



# Metropolitan Development Commission Hearing Examiner (April 27, 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, April 27, 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. **2022-CZN-848 / 2022-CVC-848 / 2022-CVR-848 (Amended)**  
**419 E. Ohio Street, 424 E. Wabash Street, and 124 and 132 N. East Street (Approximate Addresses)**  
Center Township, Council District #17  
Moe's, LLC / Feroze and Sons, LLC; by David Kingen and Emily Duncan

Rezoning of 0.85 acre from the CBD-2 (RC) and I-3 (RC) Districts to the CBD-2 (RC) district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for encroachments into the clear-sight triangles of the abutting streets and alleys.

Vacation of the first north-south alley west of East Street, being twelve feet in width, from the south right-of-way line of Ohio Street, south 195 feet to the north right-of-way line of Wabash Street, with a waiver of the assessment of benefits.

**\*\*Petitioner is requesting a continuance, to a date to be determined, due to new representation.**

2. **2023-ZON-004**  
**5680 Eden Village Drive (Approximate Addresses)**  
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 requests continuance to May 25th, 2023 for additional discussion with petitioner**

3. **2023-ZON-025 / 2023-VAR-002**  
**1002 West Hanna Avenue and 3500 Division Street (Approximate Addresses)**  
Lauth Group, Inc., by Brian J. Tuohy  
Perry Township, Council District #20

Rezoning of 24 acres from the I-2 (FF) and D-3 (FF) districts to the I-3 (FF) district to provide for a plastic recycling facility.

A variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for development within the north and east transitional yards (100-foot transitional yard required).

**\*\*Petitioner requests continuance to May 11th, 2023 for an amendment**

**4. 2023-CZN-814 / 2023-CVR-814 | 6419 West 86<sup>th</sup> Street, 6302, 6360 and 6424 West 79<sup>th</sup> Street (Approximate Addresses)**

Pike Township, Council District #1

Cornerstone Companies, Inc. and GCG Investments, LLC, by J. Murray Clark

Rezoning of 200 acres from the D-A, D-1 and D-2 districts to the C-S classification to provide for a mixed-use development consisting of C-3 permitted uses, limited C-4 permitted uses, Artisan Manufacturing, Light Manufacturing, Research and Development uses, Live-Work units, multi-family dwellings and single-family attached dwellings, two-family dwellings and Triplex or Fourplex uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 90-foot tall buildings on the eastern portion of the development (maximum 45-foot tall buildings permitted).

**\*\* Staff requests a continuance to the May 11, 2023 hearing to allow for the submittal and review of a traffic impact study.**

**5. 2023-CZN-817 / 2023-CVR-817**

**5959 East 38<sup>th</sup> Street and 3700, 3742 and 3790 North Arlington Avenue (Approximate Addresses)**

Warren Township, Council District #13

Horizon Bank, by Joseph D. Calderon

Rezoning of 5.8 acres from the MU-2 (FW) (FF) (TOD) and C-4 (FW) (FF) (TOD) district to the MU-2 (FW) (FF) (TOD) district to provide for a mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a) Building heights of 50 feet for multi-family structures (maximum 35 feet permitted),b) A drive-through service unit located on the side of a proposed bank and not accessed by an alley (required to be located behind building and be accessed by an alley),
- c) Improvements located within the 60-foot Stream Protection Corridor of Pogues Run (not permitted),
- d) With deficient interior parking lot landscaping (not permitted),
- e) With parking located in front of proposed buildings with a zero-foot setback (parking prohibited in front of buildings, 50-foot setback required),
- f) With portions of proposed buildings located behind the required Front Building Line (0'-10' building line required).

**\*Automatic Continuance filed by a registered neighborhood organization, continuing this petition to May 25th, 2023**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**6. 2022-CZN-864A / 2022-CZN-864B / 2022-CPL-864**

**370 S. Franklin Road (Approximate Address)**

Warren Township, Council District #18

JAW Enterprises, LLC and M & K Warehouse Services, LLC, by William T. Rosenbaum

Rezoning of 3.543 acres from the D-A district to the C-7 district.

Rezoning of 3.45 acres from the D-A district to the I-2 district.

Approval of a Subdivision Plat to be known as M.B. Rapp Acres, dividing 6.82 acres into two lots.

**7. 2022-CZN-874 / 2022-CVR-874 / 2022-CVC-874**

**202 Miley Avenue, 213 and 217 North Traub Avenue, and 255 N Belmont Avenue (Approximate Addresses)**

Center Township, Council District #16

Miley Inc., by David Kingen and Emily Duncan

Rezoning of 2.09 acres (202 Miley Avenue) from the D-5 and I-4 (RC) (TOD) districts to the C-S (RC) (TOD) district to provide for the following uses: Micro-Brewery, All C-1 permitted uses, Test Kitchen, Event Space,

Restaurant/Tap Room, Food Truck Area, Warehousing as an accessory use, Interior and Exterior Live Entertainment and a Dog Park.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance (for 202 Miley Avenue) to legally establish zero-foot building and parking north and south setbacks and transitional yards (minimum ten feet required), 54 parking spaces (112 parking spaces required), to allow access from a public street if alley is not vacated (access from alley required if available), parking located within twenty-five feet of a street frontage (not permitted) along 44.5% of the Ohio Street frontage (maximum 40% permitted), a front building line of 55.5% of Ohio Street frontage (60% frontage required), to legally establish the existing building with current transparency and wall planes, and to provide for five public entrances (seven public entrances required) and a dog park with a zero-foot south side setback without landscaping (ten-foot transitional yard with landscaping required).

Vacation of a portion of the first east-west alley north of Ohio Street, being 14 feet in width, from the east right-of-way line of Traub Avenue, east 176 feet to the east right-of-way line of the first north-south alley east of Traub Avenue, with a waiver of the Assessment of Benefits.

