



Metropolitan Development Commission Hearing Examiner (February 15, 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, February 15, 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-APP-001 | 1621, 1625 and 1631 West 86th Street

Washington Township, Council District #2

HD-2

Dinneen – Ward – Shelley, LLC, by Aaron Reynolds

Hospital District-Two Approval to provide for an office building and associated parking.

****Automatic Continuance to March 14, 2024, filed by Registered Neighborhood Organization**

2. 2023-ZON-109 | 5136 Michigan Road

Washington Township, Council District #8

Paramount Schools of Excellence, Inc., by Brian J. Tuohy

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

****Registered Neighborhood Organization request for continuance for cause to February 29, 2024**

3. 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.

****Automatic Continuance to March 14, 2024, filed by a Registered Neighborhood Organization**

4. 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.

****Petitioner, Registered Neighborhood Organization, and Staff request for continuance for cause to February 29, 2024**

5. **2023-ZON-125 | 4027 West 10th Street**
Wayne Township, Council District #15 (#16 Beginning 2024)
Insight Engineering, by Don Fisher

Rezoning of 1.75 acres from the I-3 and I-4 districts to the C-4 district to provide for community commercial uses.

****Staff request for continuance for cause to March 14, 2024**

6. **2023-ZON-129 | 3050 North Illinois Street**
Center Township, Council District #8
The Children's Museum of Indianapolis, by Jamilah Mintze

Rezoning of 3.31 acres from the C-S (TOD) district to the C-S (TOD) district to provide for a storage building.

Modification of Site Plan related to 2003-ZON/VAR-805 and 2004-APP-041 to provide for an updated site plan to include the proposed storage building.

****Automatic Continuance request to March 14, 2024 filed by the Petitioner**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. **2024-CVR-800 / 2024-CPL-800 | 429 North Post Road**
Warren Township, Council District #14
D-3 (FW) (FF)
In and Out Unlimited, LLC, by Jamilah Mintze

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a new single-family residential lot with a 60-foot lot width (70 feet required).

Approval of a Subdivision Plat, to be known as Donn's Pass, a replat of Part of Lots 6 & 7 in Easton Addition, dividing 0.93 acre into two lots.

****Petitioner withdrawal of the variance request**

8. **2024-CZN-801 / 2024-CVR-801 | 526 Blue Ridge Road**
Washington Township, Council District #7
Butler University, by Brian J. Tuohy

Rezoning of 0.32 acres from the D-5 District to the UQ-2 District to provide for a residence for the university president.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 10-foot north rear yard setback (20-foot rear setback required) without a primary entry on the front façade (required).

9. **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).

10. 2023-CZN-868 / 2023-CPL-868 | 9024 West Mooresville Road

Decatur Township, Council District #20 (#21 Beginning 2024)

Dean Ehr Gott & Greg Gass, by David Gilman

Rezoning of 2.88 acres from the D-A district to the D-1 district to provide for two residential lots.

Approval of a Subdivision Plat to be known as Camby Hosta Estates, dividing 2.88 acres into two lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 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.

12. 2023-ZON-111 / 2024-VAR-001 (Amended) | 9950 East 42nd Street

Lawrence Township, Council District #15

Jugaad, LLC, by David Retherford

Rezoning of 0.92 acre from the C-3 district to the C-4 district to provide for the renovation/replacement of a gas station and convenience store.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a four-foot south setback for a proposed canopy (ten-foot setback required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

13. 2024-ZON-001 | 7110 and 7120 US 31

Perry Township, Council District #22

J & A Homes, Inc. and Jiries Ishak, by David Gilman

Rezoning of 3.04 acres from the D-A and C-1 districts to the C-3 district to provide for neighborhood commercial uses.

14. 2024-ZON-003 | 4338 and 4339 Cartwright Drive and 4324 South State Avenue

Perry Township, Council District #23

Jason West, by Mark and Kim Crouch

Rezoning of 1.07 acres from the D-3 district to the D-8 district to provide for residential uses.

15. 2024-CZN-803 / 2024-CVR-803 | 2051 Columbia Avenue

Center Township, Council District #13

Padbros, LLC (Brian Maire), by Mark and Kim Crouch

Rezoning of 0.26 acres from the I-3 district to the D-8 district to provide for two, two-unit row homes.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three-foot side setbacks (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. 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.