

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

June 26, 2024 - Zoning Petitions – HEARING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **June 26, 2024**, beginning at 1:00 PM, in the Public Assembly Room, City-County Building, 200 East Washington Street, Indianapolis, IN, on the following petitions:

PART I

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

2024-APP-008 | 2801 Dr. A. J. Brown Avenue | APPROVED

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.

PART II

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

2024-ZON-032 | 2255 North LaSalle Street and 3350 Roosevelt Avenue | APPROVED¹ TO CCC 7-8-2024

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-036 (Amended) | 365 South Franklin Road | APPROVED¹ TO CCC 7-8-2024

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.

2024-ZON-047 | 5660 West Minnesota Street | APPROVED¹ TO CCC 7-8-2024

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 | APPROVED¹ TO CCC 7-8-2024

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 | APPROVED¹ TO CCC 7-8-2024

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 | APPROVED¹ TO CCC 7-8-2024

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 | APPROVED TO CCC 7-8-2024

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 | APPROVED¹ TO CCC 7-8-2024

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.

PART III

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

2024-CZN-816 | 9521 Haver Way | APPROVED TO CCC 7-8-2024

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.

2024-CZN-817 | 1103 and 1115 East 52nd Street | APPROVED¹ TO CCC 7-8-2024

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.

2024-CAP-818 | 5231 Claybrooke Commons Drive | APPROVED¹ TO CCC 7-8-2024

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).

PART IV

REGIONAL CENTER PETITION RECOMMENDED FOR APPROVAL BY THE REGIONAL CENTER HEARING EXAMINER, NO APPEAL FILED:

2024-REG-024 | 815 South Meridian Street and 25 East McCarty Street | Approved

Center Township, Council District #18

CBD-2 (RC)

Brian Shapiro, by David Rausch, AIA LEED AP

Regional Center Approval to provide for updated plans for a proposed seven-story hotel and apartment development (previously approved for a six-story hotel through 2019-REG-107 and 2021-REG-063 and approved for a seven-story hotel through 2022-REG-024), with amenities, including a restaurant, courtyard, and roof-top lounge.

PART V

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEAL FILED:

2024-ZON-048 | 425 East Walnut Street | Approved to CCC 7-8-2024

Center Township, Council District #9

A and H Holdings Indy, LLC

Rezoning of 0.06 acre from the C-S district to the D-8 district to provide for residential uses.

PART VI

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-014 | 7125 Wellingshire Boulevard, 2702 West Stop 11 Road and 7750 SR 37 | Continued to July 17, 2024

Perry Township, Council District #22

Wellingshire Partners, LLC, by Joseph D. Calderon

Rezoning of 57.81 acres from the D-P (FF) (W-1) district to the D-P (FF) (W-1) district to revise the list of permitted uses for Parcels 2, 12 and 13 of the Southern Dunes (formerly Wellingshire) Planned Unit Development. Permitted uses would be as follows:

Parcel 2 (7125 Wellingshire Boulevard) Public, Institutional, Religious and Civic Uses, Medical or Dental Offices, Centers or Clinics, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Financial and Insurance Services, Hair and Body Care Salon or Service, Bar or Tavern, Eating Establishment or Food Preparation (any type), Indoor Recreation and Entertainment, Hotel, Motel, Offices (Business, Professional or Government), Outdoor Recreation and Entertainment, Grocery Store, Liquor Store, Retail, Light and Heavy General, Automobile and Light Vehicle Wash, Automobile, Motorcycle, Light Vehicle Service or Repair, Vehicle Charging Station and other Accessory Uses;

Parcels 12 and 13 (2702 West Stop 11 Road & 7750 SR 37) Medical or Dental Offices, Centers or Clinics, Schools, Elementary, Middle, High, Vocational, Technical, or Industrial School or Training Facility, Day Care Center or Nursery School, Business, Art, or other Post-Secondary Proprietary School, Private Post-Secondary School (Non-Proprietary), Club or Lodge, Community Center, Religious Uses, Medical or Dental Laboratories, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Garden as Primary Use, Indoor Agricultural Use, including greenhouse, warehouse growing of agricultural products, Outdoor Advertising Off-Premises Signs, Wireless Communications Facility, Mini-Warehouses (Self-Storage), Renewable Energy Facility (Solar/ Geothermal), Commercial Parking Lot and other Accessory Uses.

PART VII

REZONING HEARING SCHEDULED FOR INITIAL HEARING:

2024-ZON-055 | 1010 East 86th Street, and 8685 and 8699 Guilford Avenue | Continued to July 17, 2024

Washington Township, Council District #2
TM Crowley and Associates, LLC, by Joseph D. Calderon

Rezoning of 7.18 acres from the D-2 and C-1 Districts to the D-P District, to provide for single-family attached dwellings, multi-family dwellings, commercial office, and retail uses, including restaurants, day care center or nursery school, community center, financial services, and other light general retail uses.

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...”