

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

APRIL 11, 2024 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **April 11, 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: *

SPECIAL REQUEST FOR PETITION NOT ON AGENDA

2024-ZON-042 | 3404, 3432, 3434, 3438 and 3444 North Illinois Street | Granted Petitioner's request to transfer the Petition to the MDC May 15, 2024, and provide a general site plan for Staff's review

Center Township, Council District #8

Redline Holdings XII, LLC, by Emily Duncan and David Kingen

Rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-9 (TOD) district to provide for multi-family dwelling uses.

PETITIONS EXPEDITED:

2023-ZON-124 | 5252 Hickory Road | Recommended Approval, subject to commitments, to MDC May 1, 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-009 | 5252 West 52nd Street | Granted request for a three-day Waiver of the 23-day written notice period. Recommended Approval, subject to commitments, to MDC May 1, 2024.

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-021 | 3500 Sutherland Avenue | Recommended Approval, subject to commitments, to MDC May 1, 2024

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-CZN-811 / 2024-CVR-811 (Amended) | 35 East Morris Street | Recommended Approval of 2024-CZN-811 to MDC May 1, 2024. Approved 2024-CVR-811 (Amended) and adopted the Findings of Fact.

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 10-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).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-APP-001 | 1621, 1625 and 1631 West 86th Street | Recommended Approval, subject to commitments, to MDC May 1, 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 Staff's request for Continuance for cause to May 23, 2024, with Notice

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.

2024-ZON-003 | 4338 and 4339 Cartwright Drive and 4324 South State Avenue | Acknowledged the Withdrawal of the Petition

Perry Township, Council District #23
Jason West, by Mark and Kim Crouch

Rezoning of 1.07 acres from the D-3 district to the D-8 district to provide for residential uses.

2024-ZON-015 | 2053 Yandes Street | Denied Remonstrator's request for a Motion to Dismiss. After a public hearing, Recommended Approval to MDC May 1, 2024.

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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-APP-005 | 1616 East 25th Street | **Granted Petitioner's request for Continuance for cause to May 9, 2024, with Notice**

Center Township, Council District #8

PK-1

City of Indianapolis, Department of Parks and Recreation, by Mistie Nigh

Park District One Approval to provide for building signage for Frederick Douglass Park Family Center.

2024-ZON-027 | 1101 and 1117 South Sherman Drive | **After a public hearing, Recommended Approval, subject to commitments, to MDC May 1, 2024**

Center Township, Council District #19

Liberty Commercial Investors, LLC., by Donald W. Fisher

Rezoning of 0.68-acre from the D-5 and C-3 districts to the C-5 district to provide for automobile sales.

2024-ZON-028 | 5332 South Franklin Road | **Acknowledged the Automatic Continuance to May 9, 2024, filed by a Registered Neighborhood Organization**

Franklin Township, Council District #25

Lennar Homes of Indiana, LLC., by Brian J. Tuohy

Rezoning of 75.3 acres from the D-A district to the D-4 district to provide for single-family residential development.

2024-ZON-029 | 9401 and 9415 East Southport Road, and 9404 and 9510 East McGregor Road | **Granted Staff's request for Continuance for cause to April 25, 2024**

Franklin Township, Council District #25

Lennar Homes of Indiana, LLC., by Brian J. Tuohy

Rezoning of 112.2 acres from the D-A and D-1 districts to the D-4 district to provide for single-family residential development.

2024-CPL-814 / 2024-CVR-814 | 8840 East Edgewood Avenue | **Granted Petitioner's request for Continuance for cause to April 25, 2024.**

Franklin Township, Council District #25

D. R. Horton – Indiana, LLC, by ~~Riek-Ellis~~ Brian Tuohy

Approval of a Subdivision Plat to be known as Edgewood Farms West -Section 1, dividing 33.73 acres into 77 lots, with a waiver to allow emergency vehicles to use three different local streets to reach their destination (must not utilize more than two different local streets to reach their destination).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for five-foot wide sidewalks along all streets (minimum six-foot wide sidewalks permitted along all streets).

*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 planneroncall@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) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.