



Metropolitan Development Commission Hearing Examiner (January 23, 2025) 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 23, 2025

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-083 | 1627, 1631 and 1635 Woodlawn Avenue

Center Township, Council District #18

Indy Real Estate Consulting, LLC, by David Kingen and Emily Duncan

Rezoning of 0.51-acre from the D-5 (TOD) district to the D-8 (TOD) district to allow for a multi-family structure.

****Staff request for continuance to February 27, 2025, with Notice**

2. 2024-ZON-101 (Amended) | 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-S (FF) district to provide for single-family residential development.

****Petitioner request for continuance for cause to February 27, 2025**

3. 2024-ZON-131 | 5820 South Emerson Avenue

Perry Township, Council District #24

IN Indianapolis Emerson, LLC, by Joseph D. Calderon

Rezoning of 21.23 acres from the C-1, C-3, and D-A districts to the D-5II district to provide for townhome and duplex development.

****Automatic Continuance to February 27, 2025, filed by Registered Neighborhood Organization**

4. 2024-ZON-144 | 7500 South Sherman Drive

Perry Township, Council District #24

Eugene and Elsie J. Daulton, by Elizabeth Bentz Williams and Russell L. Brown

Rezoning of 61.55 acres from the D-A district to the D-3 district.

****Automatic Continuance to February 27, 2025, filed by Registered Neighborhood Organization**

5. 2024-ZON-146 | 7560 East 71st Street

Lawrence Township, Council District #3

Apostolic Christian Church of Indianapolis, Inc., by John Lichtle

Rezoning of 0.682-acre from the D-A district to the SU-1 classification to provide for religious uses.

****Petitioner request for continuance for cause to March 27, 2025**

6. **2024-ZON-147 | 10550 and 10100 Maze Road, 10535 East McGregor Road, and 8351 South Mitthoefer Road**
Franklin Township, Council District #25
Maze Family Farm, LLC., Paul L. Walton, Cheryl H. Walton, Christopher D. Reed, and Kimberly K. Reed, by Tony Bagato

Rezoning of 195.766 acres from the D-A (FF) (FW) district to the D-4 (FF) (FW) classification to provide for a single-family residential development.

****Automatic Continuance to February 27, 2025, filed by a Registered Neighborhood Organization**

7. **2024-CZN-843 / 2024-CAP-843 / 2024-CPL-843 | 6243 East Washington Street**
Warren Township, Council District #14
Tallen Capital Partners, LLC, by Joseph D. Calderon

Rezoning of 6.91 acres from the C-4 district to the MU-2 district to provide for a mixed-use development.

Modification of Commitments related to 2023-PLT-064 to delete Commitment #2(g) and replace with: "Liquor store", except for a retail store, warehouse store or big box store selling beer, wine and spirits of 10,000 square feet of gross leasable area or larger, including, but not limited to retailers: Bev Mo, Binny's, Total Wine, etc., will be allowed to operate upon the Property. In addition, any pharmacy and/or grocery store, hybrid market, mass merchandiser and/or big box retailer such as Target, Walmart, Meijer's, etc., may sell beer, wine and spirits, and Modify Commitment 3 to strike: "There shall be a maximum of two (2) drive-through accessory units on Lots which have buildable frontage on East Washington Street."

Approval of a Subdivision Plat to be known as Amended Irvington Plaza Redevelopment Primary Plat, dividing 15.75 acres into seven lots.

****Automatic Continuance to February 27, 2025, filed by Petitioner**

8. **2024-CZN-850 / 2024-CVR-850 | 601 South Tibbs Avenue**
Wayne Township, Council District #17
D-5 (FF)
Dave's Mechanic Shop, LLC, by David Kingen and Justin Kingen

Rezoning of 0.93-acre from the D-5 (FF) district to the I-2 (FF) district to provide for an auto repair shop.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling in an I-2 district (not permitted) and provide for an automobile, motorcycle, and light vehicle service or repair in an I-2 district (not permitted), with a 10-foot front transitional yard (30 feet required), a zero-foot north side transitional side yard and a five-foot south side transitional yard (30 feet required) and a five-foot rear transitional yard (30 feet required).

****Petitioner request for continuance for cause to February 27, 2025**

9. **2024-CZN-853 / 2024-CVR-853 | 420 West 40th Street**
Washington Township, Council District #7
Edith Glover, by Lester Wiley Carver

Rezoning of 0.38-acre from the D-5 district to the C-3 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing surface parking lot, with a zero-foot front transitional yard setback, with landscaping within the right-of-way (minimum ten-foot transitional yard with landscaping on subject parcel required), a 7.6-foot west side transitional yard setback (minimum ten-foot side yard transitional yard required), and a zero-foot east transitional yard setback with landscaping within the right-of-way (minimum ten-foot transitional yard with landscaping on subject parcel required).

