South Emerson Avenue

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

Rezoning of 1.82 acres from the D-P and D-A Districts to the D-P District, to provide for a mental health and addiction residential treatment facility.

PART VII

COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2024-CZN-808 / 2024-CPL-808 | 11329 Maze Road

Franklin Township, Council District #25

KDB, LLC, by David A. Retherford

Rezoning of 8.18 acres from the D-A (FW) (FF) District to the D-P (FW) (FF) District, to provide for three single-family dwelling lots.

Approval of a Subdivision Plat to be known as Caldwell Farms, dividing 8.18 acres into three 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.