

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

October 23, 2024

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, **October 23, 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-016 | 5363 East 41st Street

Lawrence Township, Council District #9

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for playground equipment, seating area, bike racks, performance stage, flex lawn sports field, barrier fencing, and walking paths. Existing improvements include a shelter and a grill area.

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

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

2024-CAP-831 | 8550 and 8556 Broad Street

Franklin Township, Council District #25

D-P

NVR, Inc., by Joseph D. Calderon

Modification of the Development Statement for 2021-ZON-013 to Modify the development standards for lots 54 and 55, specifically, to provide for a minimum lot width at the front setback

line of 53.5 feet for Lot 54 (minimum lot width at the front setback line of 60 feet required), and to provide for a minimum 19.5-foot front yard setback for Lot 55 (minimum 20-foot front yard setback required).

PART IV

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

2024-REG-046 | 238 and 240 South Pennsylvania Street

Center Township, Council District #18
I-3 (FF) (TOD) (RC); CBD-2 (FF) (TOD) (RC) (Pending)
Boxcar Development, LLC, by Timothy E. Ochs

Regional Center Approval to provide for a three-story entertainment venue.

PART V

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION DISTRICT, 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 (RC) district to the D-8 (RC) district to provide for residential uses.

PART VI

ORDINANCE AMENDMENT FOR INITIAL HEARING:

2024-AO-002 | Indianapolis-Marion County

A proposal for a General Ordinance to amend Chapter 744, pertaining to sign maintenance and outdoor advertising signs, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

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.
