

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

OCTOBER 10, 2024 – HEARING RESULTS

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, **October 10, 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-017 | 7979 North Shadeland Avenue | Recommended Approval to MDC
November 6, 2024**

Lawrence Township, Council District #3
HD-2

Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two Approval to provide for a 34,654-square-foot expansion of the existing Cancer Center and additional parking.

2023-ZON-080 | 1651 Spann Avenue | Recommended Approval to MDC November 6, 2024

Center Township, Council District #18
Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.09-acre from the C-1 District to the D-5II District to provide for a detached single-family dwelling.

**2024-ZON-085 (Amended) | 5640 North Illinois Street | Recommended Approval to MDC
November 6, 2024**

Washington Township, Council District #7
The Riviera Club, by Sonya Seeder

Rezoning of 22.63 acres from the D-2 (FF) district to the SU-16 (FF) district to provide for indoor and / or outdoor recreation.

**2024-ZON-108 | 3332 and 3334 West 9th Street | Recommended Approval to MDC
November 6, 2024**

Wayne Township, Council District #12
Ebenezer Akinyele, by Khaleel Ifamimikomi

Rezoning of 0.383 acres from the SU-1 district to the D-5 district to provide for residential uses.

**2024-ZON-109 | 2140 Dr Andrew J Brown Avenue | Recommended Approval to MDC
November 6, 2024**

Center Township, Council District #13
Indy Rental Homes 360 III LLC, by Andrew Harrill

Rezoning of 0.13 acres from the I-3 District to the D-8 District to provide for residential uses.

2024-ZON-114 | 1751 South Lawndale Avenue | Recommended Approval, subject to Commitments, to MDC November 6, 2024

Wayne Township, Council District #17

Indianapolis Electrical Joint Apprenticeship and Training Trust Fund, by David Kingen and Emily Duncan

Rezoning of 5.31 acres from the I-2, I-3, and SU-46 district to the I-2 district to provide for industrial uses.

2024-CZN-830 / 2024-CVR-830 | 1330 and 1350 North Emerson Avenue | Recommended Approval of 2024-CZN-830 to the MDC November 6, 2024. Approved 2024-CVR-830 and adopted the Findings of Fact.

Center Township, Council District #13

D-5

Indianapolis Fire Department, by Misha Rabinowitch

Rezoning of 0.85-acre from the D-5 district to the SU-9 district for the relocation of Indianapolis Fire Department Station No. 20.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to decrease the amount of parking to 27 spaces (minimum 29 parking spaces required), to increase driveway width to 60 feet (maximum 25 feet permitted), to increase the building height to 39 feet (maximum of 25 feet permitted).

2024-CZN-833 / 2024-CVC-833 / 2024-CVR-833 | 1301 East 16th Street, 1503, 1513, and 1517 Columbia Avenue, and 1524 Dr. A. J. Brown Avenue | Recommended Approval of 2024-CZN-833, subject to Commitments, to the MDC November 6, 2024. Approved 2024-CVC-833 and adopted the Findings of Fact. Approved 2024-CVR-833 and adopted the Findings of Fact.

Center Township, Council District #13

Design and Build Corporation, by Jennifer Milliken and Timothy Ochs

Rezoning of 1.03 acres from the D-8 District to the SU-2 District to provide for educational uses.

Vacation of the first east-west alley south of 16th Street, being 15 feet in width, beginning at the west right-of-way line of Dr. A. J. Brown Avenue, west 180.72 feet, to the northwest right-of-way line of the first north-south alley west of Dr. A. J. Brown Avenue, and a vacation of the first north-south alley right-of-way west of Dr. A. J. Brown Avenue, being 15 feet in width, beginning at the northwest right-of-way line of the first east-west alley west of Dr. A. J. Brown Avenue, south 190.40 to the north right-of-way line of Interstate 70, with a waiver of the assessment of benefits.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 29.2-foot-tall gymnasium (maximum height of 25 feet within a transitional yard), and a front transitional yard setback of 7.9 feet along Dr. A. J. Brown Avenue (minimum 10-foot transitional yard).

2024-CZN-836 / 2024-CVR-836 (Amended) | 802 South State Avenue | Granted an eight-day Waiver of the 23-day notification period for written Notice for the amended Petitions. Recommended Approval of 2024-CZN-836 to MDC November 6, 2024. Approved 2024-CVR-836 and adopted the Findings of Fact.

