



# Metropolitan Development Commission Hearing Examiner (January 11, 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, January 11, 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. 2023-ZON-086 | 6185, 6421, 6423 and 6441 East 34th Street**

Warren Township, Council District #13  
Ben Singh Bashal, by David Gilman

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.

**\*\*Petitioner request for continuance to February 29, 2024 to amend Petition**

**2. 2023-ZON-102 | 117 (119) North Sherman Drive**

Center Township, Council District #12  
Verma Properties, Inc., by Sharmin Frye

Rezoning of 0.11 acre from the D-5 (TOD) district to the C-3 (TOD) district.

**\*\*Petitioner request for a continuance for cause to January 25, 2024**

**3. 2023-ZON-109 | 5136 Michigan Road**

Washington Township, Council District #8  
Paramount Schools of Excellence, Inc., by Timothy Ochs

Rezoning of 10.13 acres from the SU-1 district to the SU-2 district to provide for educational uses.

**\*\*Remonstrator request for a continuance for cause to February 15, 2024**

**4. 2023-ZON-115 | 5850 Fortune Circle West**

Wayne Township, Council District #22 (#17 Beginning 2024)  
GriffGen Investments, LLC, by Brian Jones

Rezoning of 3.997 acres from the C-S district to the C-S district to add licensed group home to the list of permitted uses for the site.

**\*\*Petitioner withdrawal of Petition**

**5. 2023-ZON-119 | 7725 Kentucky Avenue**

Decatur Township, Council District #20 (#21 Beginning 2024)  
Lennar Homes of Indiana, LLC, by Brian J. Tuohy

Rezoning of 60.22 acres from the C-4 and C-S districts to the D-4 district to provide for single-family residential development.

**\*\*Staff request for a continuance for cause to January 25, 2024**

**6. 2023-CZN-828 / 2023-CVR-828 (Amended) | 3416, 3420 and 3520 South Post Road**

Franklin Township, Council District #18  
Quicktrip Corporation, by J. Murray Clark

Rezoning of 12.269 acres from the C-S and C-7 districts to the C-7 district to provide for a truck stop.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for no street trees along the northern portion of the Post Road frontage (street trees required), no planting beds/shrubs along the entire Post Road frontage (landscaping required), three parking lot trees (17 required), to provide for a 50-foot tall, 391-square-foot pole sign (maximum 20-foot tall, 300 square foot pole sign permitted), to provide for a 23-foot tall, 109-square-foot freestanding incidental sign (maximum eight-foot tall, 32 square feet permitted) and to provide for a truck stop located within 425 feet of a protected district (500-foot separation required).

**\*\*Petitioner request for a continuance for cause to February 29, 2024**

**7. 2023-CZN-864 / 2023-CVR-864 | 6100 North Keystone Avenue**

Washington Township, Council District #2 (#7 Beginning in 2024)  
TWG Development, LLC, by Joseph D. Calderon

Rezoning of 2.49 acres from the C-4 district to the MU-2 district to provide for a multi-family building.

Variance of development standards for the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot tall, five-story multi-family building with a 3.75-foot front yard, a 22-foot front building setback, a ten-foot south transitional yard (maximum 35-foot height permitted, five foot front yard required, maximum 20-foot front setback permitted and fifteen-foot transitional yard required).

**\*\*Petitioner withdrawal of Petition and request for partial refund of fees**

**8. 2023-CAP-866 / 2023-CVR-866 | 3502 North Shadeland Avenue**

Warren Township, Council District #13 (#9 Beginning 2024)  
C-S  
3500 Shadeland, LLC, by Russell L. Brown

Modification of Site Plan, Plan of Operation and Commitments related to 2021-ZON-010 / 2021-VAR-002, 2007-ZON-841 / 2007-VAR-841 and 2014-MOD-008 to provide for a revised site plan for a home repair/improvement contractor consisting of two phases with Phase I to include an approximately 16,500 square foot building with approximately 20 Parking Spaces and Phase II to include a second building of approximately 22,000 additional square feet of space, approximately 37 parking spaces as well as a gravel fleet parking and outdoor storage area located on the north portion of the property with three sided structures, and a modification of Commitment #3 to allow for compliance with the site plan submitted with this petition in two development phases.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 15,000-square foot building with a five-foot north side setback (minimum 10-foot setback required).

**\*\*Automatic Continuance to February 15, 2024, filed by a registered neighborhood organization**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

**9. 2023-ZON-120 | 9501 36th Place**

Warren Township, Council District #14 (#15 Beginning 2024)  
Indianapolis Public Schools, by Russell McClure

Rezoning of 9.12 acres from the D-4 district to the SU-7 district to provide for a non-profit center providing education, mentoring and meals.

## PETITIONS FOR PUBLIC HEARING (Continued Petitions):

### 10. **2023-CZN-859 / 2023-CVR-859 / 2023-CPL-859 (Amended) | 3838 East 46th Street**

Washington Township, Council District #9  
Habitat for Humanity of Greater Indianapolis, Inc., by Chris Barnett

Rezoning of 4.22 acres from the SU-1 (FW) (FF) to the D-5 (FW) (FF) district to provide for residential uses.

Variance of Development Standards to provide for an access drive extending 34-feet into the Stream Protection Corridor of Devon Creek for a maximum length of 107 feet (100-foot Stream Protection Corridor Required) and a 68-foot front setback along 46th Street for property address 3860 East 46th Street (front building line range of 20 to 50 feet required).

Approval of a Subdivision Plat, to be known as Devon Creek, dividing 4.22-acres into ten single-family detached lots and one common area, including the vacation of an irregular portion of right-of-way at the northwest corner of the intersection of East 46th Street and Millersville Road containing 2,307.8 square feet, with a waiver of the sidewalk requirement along a 65-foot segment of Millersville Road.

## PETITIONS FOR PUBLIC HEARING (New Petitions):

### 11. **2023-MOD-021 | 10 South Mickley Avenue**

Wayne Township, Council District #15 (#16 Beginning 2024)  
C-4  
Zach Wilkinson

Modification of Commitments related to 90-Z-48 to terminate Commitment #2.C, which restricts the permitted uses of the subject site to C-1 uses, to provide for a gas station.

### 12. **2023-ZON-116 | 2002 North Tibbs Avenue**

Wayne Township, Council District #11  
Hugo Rubin de Celis

Rezoning of 0.35 acres from the D-5 district to the C-3 district to provide for food sales from food trucks.

### 13. **2023-ZON-118 | 5181 North High School Road**

Pike Township, Council District #10 (#5 Beginning 2024)  
Abdulateef O. Aregbe

Rezoning of 1.98 acres from the D-A (FW) (FF) and D-6 districts to the D-6 (FW) (FF) district to provide for a residential triplex.

### 14. **2023-CZN-867 / 2023-CVR-867 (Amended) | 2233 Dr Martin Luther King Jr Street**

Center Township, Council District #11 (#12 Beginning 2024)  
Days Property Group, LLC, by Sarah Walters

Rezoning of 0.17 acres from the C-1 (W-1) district to the D-8 (W-1) district to legally establish and provide for the expansion of an existing two-family dwelling with a new detached garage.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish and provide for the expansion of a 3.5-foot north side yard setback for the dwelling and allow for a 3.5-foot north side yard setback for a detached garage (five feet 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.