

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

OCTOBER 18, 2023

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, **October 18, 2023**, beginning at 1:00 PM, in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, IN, on the following petitions:

PART I

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

2023-ZON-078 | 4021 West 71st Street

Pike Township, Council District #7

Turner Adventures, LLC, by Rebekah Phillips

Rezoning of 0.53 acre from the C-1 district to the I-1 district to provide for a commercial contractor.

2023-ZON-084 | 5640 East 38th Street (3800 Block of Audubon Road)

Lawrence Township, Council District #13

Jeff Hasser

Rezoning of 0.47 acre from the SU-1 (TOD) district to the D-5 (TOD) district to provide for single-family detached dwellings.

PART II

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

2023-CZN-839 (Amended) | 802 South West Street

Center Township, Council District #16

McCarty West Associates, LLC, by Hannah Able

Rezoning of 0.25 acres from the I-4 (RC) district to the CBD-2 (RC) district to provide for multi-family dwelling uses.

2023-CAP-850 | 8545 South Emerson Avenue

Franklin Township, Council District #25

C-S

Landmark Holdings 8601 LLC, by Tammy Rice

Modification of the approved C-S Statement, related to 2005-ZON-169, to provide for three integrated pylon signs (maximum two integrated pylon signs permitted).

2023-CZN-851 | 8333 Masters Road

Lawrence Township, Council District #3

Wurster Construction Co., Inc., by Brian J. Tuohy

Rezoning of 2.03 acres from the C-1 and C-S districts to the I-2 district to provide for a commercial and building contractor.

PART III

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

2023-REG-064 | 707 East McCarty Street

Center Township, Council District #16

I-3 (RC); D-8 (RC) (pending)

Lindsay and Patrick Mullen, by Jason Wolfe

Regional Center Approval to provide demolition of two single-family dwellings and one accessory use structure and for construction of one single-family dwelling and one accessory use structure.

2023-REG-070 | 227 and 333 West 14th Street, 323 and 335 West 15th Street, 269 and 355 West 16th Street, 1255, 1330, 1355, 1410, 1420, 1421, 1515 and 1520 North Senate Avenue, 1234, 1302, 1310, 1318, 1402, and 1420 North Capitol Avenue

Center Township, Council District #11

CBD-S (RC)

Indiana University Health, Inc., by J. Murray Clark

Regional Center Approval to provide for overall site design approval, including a campus vehicular plan, art locations, pedestrian connections, bicycle parking locations, site lighting, and two surface parking lots, with 300 spaces.

PART IV

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

2023-MOD-009 (Amended) | 4375 Kentucky Avenue

Decatur Township, Council District #22

C-S

Five Star Oil, Inc., by Garrett E. Lawton

Modification of the Commitments related to 2019-ZON-053 to extend the deadline for the completion of all commitments to March 31, 2024 (previous commitments required completion by several dates in 2020).

PART V

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED REMONSTRATOR:

2023-ZON-073 | 8300 Camby Road

Decatur Township, Council District #20
Second Circle Investments, LLC, by Misha Rabinowitch

Rezoning of 2.67 acres from the C-1 district to the C-3 district to provide for neighborhood commercial uses.

2023-ZON-083 | 2991 East Troy Avenue

Perry Township, Council District #21
Timothy Agee d/b/a The Sanctuary, Inc., by Greg Ilko

Rezoning of 2.3 acres from the D-5 district to the SU-7 district to provide for a food pantry ministry.

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 dmdpubliccomments@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) 327-5654, at least 48 hours prior to the meeting. - Department of Metropolitan Development - Current Planning Division.