



# Metropolitan Development Commission Hearing Examiner (September 12, 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, September 12, 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:

1. **2024-ZON-080 | 3720 East Washington Street**  
Center Township, Council District #18  
Marybeth McShea

Rezoning of 0.14-acre from the C-1 (TOD) district to the D-8 (TOD) district to provide for an eight-unit multi-family residential development.

**\*\*Staff request for continuance for cause to October 10, 2024**

2. **2024-ZON-087 (Amended) | 8201 and 8461 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.

**\*\*Automatic Continuance to October 10, 2024, filed by Registered Neighborhood Organization**

3. **2024-ZON-093 | 4110 Allisonville Road**  
Washington Township, Council District #8  
EZ-Stor LLC, by David Kingen & Emily Duncan

Rezoning of 3.25 acres from the C-S (FF) (W-1) district to the C-S (FF) (W-1) district to provide for a proposed self-storage building expansion.

**\*\*Petitioner request for continuance for cause to September 26, 2024**

4. **2024-ZON-094 | 622 South Keystone Avenue**  
Center Township, Council District #18  
Shelly Mills, by David Gilman

Rezoning of 0.820-acre from the D-5 district to the D-5II district to provide for an attached single-family residential development.

**\*\*Petitioner request for continuance for cause to October 10, 2024**

**5. 2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road**

Decatur Township, Council District #21  
Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

**\*\*Staff request for continuance for cause to September 26, 2024**

**6. 2024-ZON-100 | 3550 Division Street**

Perry Township, Council District # 22  
KM International, Inc. by David Gilman

Rezoning of 5.09 acres from the D-4 district to the I-1 district to provide for an Industrial Development.

**\*\*Automatic Continuance to October 10, 2024, filed by Registered Neighborhood Organization**

**7. 2024-ZON-101 | 1820 South Arlington Avenue**

Warren Township, Council District #20  
Prime USA, Inc. by David Gilman

Rezoning of 22.02 acres from the D-A (FF) to the D-5II (FF) district to provide for an attached single-family residential development.

**\*\*Automatic Continuance to October 10, 2024, filed by Registered Neighborhood Organization**

**8. 2024-CVR-826 / 2024-CPL-826 | 1150 East New York Street**

Center Township, Council District #13  
D-8  
Ronin Highland Park, LLC, by Jynell D. Berkshire

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction five single-family attached dwellings, each with a zero-foot front setback along New York Street (front setback ranging from 10 feet to 19.9 feet required), building height of 46 feet (maximum 40 feet permitted), an 18-foot encroachment into the clear sight triangle of New York Street and an 11-foot encroachment into the clear sight triangle of Highland Avenue (not permitted), with deficient landscaping (50% living material required).

Approval of a Subdivision Plat to be known as Elevate Highland Park Subdivision, subdividing 0.20-acre into five single-family attached lots.

**\*\*Petitioner request for continuance for cause to October 24, 2024**

**9. 2024-CZN-830 / 2024-CVR-830 / 1330 and 1350 North Emerson Avenue**

Center Township, Council District #13  
D-5  
Indianapolis Fire Department, by Misha Rabinowitch

Rezoning of 0.85-acre from the D-5 district to the SU-9 district for the relocation of Indianapolis Fire Department Station No. 20.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to decrease the amount of parking to 27 spaces (minimum 29 parking spaces required), to increase driveway width to 60 feet (maximum 25 feet permitted), to increase the building height to 39 feet (maximum of 25 feet permitted).

**\*\*Automatic Continuance to October 10, 2024, filed by a Remonstrator**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**10. 2024-ZON-095 | 230, 238, and 240 South Pennsylvania Street**

Center Township, Council District #18  
Boxcar Development, LLC, by Timothy Ochs

Rezoning of 1.89 acres from the I-3 (FF) (TOD) (RC) district to the CBD-2 (FF) (TOD) (RC) district for a Mixed-Use Development.

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

**11. 2024-ZON-050 | 3739 North Kitley Avenue**

Warren Township, Council District #9  
Patrium LLC, by Luis Gomez

Rezoning of 1.22 acres from the D-3 (TOD) district to the C-7 (TOD) classification to provide for a commercial contractor.

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

Center Township, Council District #18  
Indy Real Estate Consulting, LLC, by David Kingen & Emily Duncan

Rezoning of 0.51 acres from the D-3 (TOD) district to the D-8 (TOD) district to allow for a multi-family structure.

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

**13. 2024-ZON-092 | 1770 Kentucky Avenue**

Center Township, Council District #18  
Multani Holdings, LLC, by Donald W Fisher

Rezoning of 1.62 acres from the I-4 district to the C-5 district to provide for retail use development.

**14. 2024-ZON-096 | 6158 West 10th Street**

Wayne Township, Council District #16  
Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

**15. 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 47.62 acre from the C-S (FF)(FW) and I-2 (FF)(FW) districts to the C-1 (FF)(FW) district to provide for a battery storage facility for an energy storage utility.

### 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 [planneroncall@indy.gov](mailto: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.