

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

HEARING EXAMINER

**MAY 23, 2024 – HEARING RESULTS**

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thursday, **May 23, 2024**, at 1:00 PM in the Public Assembly Room on the 2<sup>nd</sup> Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions: \*

**PETITIONS EXPEDITED:**

**2024-ZON-036 (Amended) / 2004-VAR-006 | 365 South Franklin Road | Recommended Approval, subject to commitments, to MDC June 26, 2024**

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 I-2 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.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a caretaker or on-site employee within the existing single-family dwelling and a 15-foot south transitional yard for the storage building (50-foot south transitional yard required).

**2024-ZON-047 | 5660 West Minnesota Street | Granted special request for a one-day waiver of the 23-day written and posted notice requirement. Recommended Approval, subject to commitments, to MDC June 26, 2024**

Wayne Township, Council District #17

Jason Mansfield

Rezoning of 1.29 acres from the D-3 district to the I-2 district to provide for light industrial uses.

**2024-ZON-049 | 2514, 2534, 2548, 2614, 2618 and 2620 West 16th Street | Recommended Approval, subject to commitments, to MDC June 26, 2024**

Wayne Township, Council District #12

Benjamin Hughes, Randall Hughes and Speedway Body Shop, Inc, by S. Gregory Zubek

Rezoning of 2.013 acres from the D-5 (W-5), C-3 (W-5) and C-5 (W-5) districts to the C-4 (W-5) district to provide for community-regional commercial uses.

**2024-ZON-051 | 4822 East Edgewood Avenue | Recommended Approval, subject to commitments, to MDC June 26, 2024**

Perry Township, Council District #24

Edward P. Heeringa, by David A. Retherford

Rezoning of 1.746 acres from the D-A district to the D-S district.

**2024-ZON-052 | 2809 and 2811 Shelby Street | Recommended Approval, subject to commitments, to MDC June 26, 2024**

Center Township, Council District #19  
Renita Ingersoll, by William Ingersoll

Rezoning of 0.22-acre from the C-5 (TOD) district to the D-8 (TOD) district to provide for residential uses.

**2024-ZON-053 | 5001 East Raymond Street | Recommended Approval to MDC June 26, 2024**

Center Township, Council District #19  
City of Indianapolis, Department of Business and Neighborhood Services, by Michael Oberhausen

Rezoning of 25.25 acres from the D-2, D-3 (FF) (FW), D-6II (FF) (FW) and C-4 (FF) districts to the SU-9 (FF) (FW) district to provide for government buildings and services, including a 70,000 square-foot animal care center, two dog parks, a livestock barn and outdoor area, and an outdoor kennel area.

**2024-ZON-054 | 1818 South East Street | Recommended Approval, subject to commitments, to MDC June 26, 2024**

Center Township, Council District #18  
1800 Blok LLC, by Paul J. Lambie

Rezoning of 0.11-acre from the C-3 district to the D-5 district.

**2024-CZN-816 / 2024-CVR-816 (Amended) | 9521 Haver Way | Recommended Approval to MDC June 26, 2024. Petitioner amended 2024-CVR-816 (as noted below) and adopted the amended Findings of Fact.**

Washington Township, Council District #2  
McDonald's USA, LLC, by Timothy Ochs

Rezoning of 1.777 acres from the C-3, C-4 and C-S districts to the C-3 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for ~~a trash enclosure within the front yard of Keystone Avenue (not permitted)~~, restaurant drive through service units, without screening, located on a façade adjacent to a public right-of-way that exceeds 30 feet in width and off-street stacking spaces located within a front yard along a public right-of-way that exceeds 30 feet in width (not permitted), ~~48 parking spaces (maximum of 40 spaces permitted)~~.

**2024-CAP-818 / 2024-CVR-818 | 5231 Claybrooke Commons Drive | Recommended Approval, subject to commitments, to MDC June 26, 2024. Approved 2024-CVR-818 and adopted the Findings of Fact.**

Franklin Township, Council District #25  
C-S  
J Enterprises Inn of Exit 101, LLC, by John J. Moore

Modification of Development Plan related to 2005-ZON-169, to provide for a hotel with a maximum building height of 69 feet, with architectural building features extending to 79'-3" (maximum height of 65 feet permitted).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a hotel with a maximum building height of 69 feet, with architectural building features extending to 79'3" (original C-S statement provided for building height to meet C-4 standards, or a maximum height of 65 feet permitted).

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**2024-APP-008 | 2801 Dr. A. J. Brown Avenue | After a public hearing, Recommended Approval to June 26, 2024 MDC**

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.

**2023-ZON-129 | 3050 North Illinois Street | Granted Petitioner's request for continuance for cause to July 25, 2024, with new 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-026 | 7405 and 7425 Westfield Boulevard | Acknowledged automatic continuance to June 27, 2024, filed by Petitioner**

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-029 | 9401 and 9415 East Southport Road, and 9404 and 9510 East McGregor Road | Granted Staff's request for continuance for cause to June 27, 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-ZON-030 | 1362 and 1368 North Olney Street | Granted Petitioner's request for continuance for cause to July 25, 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-032 | 2255 North LaSalle Street and 3350 Roosevelt Avenue | After a public hearing, Recommended Approval, subject to commitments, to MDC June 26, 2024**

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-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 June 27, 2024, with New Notice**

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 June 13, 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 | After a public hearing, Recommended Approval of 2024-CZN-817, subject to commitments, to MDC June 26, 2024. Approved 2024-CVR-817 and adopted the Findings of Fact.**

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).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**2024-MOD-004 | 5514, 5532, and 5550 Victory Drive | **Granted Petitioner's request for continuance for cause to June 13, 2024, with new Notice****

Franklin Township, Council District #24

C-S

Patch Development LLC, by Brian J Tuohy

Modification of Commitments related to 2000-ZON-090 to terminate Commitment #6, which related to fence installation on Lots 385 through 393 of the Far Hill Downs Subdivision, terminate Commitment #7, which required the developer to pay \$600.00 for landscape allowance to each of the lot owners of Lots 385 through 393 of the Far Hill Downs Subdivision, terminate Commitment #8, which required building materials, color scheme and general appearance of the building to be substantially similar to buildings west of the site, terminate Commitment #15, which required water main extension and sanitary sewer connection, and to modify Commitment 4 (D) to provide that no docks and drive in doors will be located on the front of the building facing south, to modify Commitment #5 to delete and replace with acceleration / deceleration tapers shall be provided at the entrance to the site on Victory Drive, and modify Commitment #9 to provide that the maximum building height above the final grade shall be limited to thirty-six (36) feet.

**2024-CZN-819 / 2024-CVR-819 | 8215 West Washington Street | **Granted Staff's request for a continuance for cause to June 13, 2024, with new Notice (which had been sent)****

Wayne Township, Council District #17

Site 3 West, LLC, by Joseph D. Calderon

Rezoning of 2.7 acres from the SU-46 district to the I-1 district for light industrial uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 25,730 square feet of outdoor storage (maximum of 8,805 square feet or 25% of gross floor area of all enclosed buildings) and approximately 140 feet from a protected district to the west and 400 feet from a protected district to the east (minimum separation of 500 feet required from a protected district).

\*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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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.