

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

MARCH 14, 2024 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **March 14, 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:

2024-APP-003 | 1550 County Line Road and 8615 Shelby Street | Recommended Approval, subject to commitments, to MDC April 3, 2024

Perry Township, Council District #23

HD-2

Community Health Network & Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two Approval to provide for 58,576 sq. foot expansion of the existing Cancer Center and additional parking.

2024-APP-004 | 1313 South Post Road | Recommended Approval to MDC April 3, 2024

Warren Township, Council District #20

PK-1

Indy Parks and Recreation, by Kate Warpool

Park District One approval to provide for a new pavilion, parking and sidewalks.

2023-ZON-118 | 5181 North High School Road | Recommended Approval, subject to commitments, to MDC April 3, 2024

Warren Township, Council District #20

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.

2024-ZON-011 | 1031 & 1033 Udell Street | Recommended Approval to MDC April 3, 2024

Center Township, Council District #12

Indy Parks and Recreation, by Kate Warpool

Rezoning of 0.174 acre from the D-5 district to the PK-1 district to provide for park uses.

2024-ZON-013 | 2018 Yandes Street | Recommended Approval to MDC April 3, 2024

Center Township, Council District #13

Matthew Peyton

Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses.

2024-ZON-016 | 930 Daly Street | Recommended Approval, subject to commitments, to MDC April 3, 2024

Center Township, Council District #18
Joshua Conrad, by Brian J. Tuohy

Rezoning of 1.3 acres from the I-3 district to the C-4 district to provide for an event center and other regional commercial uses.

2024-ZON-017 | 8468 Union Chapel Road | Recommended Approval, subject to commitments, to MDC April 3, 2024

Washington Township, Council District #2
Keystone Investment, LLC, by Brian J. Tuohy

Rezoning of 1.82 acres from the C-S district to the C-S district to add multi-family residential to the list of permitted uses.

2024-ZON-018 | 922 East 17th Street | Recommended Approval to MDC April 3, 2024

Center Township, Council District #13
DeAnna Jones

Rezoning of 0.09 acre from the I-3 district to the D-8 district to provide for residential uses.

2023-CZN-869 (Amended) / 2023-CAP-869 | 4105 and 4151 East 96th Street | Recommended Approval of amended 2023-CZN-869, subject to amended C-S statement, to MDC April 3, 2024. Recommended Approval of 2023-CAP-869, subject to amended commitments, to MDC April 3, 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 or Repair, Sales, 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 (Continued Petitions):

2024-APP-001 | 1621, 1625 and 1631 West 86th Street | Granted Staff's request for continuance for cause to March 28, 2024

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 | **Granted Petitioner’s request for a continuance for cause to April 11, 2024**

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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-APP-002 | 2035 North Park Avenue | **After a public hearing, Recommended Approval of 2024-APP-002 to MDC April 3, 2024**

Center Township, Council District #13
PK-1
Indy Parks and Recreation, by Kate Warpool

Park District One approval to provide for park improvements including landmark/gateway structures, walking paths, landscaping, and parking.

2024-ZON-009 | 5252 West 52nd Street | **Acknowledged the Automatic Continuance to April 11, 2024, filed by a Registered Neighborhood Organization**

Pike Township, Council District #6
Bethel United Methodist Church

Rezoning of 0.724 acre from the SU-1 district to the D-4 district to provide for residential uses.

2024-ZON-010 | 8235 Bash Street | **Granted a Continuance for cause to March 28, 2024**

Lawrence Township, Council District #4
Sohum Hotels, Castleton, LLC, by David Kingen

Rezoning of 1.793 acres from the C-3 and C-4 districts to the C-4 district to provide for regional commercial uses.

2024-ZON-012 | 1170 Kentucky Avenue | **Granted a Continuance for cause to March 28, 2024**

Center Township, Council District #18
KM23 Property, LLC, by David Kingen

Rezoning of 1.38 acres from the C-1 district to the I-3 district to provide for industrial uses.

2024-ZON-015 | 2053 Yandes Street | **Acknowledged the Automatic Continuance to April 11, 2024, filed by a Remonstrator**

Center Township, Council District #13
Hollister Properties, LLC, by Kristin Hollister

Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses.

2024-CZN-806 / 2024-CVR-806 | 4896 Kentucky Avenue | **Granted Staff's request for continuance for cause to March 28, 2024, with corrected Notice having been sent to the newspapers**

Decatur Township, Council District #21
Taco Bell of America, LLC, by Josh Graber

Rezoning of 0.18 acre from the C-5 district to the C-4 district to provide for a restaurant use.
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to Provide for a drive-through within the front yard of High School Road without the required exclusive bypass lane, (not permitted within front yards along rights-of-way greater than 30 feet wide, exclusive bypass aisle 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.