



# Metropolitan Development Commission Hearing Examiner (May 11, 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, May 11, 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-021 | 3449 South Harding Street**

Perry Township, Council District #20  
RIARS, LLC, by David Gilman

Rezoning of 0.75 acre from the D-4 (FF) district to the C-3 (FF) district to provide for retail sales of accessories and parts for semi-tractors and trailers.

\*\*\*Continuance request to May 25, 2023 by the petitioner

**2. 2023-ZON-024 / 2023-VAR-001 | 2802 South Holt Road**

Wayne Township, Council District #16  
Maninder Singh

Rezoning of 0.36 acre from the D-5 district to the C-4 district to provide for an automobile body repair shop.

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

- A six-foot tall perimeter chain link fence with barbed wire (fence height limited to 3.5 feet in front yards, chain link not permitted within front yards in Commercial Districts, chain link within side yards must be coated in vinyl within Commercial Districts, barbed wire prohibited);
- Outdoor Storage and Operations associated with automobile repair (not permitted);
- The permanent location of a portable storage structure (limited to 30 consecutive days);
- Two sliding gates within the clear sight triangles of the vehicular access drives along Farnsworth Street and Holt Road (encroachment of clear sight triangles not permitted); and
- Lack of hard surfaced parking area (hard surfaced parking areas required).

\*\*\*Staff to request a continuance, on behalf of the petitioner, to the May 25, 2023 hearing.

**3. 2023-ZON-025 / 2023-VAR-002 | 1002 West Hanna Avenue and 3500 Division Street**

Perry Township, Council District #20  
Lauth Group, Inc., by Brian J. Tuohy

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).

\*\*\*Automatic continuance to June 15, 2023 by a remonstrator. Petitioner is requesting a further continuance to June 29, 2023

**4. 2023-ZON-026 | 6501 Brookville Road**

Warren Township, Council District #18  
Brookville Mart, Inc., by Cindy Thrasher

Rezoning of 2.9 acres from the I-3 district to the C-4 district to provide for a gas station and convenience store.

\*\*\*Automatic continuance to June 15, 2023 by a remonstrator

**5. 2023-CZN-814 / 2023-CVR-814 | 6419 West 86th Street, 6302, 6360 and 6424 West 79th Street**

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 requesting a continuance to May 25, 2023

**6. 2023-CAP-819 / 2023-CVR-819 | 2801 South Pennsylvania Street**

Center Township, Council District #16  
2801 S Pennsylvania LLC, by Jason E. Burk

Modification of Commitments related to 2019-ZON-086, modifying Commitment Four to reduce the amount of required parking to 1.75 spaces per residential unit, from two spaces per unit, and Commitment Ten to allow for additional lighting elements and height placement.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for parking areas up to 583 feet wide within the front yards of the subject site, depending on final site plan (parking areas within front yard limited to 30-foot widths).

\*\*\*Staff requesting a continuance to May 25, 2023

**7. 2023-CVR-821 / 2023-CPL-821 | 4359 East 75th Street**

Washington Township, Council District #3  
Thomas D. & Cynthia W. Mattingly, by Anthony B. Syers

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing parcel with zero-feet of street frontage and to provide for a subdivision creating a second lot, also without street frontage and an acreage of 0.75 (125 feet of street frontage, minimum three acres required) to be improved with a single-family dwelling with a 24.6-foot south side yard setback (30-foot side yard setbacks required).

Approval of a Subdivision Plat to be known as Mattingly Subdivision, dividing 3.884 acres into two lots.

\*\*\*Automatic continuance to the June 15, 2023 hearing by a remonstrator

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**8. 2023-APP-013 | 3510 North German Church Road**

Warren Township, Council District #14

City of Indianapolis, Department of Parks and Recreation, by Andre Denman

Park District-One Approval for the construction of an entry drive, parking area, community center, playground, walking trails, shelters and installation of stormwater detention areas and landscaping.

**9. 2023-MOD-007 | 4650 East Southport Road**

Perry Township, Council District #24

HD Entertainment, LLC d/b/a Combat Ops Entertainment - Indy, by Joseph D. Calderon

Modification of Commitments related to 97-CP-23Z to modify Commitment 2.(d)(4) of Attachment C to prohibit billiard parlors, bathhouses, firing (gun) ranges, ice/roller skating rinks, bowling alleys, and bingo establishments (unless operated for charitable purposes) and allow all other Indoor Recreation & Entertainment uses.

**10. 2023-ZON-029 | 1840 National Avenue and 3670 Carson Avenue**

Perry Township, Council District #21

University of Indianapolis, by Kevin G. Buchheit

Rezoning of 3.77 acres from the D-8 district to the UQ-1 district.

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

**11. 2023-ZON-015 | 2434 and 2444 Winthrop Avenue**

Center Township, Council District #17

Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Rezoning of 1.35 acres from the I-2 district to the D-8 district.

**12. 2023-ZON-023 | 8480, 8508 and 8510 Ditch Road**

Washington Township, Council District #1

Adams French Property, LLC, by Brian J. Tuohy

Rezoning of 1.88 acres from the C-1 and C-4 districts to the C-S district to provide for a self-storage facility.

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

**13. 2023-ZON-027 | 1130 and 1134 East 19th Street**

Center Township, Council District #17

Anderson Benjamin, by In and Out Unlimited LLC (Jamilah Mintze)

Rezoning of 0.14 acres from the C-3 district to the D-8 district to provide for single-family dwellings.

**14. 2023-ZON-028 (Amended) | 320 and 362 North Tibbs Avenue and 3455 West Vermont Street**

Wayne Township, Council District #15

Acadia Realty Holdings, LLC, by Kevin Buchheit

Rezoning of 3.75 acres from the C-3, D-A, D-5, D-P, and D-7 districts to the HD-1 district.

**15. 2023-CAP-820 / 2023-CVR-820 | 6640 Heron Neck Drive**

Perry Township, Council District #20

WTS Inc., by Michael Rabinowitch

Modification of Commitments related to the approval of 2008-ZON-853 terminating Commitments Two and Three and replace them with commitments updating the regulatory site plan, elevations, renderings, and plan of operation.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 20-foot side and rear transitional yards (50-foot transitional yards 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](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.**