



Metropolitan Development Commission Hearing Examiner (December 19, 2024) Meeting Agenda

Meeting Details

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission will hold public hearings on:

Date: Thursday, December 19, 2024 **Time:** 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street, Indianapolis, IN

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

- 2024-ZON-040 | 6000, 6012, 6020, 6180, and 6206 East 46th Street**
Lawrence Township, Council District #9
Indianapolis Re Management LLC, 600-B East 46th Street LLC, by Emily Duncan and David Kingen

Rezoning of 35.8 acres from the C-3 (FF) and C-4 (FF) districts to the MU-2 (FF) district.

****Staff request for continuance to January 23, 2025**
- 2024-ZON-137 | 1137 West 21st Street**
Center Township, Council District #12
Riverside Renewal, LLC, by Josh Smith

Rezoning of 0.4-acre from the I-2 district to the D-8 classification to provide for residential uses.

****Staff request for continuance for cause to January 23, 2025**
- 2024-ZON-138 | 7947 Camby Road**
Decatur Township, Council District #21
Arbor Homes, by Domonic Dreyer

Rezoning of 22.88 acres from the D-A district to the D-4 classification to provide for residential uses.

****Automatic continuance to January 23, 2025, filed by Registered Neighborhood Organization**
- 2024-ZON-139 | 1135 and 1141 North Tacoma Avenue**
Center Township, Council District #13
Ariana & Joel D. Mathews, by Paul J. Lambie

Rezoning of 0.36-acre from the D-5 district to the D-5II classification to provide for residential uses.

****Automatic continuance to January 23, 2025, filed by Registered Neighborhood Organization**
- 2024-CZN-843 / 2024-CAP-843 / 2024-CPL-843 | 6243 East Washington Street**
Warren Township, Council District #14
Tallen Capital Partners, LLC, by Joseph D. Calderon

Rezoning of 6.91 acres from the C-4 district to the MU-2 district to provide for a mixed-use development.

Modification of Commitments related to 2023-PLT-064 to delete Commitment #2(g) and replace with: "Liquor store", except for a retail store, warehouse store or big box store selling beer, wine and spirits of 10,000 square feet of gross leasable area or larger, including, but not limited to retailers: Bev Mo, Binny's, Total Wine, etc., will be allowed to operate upon the Property. In addition, any pharmacy and/or grocery store, hybrid market, mass merchandiser and/or big box retailer such as Target, Walmart, Meijer's, etc., may sell beer, wine and spirits;

And Modify Commitment 3 to strike: "There shall be a maximum of two (2) drive-through accessory units on Lots which have buildable frontage on East Washington Street."

Approval of a Subdivision Plat to be known as Amended Irvington Plaza Redevelopment Primary Plat, dividing 15.75 acres into seven lots.

****Automatic continuance to January 23, 2025, filed by Registered Neighborhood Organization**

6. 2024-CAP-848 / 2024-CPL-848 | 7511 New Augusta Road

Pike Township, Council District #1

D-5II and D-6II

Ashton Apartments, LLC, by Elizabeth Bentz Williams, AICP

Modification of commitments related to 2018-ZON-106 commitments 1, 2, 4, 5, 6, 8,11,15 and 17 to allow for attached homes rather than senior-restricted apartments.

Approval of a Subdivision plat to be known as August Village Subdivision, dividing 25.988 acres into 184 lots, with a waiver from Sec. 741-301-2 to modify the amenity requirements.

****Staff request for continuance for cause to January 23, 2025**

7. 2024-CZN-850 / 2024-CVR-850 | 601 South Tibbs Avenue

Wayne Township, Council District #17

D-5 (FF)

Dave's Mechanic Shop, LLC, by David Kingen and Justin Kingen

Rezoning of 0.93-acre from the D-5 (FF) district to the I-2 (FF) district to provide for an auto repair shop.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling in an I-2 district (not permitted) and provide for an automobile, motorcycle, and light vehicle service or repair in an I-2 district (not permitted), with a 10-foot front transitional yard (30 feet required), a zero-foot north side transitional side yard and a five-foot south side transitional yard (30 feet required) and a five-foot rear transitional yard (30 feet required).

****Automatic continuance to January 23, 2025, filed by City-County Councilor**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. 2024-MOD-023 | 2060 Yandees Street

Center Township, Council District #13

D-P

Monon 21 LLC, by Brandon Knox

Modification of the Development Statement related to 2021-ZON-104 and 2023-MOD-002, to allow for an increase in the number of dwelling units, an amended site plan, and amended building elevations.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

9. 2024-MOD-016 | 3401 East New York Street

Center Township, Council District #18

C-S (TOD)

One Way Auto Parts, by Joseph D. Calderon

Modification of the development statement for 91-Z-64 to provide to modify Commitment #2 to increase the number of vehicles stored on-site at any one time (current maximum number of vehicles is 54).

10. 2024-MOD-020 | 431 South Shortridge Road

Warren Township, Council District #20

C-S

Bhullar Deol Properties, Inc., by Justin Kingen and David Kingen

Modification of Commitments related to 2022-CZN-868 to modify Commitment #13 to allow the property to seek a catering hall liquor license for private events (current commitment does not allow for a liquor license to be issued on the site).

11. 2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street

Center Township, Council District #13

Read Investment Trust / Brookside Community Development Corp., by Emily Duncan and David Kingen

Rezoning of 0.29-acre from the C-3 district to the MU-2 district to provide for a mixed-use development.

12. 2024-ZON-083 | 1627, 1631 and 1635 Woodlawn Avenue

Center Township, Council District #18

Indy Real Estate Consulting, LLC, by David Kingen and Emily Duncan

Rezoning of 0.51-acre from the D-5 (TOD) district to the D-8 (TOD) district to allow for a multi-family structure.

13. 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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

14. 2024-ZON-126 | 1602 and 1604 Arsenal Avenue and 1426 East 16th Street

Center Township, Council District #13

Elizabeth and Michael Simmons, by Reinhard Pollach

Rezoning of 0.18-acre from the C-5 district to the D-8 district to provide for residential uses.

Additional Business:

**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 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.