

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

AUGUST 29, 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 29, 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-009 / 2024-VAR-010 (2nd Amended) | 1801, 1851, and 2001 West 86th Street, 8301, 8401, 8433, 8402, and 8501 Harcourt Road, 8220, 8240, 8260, 8326, 8330, 8333, 8414, 8424, and 8550 Naab Road | Recommended Approval, subject to the August 27, 2024 site plan and August 2, 2024 elevations, to the MDC September 18, 2024. Approved 2024-VAR-010, subject to the site plan & elevations, and adopted the Findings of Fact.

Washington Township, Council District #1 and #2
HD-1 / HD-2
St. Vincent Hospital and Health, by Brent Bennett

Hospital District One Approval and Hospital District Two Approval to provide for updated campus-wide wayfinding signage.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. Two, 20-foot-tall pole signs (pole signs not permitted),
- b. A total of ~~46~~ **15** freestanding signs that encroach into the clear-sight triangles of the abutting streets and drives (not permitted),
- c. Five freestanding pylon signs within the required front setback (minimum 10-foot setback required),
- d. Four, 21-foot-tall freestanding pylons, with one pylon sign being 115 feet from a protected district (maximum height of 15 feet permitted and a minimum of 600 feet separation from a protected district required),
- e. One, 16-foot-tall freestanding pylon sign being 135 feet from a protected district (maximum height of 15 feet permitted and a minimum 600-foot separation from a protected district required),
- ~~f. One pylon sign in the right-of-way of Naab Road (not permitted),~~
- ~~g.~~ f. Two incidental signs being greater than 10 square feet in size (maximum 10 square feet permitted),
- ~~h.~~ g. One pylon sign being greater than 3% of the building elevation or architectural elevation to which the sign is oriented (maximum 3% of the building elevation or architectural elevation to which the sign is oriented permitted),
- ~~i.~~ h. Three pylon signs and one pole sign along one street frontage (maximum of two primary freestanding signs along one street frontage permitted).

2024-APP-015 | 7960 North Shadeland Avenue | Recommended Approval to MDC September 18, 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-MOD-012 | 5943 Copeland Mills Drive | Recommended Approval, subject to the modification of the prior Commitments, to MDC September 18, 2024

Decatur Township, Council District #21
D-3
Ronald Holland

Modification of the Commitments related to petition 97-Z-30 to modify Commitment #20 to allow for a six-foot tall privacy fence with 100% opacity along the side and rear property lines (current commitment limits privacy fencing to being used in conjunction with a porch, patio, deck, terrace, or pool, it must be located within fifteen feet of said structure and shall not encroach into the required building setbacks).

2024-ZON-084 | 3124 West 16th Street | Recommended Approval, subject to the Commitments in the Staff Report, to MDC September 18, 2024

Wayne Township, Council District #11
Marcos Perera

Rezoning of 0.83-acre from the D-5 and C-1 districts to the C-3 district to provide for commercial uses.

2024-ZON-088 | 8101 and 8105 West Washington Street | Recommended Approval, subject to the Commitments in the Staff Report and other Commitments, to MDC September 18, 2024

Wayne Township, Council District #17
Indy Aerospace, Inc., by Brian J. Touhy

Rezoning of 4.77 acres from the SU-46 district to the 1-3 district to build a 30,000-square-foot building.

2024-ZON-089 | 3527 North College Avenue | Recommended Approval, subject to Commitments in the Staff Report and other Commitments, to MDC September 18, 2024

Center Township, Council District # 8
Walvan Investments, LLC, by David Gilman

Rezoning of 0.22 acre from the D-5 district to the D-8 district to provide for a (6-unit) small apartment use.

2024-ZON-091 | 6530 and 6650 Bluff Road | Recommended Approval, subject to the Commitments in the Staff Report, to MDC September 18, 2024

Perry Township, Council District #22
Linda Group Indy, LLC, by David Kingen

Rezoning of 10.57 acres from the SU-16 district to the SU-1 district to provide for religious uses.

2024-CAP-815 / 2024-CVR-815 (Amended) | 2439 and 2455 Dr. Martin Luther King, Jr. Street | Recommended Approval of 2024-CAP-815, subject to the Commitments in the Staff Report and the modified C-S Statement, to the MDC September 18, 2024. Approved 2024-CVR-815 (Amended) and adopted the Findings of Fact.

