

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

September 18, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **September 18, 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 PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2024-APP-009 | 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
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.

2024-APP-015 | 7960 North Shadeland Avenue
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.

PART II

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

2024-MOD-012 | 5943 Copeland Mills Drive
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).

PART III

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-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-062 | 1025 Jefferson Avenue

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-084 | 3124 West 16th Street

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

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

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

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.

PART IV

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

2024-CAP-815 | 2439 and 2455 Dr. Martin Luther King, Jr. Street

Center Township, Council District #12

C-S (W-5)

NWQOL Holding Company LLC, by Brian J. Tuohy

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.

2024-CZN-820 | 3107 East Sumner Avenue

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-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 V

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

2024-ZON-056 | 4545 East Michigan Street

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.

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

COMPANION VACATION PETITION RECOMMENDED FOR APPROVAL, APPEAL FILED BY THE ADMINISTRATOR:

2024-CVC-828 | 1013 West Morris Street

Center Township, Council District #18

C-7 (FF)

Indy Grille Family Restaurant, LLC, by Adam DeHart

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.

PART VIII

REZONING PETITION FOR INITIAL HEARING:

2024-ZON-081 | 4310 North Carroll Road

Lawrence Township, Council District #15

Lennar Homes of Indiana, LLC, by Brian J. Tuohy

Rezoning of 30.85 acres from the D-P (FF) district to the D-P (FF) district to provide for a single-family residential development, consisting of 51 dwelling units and amenities, including open space and a nature trail.

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.