

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

November 6, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **November 6, 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-017 | 7979 North Shadeland Avenue

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.

PART II

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

2024-MOD-009 | 7710 Johnson Road

Lawrence Township, Council District #3

C-S

7710 Johnson, LLC, by Joseph D. Calderon

Modification of the Commitments, Development Statement and Site Plan related to petitions 99-Z-195, and, as amended with 2006-ZON-810, to provide for display of dumpsters for rent to consumers for home improvement projects.

PART III

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

2023-ZON-080 | 1651 Spann Avenue

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

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 09th Street

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

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

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.

PART III

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

2024-CZN-830 | 1330 and 1350 North Emerson Avenue

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.

2024-CZN-833 | 1301 East 16th Street, 1503, 1513, and 1517 Columbia Avenue, and 1524 Dr. A. J. Brown Avenue

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.

2024-CZN-836 | 802 South State Avenue

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.

PART IV

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEAL FILED:

2024-ZON-104 | 922 North College Avenue

Center Township, Council District #13
6310 Properties LLC, by Matthew Peyton

Rezoning of 0.26 acres from the C-1 (CAMA) district to the D-8 (CAMA) district to provide for residential uses.

PART V

REZONING PETITIONS RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2024-ZON-092 | 1770 Kentucky Avenue

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-105 | 2852 East County Line Road

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

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

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.