

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

MARCH 28, 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 28, 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-ZON-019 | 337 Lincoln Street | Recommended Approval to MDC April 17, 2024

Center Township, Council District #18
Josh and Rebecca Plemon, by Mark and Kim Crouch

Rezoning of 0.12 acre from the C-1 district to the D-5II district to provide for residential uses.

2024-ZON-020 | 3838, 3840, 3852 and 3862 East Washington Street | Recommended Approval, with commitments, to MDC April 17, 2024

Center Township, Council District #13
Shepherd Community, Inc., by Mindy Westrick Brown

Rezoning of 0.82 acre from the C-S (TOD) district to the MU-2 (TOD) district to provide for residential and commercial uses.

2024-ZON-024 | 1836 Gent Avenue | Recommended Approval to MDC April 17, 2024

Center Township, Council District #12
Stonecroft, LLC, by David Kingen

Rezoning of 0.88 acre from the I-2-(W-1) district to the D-8 (W-1) district to provide for residential uses.

2023-ZON-125 | 4027 West 10th Street | Recommended Approval, subject to commitments, to MDC April 17, 2024

Wayne Township, Council District #15 (#16 Beginning 2024)
Insight Engineering, by Don Fisher

Rezoning of 1.75 acres from the I-3 and I-4 districts to the C-4 district to provide for community commercial uses.

2024-CZN-810 and 2024-CVR-810 (Amended) | 2460, 2502, 2514, 2520, and 2524 North Delaware Street and 164 East 25th Street | Recommended Approval of 2024-CZN-810, subject to Commitments One and Two in the Staff Report, to MDC April 17, 2024. Approved amended 2024-CVR-810, subject to the commitments, and adopted the Findings of Fact.

Center Township, Council District #12
Chatham Park Development, LLC, by Andi M. Metzel

Rezoning of 0.94 acre from the D-8, MU-2, and SU-7 (TOD) districts to the MU-2 (TOD) district for a proposed mixed-use development, consisting of 46 dwelling units and approximately 5,000 square feet of retail space.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for front building line of 41.3% and 42.4% along 25th Street (minimum of 80% required), parking and maneuvering that extends beyond the building and less than required minimum setback (not permitted beyond the building and a minimum of 50-foot setback required), parking space dimensions of 8.5-foot by 18-foot (minimum of 9-foot by 18-foot and 180 square feet required), alley curb cut and pavement of 14 feet (minimum of 15 feet required), clear sight triangle encroachment for the proposed buildings at the intersection of Delaware Street and 25th Street (not permitted), ~~clear sight triangle encroachment of a proposed trash enclosure at the intersection of 25th Street and an alley (not permitted)~~, two-foot side transitional yard for parking areas (minimum 15-foot required) and a two-foot rear transitional yard for parking areas and a trash enclosure (minimum of 10 feet required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-APP-001 | 1621, 1625 and 1631 West 86th Street | ~~Granted Remonstrator's request for Continuance for cause to April 11, 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-124 | 5252 Hickory Road | ~~Granted Petitioner's request for Continuance for cause to April 11, 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.

2024-ZON-007 | 3000 North German Church Road | ~~After a public hearing, Recommended Denial to MDC April 17, 2024~~

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.

2024-ZON-010 | 8235 Bash Street | ~~After a public hearing, Recommended Approval, subject to commitments, to MDC April 17, 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 | After a public hearing, Recommended Approval, subject to commitments, to MDC April 17, 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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-ZON-021 | 3500 Southerland Avenue | Amended the Rules of Procedure for Automatic Continuances and Granted the request to withdrawal the Automatic Continuance to April 24, 2024. Granted Staff's request for Continuance for cause to April 11, 2024, with new Notice

Center Township, Council District #8
Monon 35, LLC, by Chris White

Rezoning of 26.132 acres from the D-5 (FW) (FF) (TOD) district to the D-9 (FW) (FF) (TOD) district to provide for residential development.

2024-ZON-022 | 1102 Pleasant Street | Acknowledged the Automatic Continuance to April 25, 2024, filed by a Registered Neighborhood Organization

Center Township, Council District #18
Boomerang, LLC, by David Kingen

Rezoning of 0.10 acre from the C-5 (TOD) district to the D-8 (TOD) district to legally establish residential uses.

2024-ZON-023 | 3801 North Raceway Road | Acknowledged the Automatic Continuance to April 25, 2024, filed by a Registered Neighborhood Organization

Pike Township, Council District #11
D.R. Horton – Indiana, LLC, by Brian J. Tuohy

Rezoning of 8.16 acres from the D-A district to the D-6 district to provide for a townhome development.

2024-ZON-025 | 7500 East 30th Street | Acknowledged the Automatic Continuance to April 25, 2024, filed by a Registered Neighborhood Organization

Warren Township, Council District #9
Calumet Civil Contractors, Inc., by John Cross

Rezoning of 68.45 acres from the C-S (FF) (FW) district to the C-S (FF) (FW) district to provide for uses permitted under 2006-ZON-110, in addition to commercial and building contractors and outdoor storage and operations.

2024-CZN-802 / 2024-CAP-802 | 6740 South Franklin Road | Withdrawn

Franklin Township, Council District #25
DRGSF Self Storage, LLC, by Russell L. Brown

Rezoning of 12.5 acres from the C-S District to the C-S District to add for short-term parking/storage of semi-trucks and semi-trailers as a permitted use.

Modification of Commitments related to 2014-CZN-824C to modify Commitment #1 to add short-term parking/storage of semi-trucks and semi-trailers to the list of permitted uses.

2024-CZN-806 / 2024-CVR-806 | 4896 Kentucky Avenue | After a public hearing, Recommended Approval, subject to commitments, to the MDC April 17, 2024. Approved 2024-CVR-806 and adopted the Findings of Fact.

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

Rezoning of 0.6735 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).

2024-CAP-807 / 2024-CVR-807 | 8235 Crawfordsville Road | Acknowledged the Automatic Continuance to April 25, 2024, filed by a Registered Neighborhood Organization

Wayne Township, Council District #11
Elcan and Associates, Inc., by Donna Jo Smithers

Modification of Commitments related to 94-Z-39 and 94-CV-11 (Amended) to modify Commitment #3 to allow for a single-use site (current commitment requires development as an integrated center).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a loading area and a dumpster within in the front yard along Country Club Road (not permitted).

2024-CZN-809 / 2024-CVR-809 | 2457 Barnes Avenue | Granted Petitioner's request for Continuance for cause to April 25, 2024, with new Notice

Center Township, Council District #12
MSR Development Group, LLC, by Joseph D. Calderon

Rezoning of 0.56 acre from the D-5 (W-5) district to the D-8 (W-5) district to provide for a townhome development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 15.6-foot-wide lots (minimum 16-foot wide lots required), 5.9-foot corner side yard setback (eight feet required), and a main floor area of 583 square feet (600 square feet required).

2024-CZN-811 / 2024-CVR-811 | 35 East Morris Street | Granted Staff's request for Continuance for cause to April 11, 2024

Center Township, Council District #18
Living Log Aquatic Services, LLC., by Matthew Kerkof

Rezoning of 0.42-acre from the D-5 district to the MU-2 district for a restaurant.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor seating area with a zero-foot south side yard transitional yard (minimum 15-foot required), a trash enclosure within the front yard along Union Street (not permitted), to establish a surface parking lot in front of the building along Morris Street (25-foot setback required and 40% maximum of lot width behind front building line), a barbeque pit with a five-foot front yard setback from Charles Street, located in front of the primary building (accessory structures not permitted within the front yard).

*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.