



Metropolitan Development Commission Hearing Examiner (September 14, 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, September 14, 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-APP-024 | 1833 & 1835 Central Avenue

Center Township, Council District #11

PK-2

Gem Homes, LLC, by Paul Carroll

Park District Two Approval to provide for a single-family dwelling and detached garage with encroachment into the clear-sight triangle of Central Avenue and 19th Street.

****Petitioner withdrawal of Petition**

2. 2023-MOD-016 | 12676 Shorevista Drive

Lawrence Township, Council District #5

D-P (FF)

Andrew Schenck, by David Gilman

Modification of the development statement for 90-Z-110 for Lot 279 of Admiral's Bay, Section Six, to provide for a boathouse with a zero-foot rear setback protruding approximately 17 feet into Geist Reservoir (minimum 20-foot rear setback or 788.4 feet above mean sea level, whichever is greater, no covered boat docks permitted and may not protrude into the Reservoir).

****Petitioner request for continuance to October 12, 2023**

3. 2023-ZON-079 (Amended) | 2153 North Arsenal Avenue

Center Township, Council District #17

Greater Joshua Missionary Baptist Church, by Kevin Thomas

Rezoning of 0.634 acre from the I-3 district to the SU-1 district to provide for religious uses.

****Staff request for continuance to October 12, 2023**

4. 2023-ZON-082 | 1102 and 1138 Roosevelt Avenue

Center Township, Council District #17

Roosevelt Landsite, LLC, by Russell L. Brown

Rezoning of 6.60 acres from the I-4 district to the C-S district to provide for a mixed-use development including multi-family dwellings, neighborhood retail uses and a parking garage.

****Staff request for continuance to September 28, 2023**

5. 2023-CZN-803 / 2023-CVR-803 | 3601 North Kitley Avenue

Warren Township, Council District #13

Diego Diaz Huijon, by Joseph D. Calderon

Rezoning of three acres from the D-3 district to the C-S district to legally establish a commercial building contractor with outside storage and a single family dwelling.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a lot with zero feet of street frontage (50 feet required), a front building setback of 338 feet from Massachusetts Avenue (65-foot maximum permitted) and outside storage with a zero-foot setback from the east and west property lines (10-foot transitional yard/side yard required).

****Petitioner request for continuance to October 12, 2023, with Notice, to amend Petition**

6. 2023-CZN-839 / 2023-CVR-839 (Amended) | 802 South West Street

Center Township, Council District #16

McCarty West Associates, LLC, by Hannah Able

Rezoning of 0.25-acre from the I-4 (RC) district to the CBD-2 (RC) district to provide for multi-family dwelling uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a four-story, 21-unit multi-family building on a 10,931-square foot lot (minimum 12,000-square foot lot required for a medium apartment use), with a zero-foot corner side setback along McCarty Street (ten feet required), a zero-foot south side setback (five feet required), a zero-foot rear setback (ten feet required), with a Floor-Area Ratio (FAR) of 1.35 (maximum 0.8 FAR permitted) and a Livability Space Ratio (LSR) of 0.48 (minimum 0.66 LSR required).

****Staff request for continuance to September 28, 2023; Petitioner withdrawal of 2023-CVR-839**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2023-APP-026 | 320 and 362 North Tibbs Avenue and 3455 West Vermont Street

Wayne Township, Council District #15

Acadia Realty Holdings, LLC, by Kevin Buchheit

HD-1

Hospital District One approval to provide for building additions to accommodate a 95-bed expansion of the hospital facility.

8. 2023-ZON-043 | 1400 Campbell Avenue

Warren Township, Council District #19

JAK Holdings Group, LLC, by Mark and Kim Crouch

Rezoning of 1.16 acres from the C-1 district to the D-7 district.

9. 2023-ZON-063 (2nd Amended) | 3855 & 3955 North Emerson Avenue, 5035 East 39th Street and 5070 Roselawn Avenue

Lawrence and Washington Townships, Council Districts #9 and #13

Harmony Park Apartments / Emerson Park Apartments, LLC, by David Kingen

Rezoning of 9.19 acres from the D-3 (TOD), D-4 (TOD), D-6 (TOD) and C-3 (TOD) districts to the D-8 (TOD) district to provide for a multi-family development.

