

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

July 3, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **July 3, 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

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

**2024-MOD-004 | 5514, 5532, and 5550 Victory Drive | APPROVED<sup>1</sup>**

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-MOD-007 | 5080 East 82nd Street | CONTINUED TO JULY 17, 2024**

Washington Township, Council District #3

C-S (FF)

Allison Pointe Owners Association, Inc., by Joseph D. Calderon

Modification of Development Plan related to 86-Z-81 to modify Permitted Sign Criteria to provide for an additional business park and building/tenant identification sign adjacent to I-465 and not less than 300 feet from the General Park identification sign. Said sign would include signage panels to identify tenants and occupants of the business park (previous Development Plan was limited to one sign along I-465).

**2024-MOD-008 | 1060 North Capitol Avenue | APPROVED**

Center Township, Council District #12

CBD-S (RC) (TOD)

MTP – Stutz Propco, LLC, by Joseph D. Calderon

Modification of the development statement for 97-Z-48, to include uses as defined in Research and Development, Other in the Consolidated Zoning and Subdivision Ordinance, including a research laboratory.

PART II

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

**2024-ZON-027 | 1101 and 1117 South Sherman Drive | CONTINUED TO JULY 17, 2024**

Center Township, Council District #19  
Liberty Commercial Investors, LLC., by Donald W. Fisher

Rezoning of 0.68-acre from the D-5 and C-3 districts to the C-5 district to provide for automobile sales.

**2024-ZON-058 | 2701 Hunter Road | APPROVED TO CCC AUGUST 12, 2024**

Warren Township, Council District #20  
Midland Investments, LLC., by David Gilman

Rezoning of 4.59 acres from the D-A district to the I-1 district to provide for restricted industrial uses.

**2024-ZON-061 | 2013 Yandes Street | APPROVED TO CCC AUGUST 12, 2024**

Center Township, Council District #13  
Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for residential uses.

PART III

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

**2024-CZN-819 | 8215 West Washington Street | APPROVED<sup>1</sup> TO CCC AUGUST 12, 2024**

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.

PART IV

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

**2023-ZON-106 (Amended) | 2620 and 2710 Wicker Road | DENIED TO CCC AUGUST 12, 2024**

Perry Township, Council District #22  
Reid Litwack, by Joseph D. Calderon

Rezoning of 6.39 acres from the D-A (W-1) district to the I-1 (W-1) district to provide for an industrial business park.

PART V

REZONING PETITION TRANSFERRED BY THE HEARING EXAMINER FOR INITIAL HEARING:

**2024-ZON-042 | 3404, 3432, 3434, 3438 and 3444 North Illinois Street | CONTINUED TO JULY 17, 2024, WITH NOTICE**

Center Township, Council District #8  
Redline Holdings XII, LLC, by Emily Duncan and David Kingen

Rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-9 (TOD) district to provide for multi-family dwelling uses.

**\*\*Staff request for continuance for cause to July 17, 2024, with Notice**

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

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**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..."**