

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

August 21, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **August 21, 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 PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2024-MOD-013 (Amended) | 6904 and 6908 North Tacoma Avenue

Washington Township, Council District #3

C-S

Patrick Sullivan, LLC, by Brian J. Tuohy

Modification of the Development Statement and Site Plan related to 2015-CZN-800 (6908) to provide for a greenhouse, and a Modification of Development Statement, Site Plan and Commitments related to petition 2018-ZON-029 (6904), to provide for a greenhouse and to terminate Commitment #2, which required development of the site to be in substantial compliance with the site plan, file-dated April 28, 2018.

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-076 | 4701 East Thompson Road

Perry Township, Council District #24

Grace Bible Christian Church of Indiana, by Misha Rabinowitch

Rezoning of 3.65 acres from the D-A (FF) and SU-1 (FF) districts to the SU-1 (FF) district to provide for religious uses.

PART III

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

2024-CZN-824 (Amended) | 1402 Shelby Street
Center Township, Council District #18
Carnivore Properties, LLC, by Emily Duncan and David Kingen

Rezoning of 0.14-acre from the MU-1 (TOD) district to the C-3 (TOD) district

PART IV

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

2024-REG-038 | 752 East Market Street and 730 East Washington Street
Center Township, Council District #13
CBD-2 (RC)
1820, LLC, by Jeremy Stephenson

Regional Center Approval to provide for the renovation of two former industrial buildings into mixed-use structures, with new windows and masonry reconstruction, and providing for 30,000 square feet of commercial space, 213 dwelling units, amenities and utility space, and reconfigured surface parking areas.

PART V

REZONING PETITION RECOMMENDED FOR APPROVAL BY HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2024-ZON-059 (Amended) | 2345 South Arlington Avenue
Warren Township, Council District #20
Doris M. Lambert, by Teri L. Hutchison

Rezoning of five acres from the D-A (FF) district to the C-1 (FF) district to provide for office-buffer commercial uses.

PART VI

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-079 | 2400 and 2406 North Tibbs Avenue
Wayne Township, Council District #11
Noble, Inc., by Joseph D. Calderon

Rezoning of 14.7 acres from the SU-7 District to the D-P District, to provide for a fire station, attached multi-family dwellings, a community center, community garden, indoor and outdoor recreation facilities, offices, medical and dental center, or clinic, surface parking and uses permitted in the SU-7 and SU-9 districts.

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.