



Metropolitan Development Commission Hearing Examiner (9-28-2023) Meeting Agenda

Meeting Details

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

Date: Thursday, September 28, 2023 **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:

1. 2023-ZON-004 | 5680 Eden Village Drive

Pike Township, Council District #8
Olanrewaju Ahmeed Azeez

Rezoning of 1.55 acres from the C-S district to the D-6 district to allow for a single-family attached residential development.

****Staff request for continuance to October 26, 2023**

2. 2023-ZON-068 | 510 and 555 Fairfield Avenue

Center Township, Council District #9
GDR Equity, LLC / Arnold Meyere Group, LLC, by David Kingen

Rezoning of 1.08 acres from the D-5 district to the C-3 district to provide for neighborhood commercial uses.

****Petitioner request for continuance to October 26, 2023**

3. 2023-ZON-070 | 456 South Emerson Avenue

Center Township, Council District #12
Marjorie Armour & Shane Brothers, by David Kingen

Rezoning of 0.42 acre from the D-5 district to the C-4 district to provide for commercial uses.

****Petitioner request for continuance to October 26, 2023**

4. 2023-ZON-087 (Amended) | 6621 East 82nd Street (6633, 6637 and 6641 East 82nd Street – tenant space)

Lawrence Township, Council District #3
Castleton Village, LP, by Andi M. Metzel

Rezoning of 0.11 acre from the C-S district to the C-S district to add automobile-related product sales and automobile service to include window tinting, protective films and coatings, wraps and graphics, electronics, security systems, detailing, and wheel packages (no tire installation), as permitted uses.

****Petitioner withdrawal of the Petition**

5. 2023-CZN-848 / 2023-CPL-848 | 2069 Yandes Street

Center Township, Council District #17

M/E Residential, LLC, by David Gilman

Rezoning of 0.42 acre from the I-3 district to the D-8 district.

Approval of a Subdivision Plat to be known as Starks Minor Subdivision, dividing 0.42 acre into four lots.

****Automatic Continuance to October 26, 2023 filed by Registered Neighborhood Organization**

6. 2023-CZN-852 / 2023-CVR-852 | 1902 Alvord Street

Center Township, Council District #17

Urban Core Associates, LLC, by Joseph D. Calderon

Rezoning of 0.64 acre from the MU-1 district to the D-8 district to provide for a townhome development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development with lots ranging from 800-square feet to 1,100-square feet (minimum 2,000-square foot lot required), with a 10-foot rear setback (fifteen feet required) and with main-floor area ranging from 406-square feet to 466-square feet (660-square feet required).

****Automatic Continuance to October 26, 2023 filed by Registered Neighborhood Organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2023-APP-027 | 739 North Traub Avenue

Center Township, Council District #11

PK-1

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool

Park District One Approval to provide for playground equipment, ball courts, a shelter and other park improvements.

8. 2023-ZON-084 | 5640 East 38th Street (3800 Block of Audubon Road)

Lawrence Township, Council District #13

Jeff Hassler

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

9. 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.

10. 2023-CZN-847 / 2023-CAP-847 / 2023-CVC-847 | 4175 and 4225 West Washington Street

Wayne Township, Council District #22

Department of Parks and Recreation, by Kate Warpool

Rezoning of 2.11 acres from the C-5 (TOD) and SU-2 (TOD) districts to the PK-1 (TOD) district to provide for park uses.

Park District One approval to provide for a new playground, parking area, game courts, shelters and other park improvements.

Vacation of Roena Street, being 50 feet in width, from the south right-of-way line of Washington Street, south 210.37 feet to the north right-of-way line of Oliver Street, with a waiver of the assessment of benefits.

11. 2023-CVR-849 / 2023-CPL-849 | 1111 North Hamilton Avenue

Center Township, Council District #17

D-5

Jennifer Serviss White and Marshall White, by Adam Dehart

Variance of Development Standards to legally establish and provide for the subdivision of a duplex on a 40-foot wide, 6,100-square foot lot (minimum 60-foot wide, 7,200-square foot lot required).

Approval of a Subdivision Plat, to be known as Replat of Lot 44 in Clifford Place, dividing 0.14-acre into two single-family attached lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. 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).

13. 2023-ZON-073 | 8300 Camby Road

Decatur Township, Council District #20

Second Circle Investments, LLC, by Andrew Rossell

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

14. 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.

15. 2023-ZON-082 | 1102 and 1138 Roosevelt Avenue

Center Township, Council District #17

Roosevelt Landsite, LLC, by Russell L. Brown

Rezoning of 6.60 acres from the I-4 district to the C-S district to provide for a mixed-use development including multi-family dwellings, neighborhood retail uses and a parking garage.

16. 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.

17. 2023-CVR-832 / 2023-CPL-832 (Amended) | 2144 East 12th Street

Center Township, Council District #17

D-5

Bybee Holdings LLC, by Jynell D. Berkshire

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of a 5,700 square foot lot into two lots, with:

a) Lot One containing an area of 2,742 square feet (minimum 5,000 square feet of lot area required);

b) Lot Two containing an area of 2,968 square feet and a lot width of 27.82 feet (40-foot lot width required);

And the construction of a single-family dwelling on each lot, with:

c) The dwelling on Lot One being a manufactured home less than 23-feet wide (not permitted), and having a five-foot rear yard setback (20-foot rear yard setback required), and

d) The dwelling on Lot Two having a 5.1-foot rear yard setback.

Approval of a Subdivision Plat to be known as Bybee's 12th Street Addition, a replat of Lot 18 in Joseph A. Moore's Addition, subdividing 0.14 acre into two lots.

PETITIONS FOR PUBLIC HEARING (New Petitions):

18. 2023-ZON-085 | 6531 East 34th Street

Warren Township, Council District #13
Ben Singh Bashal

Rezoning of one acre from the D-3 district to the I-2 district to provide for light industrial uses.

19. 2023-ZON-086 | 6185, 6421, 6423 and 6441 East 34th Street

Warren Township, Council District #13
Ben Singh Bashal

Rezoning of 4.3 acres from the D-3 and C-S districts to the I-3 district to provide for truck/trailer parking and repair.

20. 2023-CZN-851 / 2023-CVR-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.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 8,000-square feet of outdoor storage (maximum 3,000-square feet or 25% of the total gross floor area of the building permitted), located 200 feet from a protected district (500-foot separation required) with an eight-foot rear yard setback (30-foot rear setback required).

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