

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

AUGUST 15, 2024 | HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **August 15, 2024**, at 1:00 PM in the Public Assembly Room on the 2nd Floor of the City-County Building, 200 East Washington Street, Indianapolis, IN on the following petitions:*

PETITIONS EXPEDITED:

2024-APP-014 | 8247 Harcourt Road | Recommended for Approval, subject to Commitments, to MDC September 4, 2024

Washington Township, Council District #2
HD-1 / HD-2

RDoor Housing Corporation, by Brian. J. Tuohy

Hospital District Two Approval to provide for a proposed expansion of an existing multi-family residential development, consisting of 55 dwelling units within three buildings and outdoor amenity areas.

2024-ZON-077 | 122 North College Avenue | Granted one-day Waiver of 23-day period for written Notice. Recommended for Approval to MDC September 4, 2024

Center Township, Council District #13
Cole, Inc., by David Kingen and Emily Duncan

Rezoning of 0.45-acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district.

2024-ZON-078 | 402 South Carroll Road | Recommended for Approval, subject to Commitments, to MDC September 4, 2024

Warren Township, Council District #20
Kristopher Holeyfield

Rezoning of 4.623 acres from the D-P district to the D-A district.

2024-ZON-086 | 1429, 1433 & 1439 Deloss Street | Recommended for Approval, subject to Commitments, to MDC September 4, 2024

Center Township, Council District #13
Structure Investments, LLC, by Elizabeth Bentz Williams

Rezoning of 0.32-acre from the I-2 district to the D-8 district to develop three single-family dwellings.

2024-CAP-828 / 2024-CVR-828 / 2024-CVC-828 (Amended) | 1013 West Morris Street | Recommended 2024-CAP-828, subject to Commitments, for Approval, subject to Commitments, to MDC September 4, 2024. Approved 2024-CVR-828, subject to Commitments, and adopted Findings of Fact. Approved 2024-CVC-828 and granted a Waiver for the Assessment of Benefits.

Center Township, Council District #18

C-7 (FF)

Indy Grille Family Restaurant, LLC, by Adam DeHart

Modification of Conditions and Site Plan related to 85-UV2-52 to delete Condition #3 which states that Morris Street shall be used for exit only and shall be properly identified as such and to modify the site plan related to 85-UV2-52 to provide for additions to the existing structure and additional surface parking area.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 2.2-foot front setback from Morris Street, a 6.7-foot front setback from Bridge Street, a five-foot front setback from Drover Street (minimum 10-foot front setback required along all streets), no landscaping along Drover Street (landscaping required), and no interior landscaping within the proposed parking area (minimum 9% of all uncovered vehicle areas required).

Vacation of a portion of Drover Street (formerly a portion of Lot 85 in McCarty's Third West Side, an Addition to the City of Indianapolis), ranging from 31 to 33 feet (irregular) in width, from the south right-of-way line of Morris Street, south 109.2 feet to the first east-west alley south of Morris Street, **with a waiver of the assessment of benefits.**

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-MOD-009 | 7710 Johnson Road | **Granted Petitioner request for Continuance to September 26, 2024**

Lawrence Township, Council District #3

C-S

7710 Johnson, LLC, by Joseph D. Calderon

Modification of the Commitments, Development Statement and Site Plan related to petitions 99-Z-195, and, as amended with 2006-ZON-810, to provide for display of dumpsters for rent to consumers for home improvement projects.

2024-MOD-011 (Amended) | 4001 South Keystone Avenue | **Acknowledged amendment of Petition which eliminated request to remove "automobile and light vehicle wash" from prohibited uses. After a public hearing, recommended denial to MDC September 4, 2024.**

Perry Township, Council District #19

C-4

Aman, LLC, by Tyler Ochs

Modification of the Commitments related to 2016-ZON-083 to Modify Commitment #2 to remove "Automobile Fueling Station" **and "Automobile and Light Vehicle Wash"** from the list of prohibited uses.

2024-ZON-039 | 3803, 3805, 3919, 4051, and 4233 Lafayette Road, 4262, 4266, 4270, and 4360 West 38th Street, 4702, 4750, and 4825 Century Plaza Road | **After a public hearing, recommended for Approval, subject to Commitments, to MDC September 4, 2024**

Pike Township, Council District #5

PFFO QOZB LLC, by Alex Intermill and Tyler Ochs

Rezoning of 126.55 acres from the C-4, C-5, and MU-2 (FF) districts to the C-S (FF) district to provide for C-4 and MU-2 permitted uses, plus commercial retail, community center, athletic fields and courts, film production studios, hotels, multi-family dwellings, and educational uses.