Center Township, Council District #18

Structure Midwest, LLC, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of 0.13-acre from the C-3 District to the D-8 District to provide for a triplex residential development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a floor area ratio of 0.95 (maximum FAR of 0.60 permitted) and a livability space ratio of 0.57 (minimum LSR of 0.66 required) and to legally establish a zero-foot front building line setback (minimum front building line range of 10 feet to 19.9 feet required), and a zero-foot corner side yard (minimum 10-foot corner side yard required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-MOD-015 (2nd Amended) | 3500 East 20th Street | Granted Petitioner's request for continuance to October 24, 2024

Center Township, Council District #13

C-S

Adam DeHart

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

2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street | Granted Petitioner's request for continuance to December 19, 2024, with new Notice

Center Township, Council District #13

Read Investment Trust / Brookside Community Development Corp., by Emily Duncan and David Kingen

Rezoning of 0.29-acre from the C-3 district to the MU-2 district to provide for a mixed-use development.

2024-ZON-080 (Amended) | 3720 East Washington Street | Granted Staff's request for continuance to November 14, 2024

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 a six-unit multi-family residential development.

2024-ZON-087 (Amended) | 8201 and 8461 Rawles Avenue, 1402 and 1538 South Post Road, and 1215 South Franklin Road | **Granted Staff's request for continuance to November 14, 2024**

Warren Township, Council District # 20
Scannell Properties, LLC by Misha Rabinowitch

Rezoning of 138.56 acres from the I-3, SU-46 and D-A districts to the I-2 district to allow for an industrial park development.

2024-ZON-092 | 1770 Kentucky Avenue | **After a Public Hearing, Recommended Denial to the MDC November 6, 2024**

Center Township, Council District #18
Multani Holdings, LLC, by Donald W Fisher

Rezoning of 1.62 acres from the I-4 district to the C-5 district to provide for retail use development.

2024-ZON-094 | 622 South Keystone Avenue | **Granted Staff's request for continuance to October 24, 2024**

Center Township, Council District #18
Shelly Mills, by David Gilman

Rezoning of 0.820-acre from the D-5 district to the D-5II district to provide for an attached single-family residential development.

2024-ZON-099 | 8450 Payne Road and 4025 West 86th Street | **Granted Petitioner's request for continuance to November 14, 2024, with new Notice**

Pike Township, Council District #1
Rocky Mountain Energy Holdings, LLC, by Joseph D. Calderon

Rezoning of 47.62 acre from the C-S (FF)(FW), I-2 (FF)(FW), and C-1 (FF)(FW) districts to the C-1 (FF)(FW) district to provide for a battery storage facility.

2024-ZON-100 | 3550 Division Street | **Acknowledged automatic continuance to November 14, 2024, filed by Petitioner**

Perry Township, Council District # 22
KM International, Inc. by David Gilman

Rezoning of 5.09 acres from the D-4 district to the I-1 district to provide for an Industrial Development.

2024-ZON-101 | 1820 South Arlington Avenue | **Acknowledged automatic continuance to November 14, 2024, filed by Petitioner**

Warren Township, Council District #20
Prime USA, Inc, by David Gilman

Rezoning of 22.02 acres from the D-A (FF) to the D-5II (FF) district to provide for an attached single-family residential development.

2024-ZON-105 | 2852 East County Line Road | **After a Public Hearing, Recommended Denial to the MDC November 6, 2024**

Perry Township, Council District #24
Aditi Real Estate 63, LLC by Cassandra A. Nielsen

Rezoning of 6.67 acres from the C-S district to the I-1 (TOD) (FW) (FF) district to provide for a Self-Storage Facility.

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-ZON-111 | 4900 and 4652 Kentucky Avenue | **Granted Staff's request for continuance to October 24, 2024**

Decatur Township, Council District #21
Indianapolis (Kentucky Avenue) WW, LLC, by Joseph D. Calderon

Rezoning of 5.861 acres from the D-A (FF), D-3 (FF) and C-3 districts to the C-4 (FF) district to provide for a gas station and convenience store.

2024-ZON-112 | 5201 West Raymond Street | **Granted a six-day Waiver of the 23-day notification period for written Notice. Granted Staff's request for continuance to November 14, 2024**

Wayne Township, Council District #17
Speedy Way Inc., by David Gilman

Rezoning of 1.53 acres from the SU-9 and D-4 districts to the MU-2 district to provide for multi-family residential and commercial uses.

2024-ZON-116 (Amended) | 4105 and 4151 East 96th Street | **Granted Staff's request for continuance to October 24, 2024, with notice to the newspapers sent on October 7, 2024 for the October 24 meeting**

Washington Township, Council District #4
Tom Wood, Inc., by Joseph D. Calderon

Rezoning of 4.058 acres from the C-S (FW) (FF) District to the C-S (FW) (FF) District to provide for an automobile dealership in addition to the uses permitted with 2023-CZN-869.

*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.