



Metropolitan Development Commission Hearing Examiner (November 21, 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, November 21, 2024 **Time:** 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street, Indianapolis, IN

Business:

Special Requests

2024-MOD-016 | 3401 East New York Street

Center Township, Council District #18

C-S (TOD)

One Way Auto Parts by Joseph D. Calderon

****Petitioner request for one-day waiver of the 23-day notification period for Notice**

2024-ZON-038 | 2602 North Harding Street

Center Township, Council District #12

Earl Dixon

****Petition has been withdrawn. Petitioner request for a transfer of fees to a variance petition which is to be filed.**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-APP-023 | 2510 Westlane Road

Pike Township, Council District #1

PK-1

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

Park District One Approval to provide a new playground, sidewalk and drainage improvements for WISH Park.

****Petition has been withdrawn**

2. 2024-MOD-016 | 3401 East New York Street

Center Township, Council District #18

C-S (TOD)

One Way Auto Parts by Joseph D. Calderon

Modification of the development statement for 91-Z-64 to provide to modify Commitment #2 to increase the number of vehicles stored on-site at any one time (Current maximum number of vehicles is 54).

****Automatic continuance to December 19, 2024, filed by Registered Neighborhood Organization**

3. 2024-CVR-834 (Amended) / 2024-CPL-834 | 6650 South Meridian Street

Perry Township, Council District #22

D-A

Chin United Pentecostal Church, by Katlyn Grey

Variance of Development Standards and a Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One, with a zero-foot north side yard setback (minimum 30-foot required) and a 15-foot rear yard setback (minimum 75-foot required).

Approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acres into two lots.

****Staff request for continuance for cause to December 12, 2024, with Notice**

4. **2024-CZN-842 / 2024-CVR-842 | 2147 Columbia Avenue and 1315 East 22nd Street**
Center Township, Council District #13
Keyon Johnson and K & D Epic Holdings, LLC, by David Gilman

Rezoning of 0.264-acre from the D-8 and I-3 districts to the D-5 district to provide for a four-unit dwelling.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a four-unit dwelling, with a walkway along the south side yard lot line (walkways permitted to encroach up to two feet into the side yard) and to provide for one off-street parking space within the corner side yard (minimum eight-foot corner side yard setback required).

****Staff request for continuance for cause to December 12, 2024**

5. **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: "Liquorstore, except for a locally or nationally recognized chain such as "Big Red Liquors," "Total Wine and More" or "Bev Mo," which contains at least _____ square feet", to delete Commitment 2(u) and replaced with: "Automobile and light vehicle wash, except for a locally or nationally recognized chain, such as "Crew Car Wash," "Prime Car Wash," or "_____", to delete Commitment #2(t) to delete the word "existing" before the words "renewal terms" (original commitment states "Pawn Shop, provided that the existing tenant, EZ Pawn Indiana, Inc. or permitted successors/assigns may complete the term of its lease, including any existing renewal terms").

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

****Petitioner and Staff request for continuance for cause to December 19, 2024**

6. **2024-CZN-844 / 2024-CVR-844 | 1366 West County Line Road**
Perry Township, Council District #22
Eugene Gradient, Deborah Roush, Janet Massey, and Jenny Perry, by David Gilman

Rezoning of 3.77 acres from the D-A (W-5) district to the D-S (W-5) district to provide for two single-family detached dwellings.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for Parcel I, with a lot width of 130.7 feet, and Parcel II, with a lot width of 30.0 feet (minimum lot width of 150 feet required).

****Staff request for continuance for cause to December 12, 2024**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. **2024-APP-022 | 9501 36th Place**
Warren Township, Council District #15
PK-1 (FF)
City of Indianapolis, Department of Parks, and Recreation by Henry Woodburn

Park District-One Approval to provide for Indy Parks Improvements for Bellamy Park.

8. 2024-ZON-120 | 818 East Beecher Street

Center Township, Council District #18
Victory Investment Properties, LLC, by Andrew Heimer

Rezoning of 0.08-acre from the I-4 district to the D-5 II district to provide for a residential two-family dwelling.

9. 2024-ZON-122 | 2110 English Avenue

Center Township, Council District #18
John and Anthony Phoenix, by Mark and Kim Crouch

Rezoning of 0.11-acre from I-3 district to the D-8 district to provide for a duplex residential development.

10. 2024-ZON-130 | 2717 and 2825 North Ritter Avenue

Warren Township, Council District #9
Jumpstart Childcare Ministry Inc., by Ed Williams

Rezoning of 3.84 acres from the SU-2 and D-A Districts to the C-1 District to provide for the continued use as a childcare facility.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 2024-ZON-038 | 2602 North Harding Street

Center Township, Council District #12
Earl Dixon

Rezoning of 0.152-acre from the D-5 district to the MU-2 district to provide for a community kitchen.

12. 2024-ZON-090 (Amended) | 9061 Crawfordsville Road

Wayne Township, Council District #11
Mark and Kim Crouch

Rezoning of one acre from the C-3 district to the D-5II district to provide for residential use.

13. 2024-ZON-094 | 622 South Keystone Avenue

Center Township, Council District #18
Shelly Mills, by David Gilman

Rezoning of 0.820-acre from the D-5 district to the D-5II district to provide for an attached single-family residential development.

14. 2024-ZON-106 | 511 & 600 South Tibbs Avenue

Wayne Township, Council District #17
Insight Engineering Inc., by Donald W. Fisher

Rezoning of 2.33 acres from the I-2 (FF) district to the C-7 (FF) district to provide for heavy truck services and parking.

15. 2024-ZON-119 | 134 and 142 West 30th Street and 3006 Kenwood Avenue

Center Township, Council District #8
M S One Investments LLC, by Mark and Kim Crouch

Rezoning of 0.22-acre from the C-4 district to the D-8 district to provide for four single-family detached dwellings.

16. 2024-CVR-841 / 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 two, multi-unit dwellings, with a five-foot corner side yard for the dwelling and zero-foot corner side yard for the sidewalk and parking space along 34th Street on Lot 1 (minimum eight-foot corner side yard required), and

zero-foot north and south side setbacks for sidewalks on Lot 2 (two-foot side setbacks required for minor residential features), with a zero-foot rear setback on Lot 2 for the detached garage (minimum five feet required).

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

PETITIONS FOR PUBLIC HEARING (New Petitions):

17. 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).

18. 2024-ZON-125 | 4460 and 4498 North Keystone Avenue

Washington Township, Council District #8

Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-4 (W-1) district to provide for commercial uses.

19. 2024-ZON-128 | 8040 East Southport Road

Franklin Township, Council District #25

Kopetsky's Auto Wash, by Elizabeth Bentz Williams

Rezoning of 1.21 acres from the C-S district to the C-4 district to provide for an automobile and light vehicle wash use.

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.