

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

APRIL 17, 2024 – HEARING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **April 17, 2024**, beginning at 1:00 PM, in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, IN, on the following petitions:

SPECIAL REQUEST REGARDING PETITION ON MAY 1, 2024 DOCKET:

APPROVAL PETITION FILED BY PETITIONER TO APPEAL THE ADMINISTRATOR'S DENIAL OF 2023-ADM-158:

2023-APP-030 | 5510 South Emerson Avenue | **Withdrawn**

Perry Township, Council District #24

D-P

Haven Health Management, LLC, by J. Murray Clark

Appeal of the Administrator's Decision to deny 2023-ADM-158, which proposed the use of a drug addiction and treatment facility in the D-P classification, based on the Development Statement approved for 2007-APP-131 and 2021-ZON-052.

PART I

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

2023-ZON-125 | 4027 West 10th Street | **Approved¹ to the CCC May 13, 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2024-ZON-008 | 8560 North College Avenue | **Withdrawn**

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-010 | 8235 Bash Street | **Approved¹ to the CCC May 13, 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-019 | 337 Lincoln Street | **Approved to the CCC May 13, 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 | **Approved¹ to the CCC May 13, 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 | **Approved to the CCC May 13, 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.

PART II

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

2024-CZN-806 | 4896 Kentucky Avenue | **Approved¹ to the CCC May 13, 2024**

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.

2024-CZN-810 | 2460, 2502, 2514, 2520, and 2524 North Delaware Street and 164 East 25th Street | **Approved¹ to the CCC May 13, 2024**

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.

PART III

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

2024-ZON-007 | 3000 North German Church Road | **Denied to the CCC May 13, 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.

PART IV

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

2024-ZON-012 | 1170 Kentucky Avenue | Continued to May 15, 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.

PART V

COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2024-CZN-808 / 2024-CPL-808 | 11329 Maze Road | Approved 2024-CZN-808, subject to Commitments and the D-P Statement, to the CCC May 13, 2024. Approved 2024-CPL-808.

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

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..."