****Staff request for continuance for cause to February 27, 2025**

10. 2024-CVR-855 / 2024-CPL-855 | 1527 East 12th Street

Center Township, Council District #13

D-8 (FF) (FW)

Tyler and Natalie Sadek, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two detached single-family dwellings, each with a front building line of 26 feet (front building line range between 10 feet of 19.9 feet required).

Approval of a Subdivision Plat to be known as Replat of Lot 29 in Milligan's Park Lane Addition, subdividing 1.878 acres into three lots.

****Automatic Continuance to February 27, 2025, filed by a Registered Neighborhood Organization**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

11. 2024-APP-030 | 8220 Naab Road

Washington Township, Council District #1

HD-2

SPT IVEY 8220 Naab Rd MOB c/o Cornerstone Companies, Inc., by Doug Staley, Jr.

Hospital District-Two Approval to provide for a non-illuminated wall sign on the north elevation of an existing building.

12. 2024-APP-031 | 5700 East 23rd Street

Warren Township, Council District #9

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District-One Approval to provide for a new playground, sidewalks, a shade structure, parking area, pickleball courts, locations for future improvements, and drainage improvements.

13. 2024-MOD-025 | 5244 Shelbyville Road

Franklin Township, Council District #24

D-P

ICJ Homes LLC, by Joseph D. Calderon

Modification of Development Statement of 2021-ZON-047 to remove all references to "Condominium" or "Horizontal Property Regime" in order to construct two-family dwellings and to plat each lot.

14. 2024-ZON-126 | 1602 and 1604 Arsenal Avenue and 1426 East 16th Street

Center Township, Council District #13

Elizabeth & Micheal Simmons, by Reinhard Pollach

Rezoning of 0.18-acre from the C-5 district to the D-8 district to provide for residential uses.

15. 2024-CVR-841 (Amended) / 2024-CPL-841 | 3359 Carrollton Avenue

Center Township, Council District #8

D-5

INDYCHEN, LLC, by David Gilman

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-unit dwelling with a five-foot corner side yard for the dwelling along 34th Street on Lot 1 (minimum eight-foot corner side yard required).

Approval of a Subdivision Plat, to be known as Osgood Carrollton Estate, subdividing 0.27-acre into two lots.

16. 2024-CZN-842 (Amended) | 2147 Columbia Avenue (vacant portion only) and 1315 East 22nd Street

Center Township, Council District #13

Keyon Johnson and K & D Epic Holdings, LLC, by David Gilman

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit dwelling.

17. 2024-CAP-848 / 2024-CPL-848 / 2024-CVR-848 (Amended) | 7511 New Augusta Road

Pike Township, Council District #1

D-5II and D-6II

Ashton Apartments, LLC, by Elizabeth Bentz Williams, AICP

Modification of commitments related to 2018-ZON-106 commitments 1, 2, 4, 5, 6, 8, 11, 15, and 17 to allow for attached dwellings rather than senior-restricted apartments.

Approval of a Subdivision plat to be known as August Village Subdivision, dividing 25.988 acres into 184 lots, with a waiver from Sec 741-301-2 to modify the amenity requirements.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for row house lots, with front-loaded garages (for lots within the D-5II) exceeding 45% of the front façade (not permitted), with reduced landscaped living material in the front yard (minimum 65% living material required).

18. 2024-CVR-854 / 2024-CPL-854 | 5930 Shelby Street

Perry Township, Council District # 22

D-1

Kathy Clements, by Pat Rooney

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an attached dwelling structure, with proposed Parcel One with a lot area of 11,467 square feet, a 28.5-foot front setback, a 17.4-foot rear yard setback, and a zero-foot south side yard setback (minimum 24,000-square foot lot area required, 30-foot front setback, 25-foot rear setback and a minimum eight-foot side yard required), and for proposed Parcel Two with a lot area of 22,715 square feet, 29-foot front setback, 16.8-foot rear yard setback, and a zero-foot north side yard setback (minimum 24,000-square foot lot area required, 30-foot front setback, 25-foot rear setback and a minimum eight-foot side yard required).

Approval of a Subdivision Plat, to be known as Replat of Lot 117 William L. Elders Edgewood Addition, dividing 0.78-acre, into two lots.

