

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA
HEARING EXAMINER

NOVEMBER 14, 2024

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County will hold public hearings on Thursday, **November 14, 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 TO BE EXPEDITED:

To be determined

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

2024-ZON-050 | 3739 North Kitley Avenue

Warren Township, Council District #9
Patrium LLC, by Luis Gomez

Rezoning of 1.22 acres from the D-3 (TOD) district to the C-7 (TOD) classification to provide for a commercial contractor.

2024-ZON-080 (Amended) | 3720 East Washington Street

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

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-093 / 2024-VAR-011 (Amended) | 4410 Allisonville Road

Washington Township, Council District #8
EZ-Stor LLC, by David Kingen & Emily Duncan

Rezoning of 3.25 acres from the C-S (FF) (W-1) district to the C-S (FF) (W-1) district to provide for a proposed self-storage building expansion.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for nine parking spaces (minimum 30 parking spaces required).

2024-ZON-096 / 2024-VAR-013 (Amended) | 6158 West 10th Street

Wayne Township, Council District #16

Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall fence (maximum 3.5 feet height required) and outdoor storage and operations (not permitted).

2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road

Decatur Township, Council District #21
Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

2024-ZON-099 / 2024-VAR-014 (Amended) | 8450 Payne Road and 4025 West 86th Street

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

Rezoning of 33.43 acres 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.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a barbed wire fence (not permitted), a chain link fence in the front yard (not permitted), an eight-foot fence in the front yard (maximum 3.5 feet height permitted), and an eight-foot fence in the side and rear yards (maximum six-foot fence height permitted).

2024-ZON-100 | 3550 Division Street

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 Ave

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-112 | 5201 West Raymond Street

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-113 / 2024-VAR-012 (Amended) | 6511 Ferguson Street

Washington Township, Council District #7
Lone Wolf Properties, LLC, by Misha Rabinowitch

Rezoning of 0.18-acre from the D-4 (FF) (TOD) District to the C-3 (FF) (TOD) district to provide for commercial uses.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a 751 square-foot dwelling unit on the second floor (not permitted).

2024-ZON-119 | 134 and 142 West 30th Street and 3006 Kenwood Avenue

Center Township, Council District #8
M S One Investments LLC, by Mark and Kim Crouch

Rezoning of 0.22-acre from the C-4 district to the D-8 district to provide for four single-family detached dwellings.

2024-CVR-837 (Amended) | 2163 and 2179 North Illinois Street

Center Township, Council District #12
Near North Development Corporation, by Audra Blasdel

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development, consisting of 20 dwelling units, with a six-foot corner side yard setback at the intersection of 22nd Street and Illinois Street (minimum eight-foot corner setback required), a four-foot rear yard setback (minimum 15-foot rear yard setback required), a three-foot side yard setback, (minimum five-foot side yard setback required), 800-square-foot Row House – Small Lot size (minimum 1,200 square feet required), livability space ratio of 0.16 (minimum livability space ratio of 0.66 required), and encroachment into the clear sight triangle (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

2024-APP-020 | 8702 East 35th Street

Warren Township, Council District #9
PK-1
City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a splash pad and equipment, rinse shower, and drainage improvements.

2024-APP-021 | 8111 South Emerson Avenue

Washington Township, Council District #14
HD-1
Sister of St. Francis Health Services, Inc., by Tyler Ochs

Hospital District-One Approval to provide for two temporary trailers during a construction project.

2024-MOD-018 | 2345 Enterprise Park Place

Center Township, Council District #8
C-S
JVS Transport, LLC, by David Gilman

Modification of Commitments, related to 2003-ZON-840, to modify Commitment Number 2 (Attachment “B”) Numbers 3 and 5, to provide for the outdoor storage and display of heavy equipment on Lots 5, 6, and 7 (current commitment prohibits outdoor storage and display of heavy equipment).

2024-ZON-118 | 7851 Sargent Road

Lawrence Township, Council District #4
John Franklin Roesner

Rezoning of 4.611 acres from the D-S (FF)(FW) district to the SU-7 (FF)(FW) district to provide for a community center and associated parking.

2024-ZON-121 | 3351 and 3357 Ruckle Street

Center Township, Council District #8
Katherine McNulty, by Matt McDonagh

Rezoning of 0.30 acres from the SU-1 district to the D-5 district to provide for residential development.

2024-ZON-124 | 10026 East 21st Street

Warren Township, Council District #15
Mitthoeffer Properties, by David D. Wilson

Rezoning of 0.46 acres from the C-3 district to the C-5 district, to provide for retail uses.

2024-ZON-127 | 6018 North Keystone Avenue

Washington Township, Council District #7
Evolution Process Service, LLC, by Rebekah Phillips

Rezoning of 0.219 acres from the D-3 district to the C-1 district, to provide for office uses.

2024-ZON-129 | 5102 Madison Avenue

Perry Township, Council District #23
Steve and Stacia Wicker

Rezoning of 0.42-acre from the C-1 (TOD) district to the D-3 (TOD) district to legalize an existing single-family dwelling.

2024-CVR-838 / 2024-CPL-838A / 2024-CPL-838B | 2451 – 2682 West 78th Street, 7649 – 7757 (odd) Diamond Street, 2822 – 2863 Emerald Street, 2801 – 2936 Moonstone Street, 2808 – 2863 Ruby Boulevard, and 7650 – 7740 (even) Walnut Drive

Pike Township, Council District #1
D-5

Apex Realty Group, by David A. Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. Construction of some dwelling units, depending on the home model, at three stories in height (maximum 2.5 stories in height permitted)

- b. Construction of some dwelling units, depending on the home model, with front loaded garages of up to 70% of the front façade (maximum 30% of the front façade, if within 12 feet of the front building line, or 45% of the front façade if behind 12 feet of the front building line permitted),
- c. 60% landscaped living material in the front yard (minimum 65% landscaped living material in the front yard required),
- d. Minimum main floor area of 550 square feet of livable space on the main floor of a dwelling over one story in height (minimum 660 square feet of livable space on the main floor of a dwelling over one story in height required).

Approval of a Subdivision Plat, to be known as Augusta Heights, Phase 2, dividing 12.28 acres into 83 lots.

Approval of a Subdivision Plat, to be known as Augusta Heights, Phase 3, dividing 3.88 acres into 32 lots.

2024-CZN-839 / 2024-CPL-839 | 7747 Mountain Stream Way

Warren Township, Council District #20
Moses Daly

Rezoning of 0.49-acre from the D-6II district to the D-5II district to provide for a single-family development.

Approval of a Subdivision Plat, to be known as Fisher Creek Condominiums, dividing 0.49-acre into three lots.

2024-CAP-840 / 2024-CVR-840 | 2001 West 86th Street

Washington Township, Council District #1
St. Vincent Hospital and Health, by Kandyn Leach

Hospital District One Approval to provide for wayfinding signage for the Women's and Infants medical facility.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a pole sign, within the clear-sight triangle and a five-foot front yard setback (pole sign not permitted, not permitted within the clear-sight-triangle, and a minimum 10-foot front setback required), and two building signs facing an interior private street (not permitted).

*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.