10. 2023-ZON-072 | 2143 and 2145 South Emerson Avenue

Warren Township, Council District #18

Tropical Island, LLC, by David Kingen

Rezoning of 0.94 acre from the D-3 and SU-18 districts to the D-4 district to provide for residential uses.

- 11. 2023-ZON-077 | 2958 North College Avenue**
Center Township, Council District #9
Spann Alexander REIG, LLC, by Michael Rabinowitch

Rezoning of 0.218 acre from the D-5 district to the MU-2 district to provide for a mixed-use development.

- 12. 2023-ZON-081 (Amended) | 1910 and 1912 Valley Avenue**
Center Township, Council District #17
Kenneth Thorpe, by Mark Young

Rezoning of 0.74 acre from the D-5 district to the D-8 district to provide for a small apartment building development.

- 13. 2023-ZON-083 | 2991 East Troy Avenue**
Perry Township, Council District #21
Timothy Agee d/b/a The Sanctuary, Inc., by Greg Ilko

Rezoning of 2.3 acres from the D-5 district to the SU-7 district to provide for a food pantry ministry.

- 14. 2023-CZN-843 / 2023-CPL-843 | 2302 West Morris Street**
Wayne Township, Council District #16
Habitat for Humanity of Greater Indianapolis, Inc., by Chris Barnett

Rezoning of 0.706 acre from the C-S district to the D-5II district to provide for six single-family dwellings.

Approval of a Subdivision Plat to be known as Oden Ross Park, subdividing 3.4 acres into six lots and two blocks.

- 15. 2023-CZN-844 / 2023-CPL-844 | 11805 Brookville Road**
Warren Township, Council District #19
DGOIndianapolis05032023, LLC, by Alex Intermill and Tyler Ochs

Rezoning of 1.55 acres from the SU-1 district to the C-3 district to provide for retail development.

Approval of a Subdivision Plat to be known as RSBR Brookville Road, subdividing 4.30 acres into two lots.

- 16. 2023-CAP-845 / 2023-CVR-845 | 2850 Bethel Avenue**
Center Township, Council District #21
Indy Parks, by Ben Jackson
PK-1

Park District One approval to provide for new game fields/courts, a shelter area and parking.

Variance of Development Standards to not provide for sidewalks along Minnesota Street (sidewalks required).

****Petitioner withdrawal of 2023-CVR-845**

- 17. 2023-CZN-846 / 2023-CAP-846 | 8631 River Crossing Boulevard**
Washington Township, Council District #3
PK Partners, LLC, Inc., by Brian J. Tuohy

Rezoning of 10.056 acres from the C-S (FF) district to the C-S (FF) district to add indoor sports and recreation uses (including but not limited to indoor pickleball courts) as a permitted use.

Modification of Commitments related to 93-Z-151, as modified by 2012-CAP-818, to Modify Commitment #2, to allow indoor sports and recreation as a permitted use in the area identified as retail.

- 18. 2023-CAP-850 / 2023-CVR-850 | 8545 South Emerson Avenue**
Franklin Township, Council District #25
C-S
Landmark Holdings 8601 LLC, by Tammy Rice

Modification of the approved C-S Statement, related to 2005-ZON-169, to provide for three integrated pylon signs (maximum two integrated pylon signs permitted).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of a third primary freestanding sign within an integrated center (maximum of two freestanding signs permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

19. 2023-ZON-074 | 2013 Southeastern Avenue

Center Township, Council District #12
Omar Hasan, by Mark and Kim Crouch

Rezoning of 0.22 acre from the C-1 district to the D-8 district to provide for a seven-unit townhome development.

20. 2023-ZON-075 | 516 South Rural Street

Center Township, Council District #12
James Roger Martin

Rezoning of 0.12 acre from the D-5 district to the C-1 district.

21. 2023-ZON-078 | 4021 West 71st Street

Pike Township, Council District #7
Turner Adventures, LLC, by Rebekah Phillips

Rezoning of 0.53 acre from the C-1 district to the I-1 district to provide for a commercial contractor.

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 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.