19. 2024-CAP-857 / 2024-CVR-857 | 2025 Dugan Drive

Washington Township, Council District #1

St. Vincent Hospital and Health, by Kandyn Leach

Hospital District-One Approval to provide for replacement building identification and wayfinding signage for a Donor House.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a replacement monument sign within the clear-sight triangle and within the 10-foot front yard setback (not permitted within the clear-sight triangle, and a minimum 10-foot front setback required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

20. 2024-MOD-020 | 431 South Shortridge Road

Warren Township, Council District #20

C-S

Bhullar Deol Properties, Inc., by Justin Kingen and David Kingen

Modification of Commitments related to 2022-CZN-868 to modify Commitment #13 to allow the property to seek a catering hall liquor license for private events (current commitment does not allow for a liquor license to be issued on the site).

21. 2024-ZON-073 / 2024-ZON-073B | 2155 Kessler Boulevard, West Drive

Washington Township, Council District #2

Broadmoor Investments, LLC, by Russell L. Brown

Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.

Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

22. 2024-ZON-132 / 2025-VAR-001 (Amended) | 3702-3744 North Keystone Avenue

Center Township, Council District #19
Fortified Group, LLC, by Dale Pruitt

Rezoning of 1.61 acres from the C-3 (TOD) (W-5) and D-5 (TOD) (W-5) districts to the MU-2 (TOD) (W-5) district to provide for a 95-unit multi-family complex and mixed-use development.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-story, Large Mixed-Use development (maximum three stories, Large Mixed-Use development not permitted), with a height of 68 feet (maximum height of 44 feet permitted).

23. 2024-ZON-135 | 11700 and 11850 East 38th Street and 4002 North Carroll Road

Lawrence Township, Council District #15
Laibe & Russell Investment LLC, by Mark and Kim Crouch

Rezoning of 46.77 acres from the D-5 (FF) district to the D-4 (FF) district to provide for a single-family detached residential development.

24. 2024-ZON-137 | 1137 West 21st Street

Center Township, Council District #12
Riverside Renewal, LLC, by Josh Smith

Rezoning of 0.4-acre from the I-2 district to the D-8 classification to provide for residential uses.

25. 2024-ZON-138 | 7947 Camby Road

Decatur Township, Council District #21
Arbor Homes, by Domonic Dreyer

Rezoning of 22.88 acres from the D-A district to the D-4 district to provide for residential uses.

26. 2024-ZON-139 | 1135 and 1141 North Tacoma Avenue

Center Township, Council District #13
Ariana & Joel D. Mathews, by Paul J. Lambie

Rezoning of 0.36-acre from the D-5 district to the D-5II classification to provide for residential uses.

**27. 2024-CVR-838 (2nd Amended) / 2024-CPL-838A (Amended) / 2024-CPL-838B (Amended) |
2451 – 2682 West 78th Street, 7649 – 7757 (odd) Diamond Street, 2822 – 2863 Emerald Street, 2801 – 2936
Moonstone Street, 2808 – 2863 Ruby Boulevard, and 7650 – 7740 (even) Walnut Drive**

Pike Township, Council District #1
D-5
Apex Realty Group, by David A. Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. Construction of 20% of the dwelling units, depending on the home model, at three stories in height (maximum 2.5 stories in height permitted),
- b. Minimum lot size ranging from 4,945 square feet to 4,998 square feet for up to 23 lots (minimum lot size of 5,000 square feet required),
- c. Side yard setback of four feet for Phase 2 Lots 2, 10, and 18 in Block R, Lot 14 in Block J, Lots 1, 2, 8, 16, 17, and 18 in Block S, Lot 7 in Block I, Lot 1 in Block A, Lot 13 in Block T, Lot 17 in Block Y, and Lot 18 in Block X, and for Phase 3 Lot 16 in Block A-A (minimum side yard setback of five feet required),
- d. A side yard setback of three feet for Phase 2 Lot 9 in Block S and for Phase 3 Lot 11 in Block C-C (minimum side yard setback of five feet required),
- e. Corner side yard setbacks of five feet for all corner lots (minimum corner side yard setback of eight feet required),
- f. Construction of some dwelling units, depending on the home model, with front-loaded garages of up to 67% of the front façade (maximum 30% of the front façade, if within 12 feet of the front building line, or 45% of the front façade if behind 12 feet of the front building line permitted),
- g. 60% landscaped living material in the front yard (minimum 65% landscaped living material in the front yard required),

h. Minimum main floor area of 550 square feet of livable space on the main floor of a dwelling over one story in height (minimum 660 square feet of livable space on the main floor of a dwelling over one story in height required).

Approval of a Subdivision Plat, to be known as Augusta Heights, Phase 2, dividing 12.28 acres into 84 lots, with a waiver of the amenity requirements.

Approval of a Subdivision Plat, to be known as Augusta Heights, Phase 3, dividing 3.88 acres into 32 lots, with a waiver of the amenity requirements.

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. Written objections to a proposal are encouraged to be filed via email at 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.