

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

MAY 9, 2024 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **May 9, 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-005 | 1616 East 25th Street | Recommended Approval to MDC June 5, 2024

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-028 | 5332 South Franklin Road | Recommended Approval, subject to Commitments, to MDC June 5, 2024

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-035 | 1201 South Holt Road | Recommended Approval to MDC June 5, 2024

Wayne Township, Council District #17
Badesha Bros, by Jamilah Mintze

Rezoning of 1.4 acres from the C-4 and I-3 districts to the C-4 district to provide for commercial uses.

2024-ZON-041 | 1110 Bates Street | Recommended Approval to MDC June 5, 2024

Center Township, Council District #18
Daniel Paul Graf

Rezoning of 0.11-acre from the I-4 district to the D-8 district to legally establish residential uses.

2024-ZON-043 | 6240 Five Points Road | Recommended Approval, subject to Commitments, to MDC June 5, 2024

Franklin Township, Council District #25
James K. Butler, by Gregory J. Ilko

Rezoning of 2.9 acres from the D-A and D-2 districts to the D-2 district for single-family residential uses.

2024-ZON-045 | 635 South High School Road | Recommended Approval to MDC June 5, 2024

Wayne Township, Council District #17
Vanderious L. Trice and Korteny Trice, by Joseph N. Sprunger

Rezoning of 0.46-acre from the SU-1 district to the D-3 district to legally establish a single-family dwelling.

2024-ZON-046 | 104 South College Avenue | Recommended Approval to MDC June 5, 2024

Center Township, Council District #18
Indy City Barbell, LLC, by Brian J. Touhy

Rezoning of 0.66-acre from the I-4 (FF) (TOD) district to the CBD-2 (FF) (TOD) district to provide for a gymnasium, physical fitness, and training center.

2024-CPL-814 / 2024-CVR-814 | 8840 East Edgewood Avenue | Granted Approval of 2024-CPL-814 subject to thirteen Conditions in the Staff Report, Granted Approval of 2024-CVR-814 and adopted the Findings of Fact.

Franklin Township, Council District #25 D. R. Horton – Indiana, LLC, by 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 (Continued Petitions):

2024-ZON-023 | 3801 North Raceway Road | After a Public Hearing, Recommended Approval, subject to Commitments, to MDC June 5, 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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-ZON-044 | 918 East 27th Street, 2735, 2739, 2743, 2747, 2751, and 2755 Guilford Avenue (odd), 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2748, 2752, and 2756 Winthrop Avenue (even) | Granted Petitioner's request for continuance for cause to May 23, 2024

Center Township, Council District #8
Historic Grandview LLC, by Paul J Lambie

Rezoning of 2.4 acres from the D-5 district to the D-8 district for residential development.

**2024-CAP-815 / 2024-CVR-815 | 2439 and 2455 Dr. Martin Luther King, Jr. Street |
Granted Staff's request for continuance for cause to May 23, 2024**

Center Township, Council District #12
C-S (W-5)

Meridian Lodge #33 and NWQOL Holding Company LLC, by Bryan Conn

Modification of Development Statement and Site Plan related to 2020-ZON-067 to provide for a four-story multi-family, with supportive services development, with 32 dwelling units for persons experiencing homelessness, community meeting space, mental health services, employment assistance, health and wellness programs, life skills training and development, and a food pantry for residents.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a four-story multi-family, supportive services, and community space building, with 35% transparency on the west façade (minimum 40% transparency required on facades within 50 feet of a local, collector or arterial street), with 6% transparency on the north façade, with 25% transparency on the east façade, with 9% transparency on the south façade (minimum 40% transparency required within 50 feet of a public pedestrian entrance), with a front yard setback of five feet (minimum 10 feet required), a north side yard setback of seven feet, and a south side yard setback of seven feet (minimum 10-foot side yard setbacks required).

**2024-CZN-817 / 2024-CVR-817 | 1103 and 1115 East 52nd Street | Granted Petitioner's
request for continuance for cause to May 23, 2024**

Washington Township, Council District #7
Fineberg and Solomon, Inc., by Russell Brown

Rezoning of 1.05 acres from the D-5 (W-5) district to the MU-2 (W-5) district to legally establish existing uses and to provide for a potential mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for multiple dwelling units on the southside of an existing two-story building without orientation to a public street (dwelling units must orient and be visible to a public street).

*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.