

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

July 17, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **July 17, 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-005 | 8316 Belfast Drive

Decatur Township, Council District #13

C-S

Unicorp National Developments, Inc., by Mike Timko

Modification of Development Statement related to petition 95-Z-149 to modify item K. Landscape Easements, to provide for a minimum of 10-foot landscape easement measured from the back of curb along all public and private streets (current commitment required a minimum 45-foot landscape easement measured from the back of curb along all public and private streets).

2024-MOD-007 | 5080 East 82nd Street

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).

PART II

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

2024-ZON-027 | 1101 and 1117 South Sherman Drive

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-029 | 9401 and 9415 East Southport Road, and 9404 and 9510 East McGregor Road

Franklin Township, Council District #25

Lennar Homes of Indiana, LLC., by Brian J. Tuohy

Rezoning of 112.2 acres from the D-A (FF) and D-1 (FF) districts to the D-4 district to provide for single-family residential development.

2024-ZON-044 (Amended) | 918 East 27th Street, 2735, 2739, 2743, 2747, 2751, 2752 and 2755 Guilford Avenue, 820 East 27th Street, 2708, 2712, 2716, 2720, 2724, 2728, 2732, 2736, 2740, 2744, 2748, 2752, and 2756 Winthrop Avenue (even)

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

Rezoning of 2.96 acres from the D-5 district to the D-8 district for residential development.

2024-ZON-064 | 8155 Brookville Road

Warren Township, Council District #20
Johnson's Commercial Flooring, Inc, by Joseph D. Calderon

Rezoning of 3.29 acres from the C-4 district to the I-2 district for an office and warehouse for a flooring contractor.

2024-ZON-065 | 132 North Belmont Avenue

Center Township, Council District #18
Trent Stone, by Les Hall

Rezoning of 0.18-acre from the C-3 (TOD) district to the D-5 (TOD) district to provide for residential uses.

2024-ZON-067 | 1502 Dunlap Avenue

Wayne Township, Council District #17
Jonathan Brown, by Matthew Peyton

Rezoning of 0.643-acre from the D-3 district to the D-5 district to provide for residential uses.

2024-ZON-068 | 2327 Dr. Martin Luther King, Jr. Street

Center Township, Council District #12
Socorro Solutions 71010 LLC, by Jynell D Berkshire

Rezoning of 0.12-acre from the C-1 (W-5) district to the D-8 (W-5) district to provide for residential uses.

PART III

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

2024-CZN-823 and 2024-CAP-823 | 605 South High School Road

Wayne Township, Council District #17
City of Indianapolis, Department of Parks and Recreation, by Kate Warpool

Rezoning of 6.255 acres from the D-3 district to the PK-1 district.

Park District One approval to provide for park improvements, including playground equipment and playground surface, walking trails, a basketball court, comfort station, and picnic shelters.

2024-CZN-825 | 1641 Cornell Avenue

Center Township, Council District #13
Indy Opportunity Fund, LLC, by Dale W. Pfeifer

Rezoning of 0.12-acre from the I-3 district to the D-8 district to provide for residential uses.

PART IV

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

2024-REG-016B | 501 Indiana Avenue

Center Township, Council District #12
CBD-2 (RC)
Indiana Avenue Partners, LLC., by Chris Mulloy

Regional Center Approval to provide for: B. Construction of a 12-story mixed-use development, consisting of 263 dwelling units, 323 parking spaces within a parking garage, and approximately 35,475 square feet of amenity space, office space, and retail space.

2024-REG-028 | 639 South Delaware Street

Center Township, Council District# 18
I-3 (RC)
Eli Lilly and Company, by Andi M. Metzler

Regional Center Approval to provide for a 775-person, two-story conference center, within an existing corporate campus.

PART V

MODIFICATION PETITION TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2024-MOD-010 | 9433 Avant Avenue

Washington Township, Council District #2
D-P
BC Real Street Partners LLC, by Brian J. Tuohy

Modification of Development Statement related to 2021-ZON-054 to modify Paragraph III, Development Standards of the Townhome District Development Architectural Standards to provide for a 20-foot minimum lot width for townhomes (previously required a 24-foot minimum lot width for townhomes).

PART VI

REZONING PETITION TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2024-ZON-026 | 7405 and 7425 Westfield Boulevard

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.

PART VII

COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER, SCHEDULED FOR INITIAL HEARING:

2024-ZON-042 / 2024-VAR-007 (Amended) | 3404, 3432, 3434, 3438 and 3444 North Illinois Street

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-10 (TOD) district to provide for multi-family dwelling uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family development with a two-foot front yard setback for ground level patios (Front Building Line between 10 feet to 19.9 feet required), a two-foot rear yard setback for a surface parking lot (a minimum 10-foot rear yard setback required), a floor area ratio of 1.92 (maximum 0.8 permitted), and a livability space ratio of 0.08 (minimum 0.66 permitted).

PART VIII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

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

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 IX

REZONING HEARING SCHEDULED FOR INITIAL HEARING:

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

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.