2024-ZON-062 | 1025 Jefferson Avenue | **Granted Petitioner request for Continuance to August 29, 2024**

Center Township, Council District #13
Brookside Commercial, LLC, by Joseph D. Calderon

Rezoning of 0.15-acre from the D-5 district to the SU-38 district to provide for additional surface parking area for a community center and apartments.

2024-ZON-071 | 1302 East Stop 11 Road | **After a public hearing, recommended Denial to MDC September 4, 2024**

Perry Township, Council District #23
HRE Brothers, LLC, by Michael Rabinowitch

Rezoning of 1.788 acres from the D-A district to the C-3 district to provide for a restaurant and other commercial uses.

2024-ZON-075 | 7015 Brookville Road | **After a public hearing, recommended Approval, subject to Commitments, to MDC September 4, 2024**

Warren Township, Council District #20
Liberty Boatwrks, LLC, by Joseph D. Calderon

Rezoning of 2.85 acres from the I-1 district to the I-3 district to provide for boat sales and repair.

2024-CZN-820 / 2024-CPL-820 | 3107 East Sumner Avenue | **Granted Remonstrator request for Continuance request to August 29, 2024**

Perry Township, Council District #19
Francisco Aleman, by Josh Smith

Rezoning of 0.924 acre from the D-A district to the D-5 district to provide for residential uses.

Approval of a Subdivision Plat to be known as Aleman's Subdivision, subdividing 0.924-acre into two lots.

2024-CVR-826 / 2024-CPL-826 | 1150 East New York Street | **Granted Petitioner request for Continuance to September 12, 2024, with Notice, as needed**

Center Township, Council District #13
D-8
Ronin Highland Park, LLC, by Jynell D. Berkshire

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction five single-family attached dwellings, each with a zero-foot front setback along New York Street (front setback ranging from 10 feet to 19.9 feet required), building height of 46 feet (maximum 40 feet permitted), an 18-foot encroachment into the clear sight triangle of New York Street and an 11-foot

encroachment into the clear sight triangle of Highland Avenue (not permitted), with deficient landscaping (50% living material required).

Approval of a Subdivision Plat to be known as Elevate Highland Park Subdivision, subdividing 0.20-acre into five single-family attached lots.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-APP-015 | 7960 North Shadeland Avenue | **Granted Petitioner request for Continuance to August 29, 2024**

Lawrence Township, Council District #3
HD-2
7660 Shadeland, LLC, by Scott Elpers

Hospital District Two Approval to provide for two building identification signs and one 4.67-foot-tall freestanding sign for a medical facility.

2024-ZON-080 | 3720 East Washington Street | **Acknowledged automatic request to September 12, 2024, filed by Petitioner**

Center Township, Council District #18
Marybeth McShea

Rezoning of 0.14-acre from the C-1 (TOD) district to the D-8 (TOD) district to provide for an 8-unit multi-family residential development.

2024-ZON-082 | 5102, 5111, 5117, 5122, 5127, 5139, 5143, and 5210 East 65th Street | **Granted Staff request for Continuance to September 26, 2024, with Notice**

Washington Township, Council District #3
Schmoll Development Company, L. P., by Gregory Zubek

Rezoning of 17.149 acres from the I-2 district to the C-S district to provide for commercial and light industrial uses, including uses permitted in the C-3 district and I-2 district, in addition to: sports performance training uses for all ages, including individual sports training, weight lifting and training, fitness personal training and conditioning, aerobics and spin training, assisted rehabilitation exercise program, yoga, Pilates, dance studio, martial arts training, specific sports training including batting cages and golf, plus, automobile and light vehicle wash, detailing, tinting (in buildings not facing 65th Street), and automobile, motorcycle and light vehicle service or repair (in buildings not facing 65th Street).

2024-ZON-083 | 1627, 1631 & 1635 Woodlawn Avenue | **Granted Staff request for Continuance to September 12, 2024**

Center Township, Council District #18
Indy Real Estate Consulting, LLC, by David Kingen & Emily Duncan

Rezoning of 0.51 acres from the D-3 (TOD) district to the D-8 (TOD) district to allow for a multi-family structure.

*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. Written objections to a proposal are encouraged to be filed via email at 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.