

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

APRIL 25, 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 25, 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-006 | 8801 East Edgewood Avenue | Recommended Approval to MDC May 15, 2024

Franklin Township, Council District #25

PK-1

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool, AIA

Park District One Approval to provide for new playground equipment and play surfaces, game courts, shelters, and walking paths.

2024-APP-007 | 3110 Moller Road | Recommended Approval to MDC May 15, 2024

Wayne Township, Council District #11

PK-1 (FF) (FW)

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool, AIA

Park District One Approval to provide for a restored football field and bleachers, new multi-purpose playing field, new playing courts, bridge repair and walking paths.

2024-ZON-022 | 1102 Pleasant Street | Recommended Approval to MDC May 15, 2024

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-033 | 1802 and 1808 West Morris Street | Granted special request for a two-day Waiver of the 23-day written and posted notice requirement. Recommended Approval to MDC May 15, 2024.

Center Township, Council District #18

West Indianapolis Development Corporation, by Lisa Laffin

Rezoning of 0.31-acre from the C-4 district to the D-5 district to provide for two, single-family dwellings.

2024-ZON-034 | 412 West McCarty Street, and 717 and 721 Chadwick Street | Recommended Approval to MDC May 15, 2024

Center Township, Council District #18

TWG Development, LLC, by Joseph D. Calderon

Rezoning of 1.97 acres from the I-3 (RC) district to the CBD-2 (RC) district to provide for a mixed-use development.

2024-ZON-037 | 2362 English Avenue | Granted special request for a one-day Waiver of the 23-day posted notice requirement. Recommended Approval, subject to Commitments, to MDC May 15, 2024

Center Township, Council District #18
Miguel Villasol, by Kim and Mark Crouch

Rezoning of 0.112-acre from the C-3 district to the D-5II district to provide for residential uses.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2023-ZON-106 / 2024-VAR-004 (Amended) | 2620 and 2710 Wicker Road | Granted Petitioner request for Continuance to June 13, 2024, with new Notice

Perry Township, Council District #20
Reid Litwack, by Joseph D. Calderon

Rezoning of 6.39 acres from the D-A (W-1) district to the C-4 (W-1) district to provide for a commercial parking lot for a fleet truck parking facility.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot in the C-4 district. Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot on 6.39 acres (maximum of two acres permitted) and a fence in the front yard exceeding the permitted 3.5-foot height.

2024-ZON-023 | 3801 North Raceway Road | Granted Remonstrator request for Continuance to May 9, 2024

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 | After a public hearing, Recommended Denial to MDC May 15, 2024

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-ZON-029 | 9401 and 9415 East Southport Road, and 9404 and 9510 East McGregor Road | Acknowledged Automatic Continuance to May 23, 2024, filed by a Registered Neighborhood Organization

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-CAP-807 / 2024-CVR-807 (Amended) | 8235 Crawfordsville Road | After a public hearing, Recommended Approval of 2024-CAP-807, subject to Commitments, to MDC May 15, 2024. Approved 2024-CVR-807, subject to commitments, and adopted the Findings of Fact.

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 within in the front yard along Country Club Road (not permitted). (Amended)

2024-CZN-809 / 2024-CVR-809 | 2457 Barnes Avenue | Granted Petitioner request for Continuance to June 13, 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-CPL-814 / 2024-CVR-814 | 8840 East Edgewood Avenue | Granted Staff request for Continuance to May 9, 2024

Franklin Township, Council District #25
D. R. Horton – Indiana, LLC, by Riek-Elle **Brian J. 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).

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-APP-008 | 2801 Dr. A. J. Brown Avenue | Acknowledged Automatic Continuance to May 23, 2024, filed by a Registered Neighborhood Organization

Center Township, Council District #8
PK-1

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool, AIA

Park District One Approval to provide for a restored multi-purpose playing field, new youth baseball, sand volleyball and soccer fields, and walking paths.

2024-ZON-026 | 7405 and 7425 Westfield Boulevard | Acknowledged Automatic Continuance to May 23, 2024, filed by a Registered Neighborhood Organization

Washington Township, Council District #2
7425 Westfield Boulevard LLC and 7405 LLC, by Michael Lang

Rezoning of 1.13 acres from the D-4 (TOD) (FF) district to the C-1 (TOD) (FF) district to provide for a mental health treatment facility and office use.

2024-ZON-030 | 1362 and 1368 North Olney Street | Granted Petitioner request for Continuance to May 23, 2024

Center Township, Council District #13
Read Investment Trust / Brookside Community Development Corp., by Emily Duncan and David Kingen

Rezoning of 0.29-acre from the C-3 district to the MU-1 district to provide for a mixed-use development.

2024-ZON-031 | 5312 South Emerson Avenue | After a public hearing, Recommended Approval, subject to Commitments, to MDC May 15, 2024

Perry Township, Council District #24
Ranveer Singh Khangura

Rezoning of 1.02 acres from the D-A district to the C-1 district to provide for office uses.

2024-ZON-032 | 2255 North LaSalle Street and 3350 Roosevelt Avenue | Acknowledged Automatic Continuance to May 23, 2024, filed by a Registered Neighborhood Organization

Center Township, Council District #8
Heart Change Ministries, by Emily Duncan and David Kingen

Rezoning of 0.97-acre from the D-5 and C-1 districts to the SU-7 district to provide for training, education and housing related to a not-for-profit organization.

2024-ZON-036 | 365 South Franklin Road | Granted Staff request for Continuance to May 23, 2024, with new Notice

Warren Township, Council District #20
Just Add Water, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of three acres from the D-2 district to the C-S district to provide for light industrial uses including indoor storage of boats, trailers, and other recreational vehicles within a proposed 11,760-square foot storage building, and a single-family dwelling for a caretaker or on-site employee.

ADDITIONAL BUSINESS:

2024-CVR-803 | 2051 Columbia Avenue | Adopted the Negative Findings of Fact. Petition was DENIED on February 15, 2024.

Center Township, Council District #13
Padbros, LLC (Brian Maire), by Mark and Kim Crouch

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three-foot side setbacks (five feet 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 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.