Vacation of the first north-south alley, being 26 feet in width, from the north right-of-way line of Ohio Street, north 165.96 feet, to the first east-west alley north of Ohio Street, with a waiver of the Assessment of Benefits.

8. **2022-ZON-102 (Amended)**  
**3431 Carson Ave. (Approximate Address)**  
Perry Township, Council District #21  
Maninder Singh and Jasbir Singh

Rezoning of 0.52 acre from the D-4 District to the C-1 District to provide for commercial uses.

9. **2023-APP-009**  
**555 W. Hanna Ave. (Approximate Address)**  
Perry Township, Council District #16  
City of Indianapolis, Department of Parks and Recreation

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and resurfaced basketball court.

10. **2023-APP-010**  
**1129 Vandeman St. (Approximate Address)**  
Center Township, Council District # 21  
City of Indianapolis, Department of Parks and Recreation

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and a resurfaced basketball court.

11. **2023-APP-011**  
**480 St. Paul Street. (Approximate Address)**  
Center Township, Council District #17  
City of Indianapolis, Department of Parks and Recreation

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and resurfaced basketball court.

12. **2023-APP-012**  
**254 E. Beecher St. (Approximate Address)**  
Center Township, Council District #16  
City of Indianapolis, Department of Parks and Recreation

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths, and resurfaced basketball court.

13. **2023-MOD-006**  
**5943 Lafayette Road (Approximate Address)**  
Pike Township, Council District #8  
Eagle Creek Community Church, by Kylie Holley

Modification of Development Statement and Commitments related to 90-Z-58 and 93-SE2-8 to provide for a sign program for the existing religious use which would allow signs per the SU-1 zoning classification.

**14. 2023-ZON-012**

**813 South Kenwood Street (*Approximate Address*)**

Center Township, Council District #16  
Aaron Jefferson, by Brent Bennett

Rezoning of 0.07 acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential uses.

**15. 2023-CZN-806 / 2023-CPL-806 / 2023-CVC-806**

**818, 822, 826, 830, 834 and 838 Union Street, 831, 835 and 837 Charles Street, and 23, 27 and 31 Sycamore Street (*Approximate Address*)**

Center Township, Council District #16  
The Redevelopment Group, by Russell L. Brown

Rezoning of 0.18 acre from the D-8 (RC) district to the CBD-2 (RC) district to provide for residential uses.

Approval of a Subdivision Plat to be known as Meridian Enclave, dividing 0.99 acre into eighteen lots and one common area.

Vacation of the first and second alleys south of Sycamore Street, both being twelve feet in width, from the west right-of-way line of Union Street, west 184.61 feet to the east right-of-way line of Charles Street, with a waiver of the assessment of benefits.

**16. 2023-CZN-815 / 2023-CAP-815**

**1945 Orange Street (*Approximate Address*)**

Center Township, Council District #21  
City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Rezoning of 0.6 acre from the D-5 (FF) district to the PK-1 (FF) district to provide for park uses.

Park District One Approval to provide for new playground equipment, a rubberized play surface and sidewalks.

**17. 2023-CZN-816 / 2023-CVR-816**

**5110 East 82nd Street (*Approximate Address*)**

Washington Township, Council District #3  
J.C. Hart Company, Inc., by Michael Rabinowitch

Rezoning of 10.5 acres from the C-S (FF) district to the C-S (FF) district to provide for a multi-family uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 62-foot tall multi-family building (maximum 45-foot height permitted).

**18. 2023-CZN-818 and 2023-CVC-818**

**2810, 2826, 2834, 2838 and 2844 Ruckle Street (*Approximate Address*)**

Center Township, Council District #9  
Mapleton Fall Creek Development Corporation, by Andrea Townsend

Rezoning of 0.48 acre from the MU-2 district to the D-8 district.

Vacation of the first two 16-foot wide, east-west alleys north of 28th Street, from the west right-of-way line of Ruckle Street, west 131 feet, to the first north-south alley west of Ruckle Street, as Recorded as Instrument Number A201600096587, in the Office of the Recorder of Marion County, Indiana, with a waiver of the Assessment of Benefits.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**19. 2022-CVC-840**

**5436 Brookville Road (*Approximate Address*)**

Warren Township, Council District #12  
Baldeep Baidwan, by David Kingen and Emily Duncan

Vacation of the first northwest-southeast alley north of Brookville Road, being fifteen feet in width, from the southwest corner of Lot 40 in Witz and Spannuth's Addition, as recorded in Plat Book 16, Page 6 in the Office of the Marion County Recorder, southeast 210.40 feet to the northeast corner of Lot 5 in said subdivision, with a waiver of the Assessment of Benefits.

**20. 2022-CZN-868**

**431 South Shortridge Road (*Approximate Addresses*)**

Warren Township, Council District #18

Bhullar Deol Properties, Inc, by David Kingen and Emily Duncan

Rezoning of 2.74 acres from the D-A district to the C-7 district.

**21. 2023-APP-002**

**8501 Harcourt Road (*Approximate Address*)**

Washington Township, Council District #1

8501 Harcourt ICJV, LLC, by Amber Swanner

Hospital District One Approval to provide for one wall sign.

**22. 2023-ZON-013**

**2457 & 2461 Shelby Street (*Approximate Addresses*)**

Center Township, Council District #21

Inpraedium Quarters, LLC, by David Kingen

Rezoning of 0.21 acre from the C-1 (TOD) district to the D-8 (TOD) district to legally establish multi-family dwelling uses.

**Fees for this petition remain unpaid. Therefore, Staff requests that this petition be dismissed.**

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

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