

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**September 4, 2024**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **September 4, 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

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

**2024-APP-014 | 8247 Harcourt Road**

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.

PART II

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

**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**

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-075 | 7015 Brookville Road**

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-ZON-077 | 122 North College Avenue**

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**

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**

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.

PART III

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

**2024-CAP-828 | 1013 West Morris Street**

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.

PART IV

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

**2024-REG-032 | 817-831 Charles Street (odd) and 826-840 Union Street (even)**

Center Township, Council District #18

CBD-2 (RC)

Honor Investments LLC, by Russell L. Brown

Regional Center Approval to provide for the construction of 16 townhomes within four, four-story buildings, with attached garages.

**2024-REG-041 | 40 South Alabama Street**

Center Township, Council District #18

CBD-2 (RC)

City of Indianapolis, by Steve Winters

Regional Center Approval to provide for demolition of the former Marion County Jail 1 building.

PART V

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

**2024-ZON-071 | 1302 East Stop 11 Road**  
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.

**\*\*Petitioner withdrawal of the Petition**

PART VI

MODIFICATION PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

**2024-MOD-011 (Amended) | 4001 South Keystone Avenue**  
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” from the list of prohibited uses.

PART VII

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.

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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](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [planneroncall@indy.gov](mailto: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.