C-S (W-5)

Center Township, Council District #12

Meridian Lodge #33 and NWQOL Holding Company LLC, by Bryan Conn

Modification of Development Statement and Site Plan related to 2020-ZON-067 to provide for a four-story multi-family, with supportive services development, with 32 dwelling units for persons experiencing homelessness, community meeting space, mental health services, employment assistance, health and wellness programs, life skills training and development, and a food pantry for residents.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a four-story multi-family, supportive services, and community space building, with 39% transparency on the west façade (minimum 40% transparency required on facades within 50 feet of a local, collector or arterial street), with 6% transparency on the north façade, with 25% transparency on the east façade, with 0% transparency on the south façade (minimum 40% transparency required within 50 feet of a public pedestrian entrance), with a front yard setback of five feet (minimum 10 feet required), a north side yard setback of three feet (minimum 10-foot side yard setbacks required), and a 48-foot-tall building (38-foot-tall building permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-ZON-040 | 6000, 6012, 6020, 6180, and 6206 East 46th Street | Granted Staff request for a Continuance for cause to September 26, 2024

Lawrence Township, Council District #9

Indianapolis Re Management LLC, 600-B East 46th Street LLC, and Bazilio Real Estate LLC, by Emily Duncan and David Kingen

Rezoning of 35.8 acres from the C-3 (FF) and C-4 (FF) districts to the MU-2 (FF) district.

2024-ZON-050 | 3739 North Kitley Avenue | Granted Petitioner request for a Continuance for cause to September 12, 2024

Warren Township, Council District #9

Patrium LLC, by Luis Gomez

Rezoning of 1.22 acres from the D-3 (TOD) district to the C-7 (TOD) classification to provide for a commercial contractor.

2024-ZON-056 / 2024-VAR-009 | 4545 East Michigan Street | After a public hearing, Recommended Denial of 2024-ZON-056 to MDC September 18, 2024. Denied 2024-VAR-009.

Center Township, Council District #13

SJM Co. Inc., by Jamilah Mintze

Rezoning of 0.12-acre from the D-5 district to the C-5 district to provide for general commercial uses, including an automobile repair shop.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall chain link fence within the front yard of Michigan Street and Drexel Avenue (chain link fence not permitted within front yard) and encroaching into the clear-sight triangle of Michigan Street and Drexel Avenue and the abutting alley (not permitted).

2024-ZON-062 | 1025 Jefferson Avenue | After a public hearing, Recommended Approval, subject to Commitments, to MDC September 18, 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-072 | 4903 West Washington Street | Acknowledged the Withdrawal of the Petition

Wayne Township, Council District #17
Axum Auto Parts, LLC, by Pat Rooney

Rezoning of 0.9 acre from the C-3 and C-4 districts to the C-5 district to provide for a restaurant, automobile repair and automobile sales.

2024-ZON-073 / 2024-ZON-073B | 2155 Kessler Boulevard, West Drive | Acknowledged the Automatic Continuance to September 26, 2024, filed by Petitioner

Washington Township, Council District #2
Broadmoor Investments, LLC, by Russell L. Brown

Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.

B. Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

2024-CZN-820 / 2024-CPL-820 | 3107 East Sumner Avenue | After a public hearing, Recommended Approval of 2024-CZN-820 to MDC September 18, 2024. Granted Approval of 2024-CPL-820, subject to the 12 conditions in the Staff Report.

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-CZN-829 / 2024-CVR-829 (Amended) | 707 East 22nd Street | Granted Remonstrator's request for Continuance to September 26, 2024

Center Township, Council District #13
Elliott 317, LLC, by Jamilah Mintze

Rezoning of 0.07-acre from the C-3 district to the D-8 district to provide for a two-unit multi-unit house.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 38.1-foot tall, three-story, two-unit multi-unit house (maximum 35-foot tall, 2.5 stories permitted), with a deficient 2,926 square foot lot area (3,500 square feet required), a five-foot rear setback (10-foot rear setback required), with no street trees and deficient landscaping (minimum one street tree per 35 feet of lot frontage and 50% living material required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-MOD-015 (Amended) | 3500 East 20th Street | **Granted Staff's Special Request for a three-day waiver of the 23-day notification period for the mailed, amended Notice. Acknowledged the Automatic Continuance to September 26, 2024, filed by a Registered Neighborhood Organization.**

Center Township, Council District #13
C-S
Adam DeHart

Modification of the Commitments related to petition 2002-ZON-166 to terminate Commitments #6 and #7 to allow for a Security/Scale House, Maintenance/Repair Shop, Drywall Recycling facilities, Construction Equipment storage, contractor yard, and Concrete Recycling operation (current commitments states any new construction requires Administrator's Approval and other uses are limited).

2024-ZON-090 | 9061 Crawfordsville Road | **Granted Petitioner's request for Continuance for cause to September 26, 2024, with Notice**

Wayne Township, Council District #11
Mark & Kim Crouch

Rezoning of one acre from the C-3 district to the D-5 district to provide for residential use.

*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.