

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**December 4, 2024**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **December 4, 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-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.

PART II

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

**2024-ZON-087 (2<sup>ND</sup> Amended) | 8201 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-099 | 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.

**2024-ZON-113 | 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.

**2024-ZON-121 | 3351 and 3357 Ruckle Street**

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

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

**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.

PART III

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

**2024-CAP-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.

PART IV

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

**2024-REG-055 | 2163 and 2179 North Illinois Street**

Center Township, Council District #12  
MU-2 (RC); D-8 (pending) (RC)  
Near North Development Corporation, by Audra Blasdel

Regional Center Approval to provide for a 20-unit townhome development, consisting of six buildings.

PART V

MODIFICATION PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

**2024-MOD-017 | 25 McLean Place**

Center Township, Council District #12

C-S (RC) (TOD) (W-5)

Illinois Street Self Storage LLC, by Michael Rabinowitch

Modification of Commitments related to 2016-CVR-842 and 2016-CZN-842 to terminate Commitments #1 and #2 on attachment "D" which require 10,000 square feet of building space to be reserved for office / retail space / artisan food or beverage / artisan manufacturing uses and required the building to be subject to the elevations, filed-dated March 2, 2017.

PART IV

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

**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.

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](mailto:planneroncall@indy.gov). Written comments to a proposal are encouraged to be filed via email to [planneroncall@indy.gov](mailto: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.