

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

August 7, 2024 | HEARING RESULTS

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **August 7, 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 | APPROVED¹

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-006 | 8100 Southeastern Avenue | APPROVED¹

Franklin Township, Council District #20

D-P

Circle City Property Group, Inc., by William T. Niemier

Modification of Commitments and Site Plan related to 98-Z-63 and 2006-APP-150 to modify:

- a) Commitment 45 to alter the approved site plan to provide for a 10,500-square-foot commercial building;
- b) Commitment 71 to provide for a 10,500 square-foot commercial building (maximum 10,000 square-foot commercial building permitted);
- c) Commitment 75 provide for a flat roof on said proposed 10,500 square-foot commercial building (required only pitched, shingle-roofed structures).

PART II

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

2024-ZON-060 | 2401 West Morris Street | APPROVED¹ TO CCC SEPTEMBER 9, 2024

Wayne Township, Council District #17

Amy Lapka

Rezoning of 3.99 acres from the D-5 (FF) and C-4 (FF) districts to the C-7 (FF) district to provide for a landscaping business.

2024-ZON-064 | 8155 Brookville Road | APPROVED¹ TO CCC SEPTEMBER 9, 2024

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-069 | 2810 and 2814 East Michigan Street | APPROVED TO CCC SEPTEMBER 9, 2024

Center Township, Council District #13
Arcangel Tellez-Garcia, by David Gilman

Rezoning of 0.221-acre from the C-3 district to the D-8 district to provide for multi-family residential development.

PART III

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

2024-CAP-822 | 1351 Roosevelt Avenue | APPROVED¹

Center Township, Council District #13
C-S (FF)
Penn Electric Partners LLC, by Brent Roberts

Modification of the Commitments for 2022-ZON-115 to Modify Commitment #3 to provide for the addition of building signage, roof sign, and architectural canopies, which shall be submitted for Administrator's Approval prior to the issuance of Class 1 Structural Permit, which approval shall not be unreasonably withheld.

2024-CZN-827 / 2024-CAP-827 | 2923, 2925, 2929, 2931, and 2933 North Park Avenue | APPROVED 2024-CZN-827 TO CCC SEPTEMBER 9, 2024. APPROVED 2024-CAP-827.

Center Township, Council District #8
City of Indianapolis, Department of Parks and Recreation, by Benjamin Jackson

Rezoning of 0.124-acre from the D-5 district to the PK-1 district for park uses.
Park District One Approval to provide for new playground equipment, a shelter, benches, and an information kiosk.

PART IV

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

2024-ZON-057 | 1709 East 38th Street | DENIED PETITIONER'S SPECIAL REQUEST TO WAIVE MDC RULES OF PROCEDURE FOR THE DEADLINE FOR FILING APPEAL OF THE HEARING EXAMINER'S RECOMMENDATION OF DENIAL. DENIED 2024-ZON-057 TO CCC SEPTEMBER 9, 2024.

Center Township, Council District #8
Francis Olanipekun, by Oluwaseun Famosinpe

Rezoning of 2.32 acres from the SU-1 (TOD) district to the C-4 (TOD) district to provide for commercial uses including an event hall.

PART V

COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2024-ZON-042 / 2024-VAR-007 (AMENDED) | 3404, 3432, 3434, 3438 and 3444 North Illinois Street | APPROVED¹ TO CCC SEPTEMBER 9, 2024. APPROVED 2024-VAR-007 (Amended) AND ADOPTED THE FINDINGS OF FACT.

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 VI

MODIFICATION PETITION TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

2024-MOD-014 | 11601 Melnick Lane | APPROVED

Lawrence Township, Council District #15
D-P
Lennar Homes of Indiana, LLC, by Brian J. Tuohy

Modification of the Development Statement related to petition 96-Z-124 (96-DP-12) to modify the Tree Preservation Plan for Winding Ridge – A Master Planned Community, to allow for resident amenities, including a pool, pool house, playground, picnic area and a surface parking area, as depicted on an Amenity Center Area Landscape Plan (current Development Statement required amenities within Area 11).

PART VII

PLAT PETITION TRANSFERRED FROM THE PLAT COMMITTEE FOR INITIAL HEARING:

2024-PLT-034 | 4620 West 84th Street, 4553 and 4625 West 86th Street, 8431 and 8435 Georgetown Road and 8460 Bearing Drive | GRANTED WAIVER FOR SIDEWALKS FOR 84TH STREET, 86TH STREET, AND BEARING DRIVE. APPROVED ADDITIONAL CONDITION FOR APPROVAL (NO. 14) OF PLAT, WHICH REQUIRED PETITIONER TO MAKE CONTRIBUTION TO SIDEWALK FUND PURSUANT TO REVISED CODE SECITON 744-301.G, FOR THE SIDEWALK WAIVER ALONG 86TH STREET. APPROVED PLAT PETITION, SUBJECT TO 14 CONDITIONS.

Pike Township, Council District #1
I-2 (FF)
G&I X Industrial IN, LLC, by Andi M. Metzger

Approval of a Subdivision Plat, to be known as Northwest Business Center, subdividing 46.906 acres into six lots, with a waiver of sidewalk requirements along 84th Street, 86th Street, and Bearing Drive, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

For a complete list of petitions, staff reports, and hearing results, visit [https://indianapolis-in.municodemeetings.com/DMDmeetings](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..."