

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**APRIL 3, 2024 - HEARING RESULTS**

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **April 3, 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

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

**2024-APP-002 | 2035 North Park Avenue | **Approved****

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-APP-003 | 1550 County Line Road and 8615 Shelby Street | **Approved**<sup>1</sup>**

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 | **Approved****

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.

PART II

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

**2023-ZON-086 | 6185, 6421, 6423, 6441 and 6531 East 34th Street | **Approved**<sup>1</sup> to CCC May 13, 2024**

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 | **Approved<sup>1</sup> to CCC May 13, 2024****

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-118 | 5181 North High School Road | **Approved<sup>1</sup> to CCC May 13, 2024****

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-005 | 977 Roache Street | **Approved<sup>1</sup> to CCC May 13, 2024****

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-008 | 8560 North College Avenue | **Continued to April 17, 2024****

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.

**2024-ZON-011 | 1031 & 1033 Udell Street | **Approved to CCC May 13, 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 | **Approved to CCC May 13, 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 | **Approved<sup>1</sup> to CCC May 13, 2024****

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

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

**2024-ZON-017 | 8468 Union Chapel Road | **Approved<sup>1</sup> to CCC May 13, 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 | Approved to CCC May 13, 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.

PART III

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

**2023-CZN-869 / 2023-CAP-869 (Amended) | 4105 and 4151 East 96th Street | Approved<sup>1</sup> 2023-CZN-869 (Amended) to CCC May 13, 2024. Approved<sup>1</sup> 2023-CAP-869.**

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, Motorcycle, and Light Vehicle Service or Repair, 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.

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](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [dmdpubliccomments@indy.gov](mailto: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.

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**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...”**