



# Metropolitan Development Commission Hearing Examiner (January 25, 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 25, 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-106 | 2620 and 2710 Wicker Road**

Perry Township, Council District #20  
Reid Litwack, by Joseph D. Calderon

Rezoning of 6.39 acres from the D-A (W-1) district to the I-3 (W-1) district to provide for a fleet terminal and truck parking facility.

**\*\*Staff request for a continuance for cause to February 29, 2024, with Notice**

**2. 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 February 15, 2024**

**3. 2023-ZON-124 | 5252 Hickory Road**

Franklin Township, Council District #25  
Grand Communities, LLC, by Joseph D. Calderon

Rezoning of 31.63 acres from the D-A (FW) (FF) district to the D-4 (FW) (FF) district, to provide for single-family residential development.

**\*\*Automatic Continuance to February 29, 2024, filed by registered neighborhood organization**

**4. 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 a continuance for cause to February 15, 2024**

**5. 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.

**\*\*Petitioner request for continuance for cause to February 15, 2024**

**6. 2023-CZN-869 / 2023-CAP-869 | 4105 and 4151 East 96th Street**

Washington Township, Council District #4

96th Street Developers, LLC, by Joseph D. Calderon

Rezoning of 30.64 acres from the C-S (FW) (FF) district to the C-S (FW) (FF) district to provide for the following uses: Commercial and Building Contractor, Offices, Light Manufacturing, Artisan Manufacturing, Recycling Station, Research and Development, Warehousing, Wholesaling and Distribution (including showroom with retail), Consumer Services, repair of Consumer Goods, Medical or Dental Office, Center or Clinic, Hair and Body Care Salon or Service, Financial and Insurance Services, Eating Establishment or Food Preparation, including brewery, distillery or tap room, Indoor Recreation/Entertainment, Retail, Light and Heavy General, Automobile Fueling Station, Automobile, Motorcycle, and Light Vehicle Service, Sales or Repair, Automobile and Light Vehicle Wash, Hotel or Motel, Food Trucks, Vocational, Technical or Industrial School or Training Facility, Day Care Center or Nursery School and other Accessory Uses.

Modification of Commitments related to 85-Z-128 and 98-Z-76 to terminate all existing commitments related to these two rezoning petitions.

**\*\*Automatic Continuance to February 29, 2024, filed by registered neighborhood organization**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**7. 2023-MOD-022 | 5151 East 82nd Street**

Washington Township, Council District #3

C-S

LMR II – Clearwater Springs, LLC, by Joseph D. Calderon

Modification of Commitments related to rezoning petition 95-Z-171, as amended by petitions 2007-ZON-833 and 2007-APP-833, to amend Commitment #9 (B) to allow a retail store that sells second-hand goods (current commitment lists second-hand store as a prohibited use).

**8. 2023-ZON-122 | 530 West 41st Street**

Washington Township, Council District #7

Melissa Iannucci

Rezoning of 0.06 acre from D-5 District to the D-5II District to provide for a single-family detached dwelling.

**9. 2023-CZN-858 / 2023-CVR-858 (Amended) | 7338 Five Points Road**

Franklin Township, Council District #25

Narinder Sodhi, by Joseph D. Calderon

Rezoning of 5.45 acres from the D-A district to the D-2 district to provide for five single-family detached dwellings.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a three-foot setback from Five Points Road with an 18-foot front setback from a private street for Lot 1 (30-foot setback from proposed 40-foot half right-of-way along Five Points Road required, and 25-foot front setback from private street required), to provide for two lots with frontage on a private street (public street frontage required), and to allow for a 76.01 lot width for Lot 1 (minimum 80-foot lot width required).

**10. 2023-CZN-865 / 2023-CPL-865 | 9665 Southeastern Avenue**

Franklin Township, Council District #25  
D-A (D-S pending) and C-5  
Star Group Investments, LLC, by Raymond Basile

Rezoning of 1.809 acres from the D-A to the D-S district to provide for a single-family dwelling lot.

Approval of a Subdivision Plat, to be known as Star-Southeastern Development, dividing 3.225 acres into two lots.

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

**11. 2023-ZON-105 | 5935 West 86th Street**

Pike Township, Council District #1  
Ragin McQuade - Bohler Engineering

Rezoning of 1.345 acres from the C-3 district to the C-4 district to provide for a car wash.

**12. 2023-ZON-114 | 2307 Post Drive**

Warren Township, Council District #19  
Indy 70, LLC, by Bill Niemier

Rezoning of 1.714 acres from the C-4 district to the I-3 district to provide for truck parking.

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

**13. 2023-ZON-123 | 8550 East 30th Street**

Warren Township, Council District #13 (#9 Beginning 2024)  
Marotza Y Castro Rivas, by David Kingen

Rezoning of 0.64 acre from the I-2 district to the SU-1 district, to provide for religious uses.

**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.