



Metropolitan Development Commission Hearing Examiner (January 26, 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, January 26, 2023

Time: 1:00 PM

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

Business:

Special Requests

Petitions for Public Hearing

PETITIONS REQUESTING TO BE CONTINUED:

1. 2022-ZON-124 | 940 West Banta Road | Perry Township, CD #23

John J. Holzer, Trustee, by David Kingen & Emily Duncan

Rezoning of 6.86 acres from the D-A (FW) (FF) district to the C-1 (FW) (FF) district.

***Petition to be withdrawn

2. 2022-ZON-135 | 9100 and 9402 East 21st Street | Warren Township, CD #14

DevCo Preservation, LLC, by Joseph D. Calderon

Rezoning of 30.46 acres from the C-1 and C-4 districts to the D-8 district to provide for a single-family detached residential development.

***Petition to be withdrawn

3. 2022-CZN-848 / 2022-CVC-848 | 419 & 441 East Ohio Street, 424 East Wabash Street and 124 & 132 North East Street | Center Township, CD #17

Moes, LLC / Feroze and Sons, LLC, by David Kingen and Emily Duncan

Rezoning of 0.85 acre from the CBD-2 (RC) and I-3 (RC) Districts to the CBD-2 (RC) district.

Vacation of the first north-south alley west of East Street, being twelve feet in width, from the south right-of-way line of Ohio Street, south 195 feet to the north right-of-way line of Wabash Street, with a waiver of the assessment of benefits.

**To be Continued to February 23, 2023 due to amendment requiring new notice

4. 2022-CZN-872 / 2022-CVR-872 | 4822 East Edgewood Avenue and 5820 South Emerson Avenue | Perry Township, CD #24

IN Indianapolis Emerson, LLC, by Joseph Calderon

Rezoning of 21.232 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for single-family attached dwellings (townhomes) and multi-family residential development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 49.5 feet (maximum 45 feet permitted) and a minimum livability ratio of 1.33 (1.80 required).

**Continuance requested to February 23, 2023 by remonstrator

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

5. 2022-ZON-069 (Amended) | 3737 East Washington Street | Center Township, CD #12

Madison Capital V, LLC, by Timothy K. Ryan

Rezoning of 1.530 acres from the C-4 (TOD) district to the D-10 district to provide for multi-family residential development.

6. 2022-ZON-078 | 8965 Rockville Road | Wayne Township, CD #15

Vu Tran, by Pat Rooney

Rezoning of 0.57 acre from the D-2 district to the C-3 district to provide for retail uses.

7. 2022-ZON-091 (Amended) | 3510 Division Street | Perry Township, CD #20

Sumner St, LLC, by Casey Cloyd

Rezoning of 1.69 acres from the D-4 (FF) district to the C-S (FF) district to provide for commercial and building contractors; artisan manufacturing; light manufacturing; mini-warehouses; warehouse, wholesaling and distribution; consumer services or repair of consumer goods; financial and insurance services; hair and body care salon or service; printing services; office: business, professional or government; information, technology, R&D; Logistics R&D; retail, light general; automobile and light vehicle wash; automobile, motorcycle and light vehicle sales or rental; automotive, motorcycle and light vehicle service or repair; heavy vehicle wash; other vehicle sales, rental or repair; truck or heavy vehicle sales, rental or repair; and employee living quarters accessory to a permitted use.

8. 2022-CZN-861 / 2022-CVR-861 (Amended) | 4016 East 82nd Street | Washington Township, CD #3

Edward Rose Properties, Inc., by Joseph D. Calderon

Rezoning of 9.805 acres from the C-S (FW)(FF) district to C-S (FW)(FF) district to provide for a 300-unit multi-family development with a Modification of Commitments related to 89-Z-208, as amended by 94-Z-103 and 2011-CZN-800, to amend Commitment #4 to add multi-family uses as a permitted use to Parcel D of Area B.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot with zero-feet of street frontage (50 feet required), with a maximum setback greater than 85 feet from 82nd Street (maximum 85-foot setback permitted), with a maximum building height of 55 feet (maximum 45 feet permitted) and encroachment into the 100-foot stream protection corridor.

9. 2022-CZN-868 / 2022-CVR-868 (Amended) | 431 South Shortridge Road | Warren Township, CD #18

Bhullar Deol Properties, Inc, by David Kingen and Emily Duncan

Rezoning of 2.74 acres from the D-A district to the C-S district to provide for truck fleet services, an event center and C-1 uses with exceptions.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot east yard (10-foot rear yard required), and without the required front-yard landscaping (landscaping required).

PETITIONS FOR PUBLIC HEARING (New Petitions):

10. 2022-MOD-023 | 5340 Senour Road | Franklin Township, CD #25

M/I Homes of Indiana L.P., by Joseph D. Calderon

Modification of Commitments related to 2021-ZON-009 to modify:

Commitment #3 to permit two-story duplex dwellings with a minimum of 1,500 square feet (previous commitment allowed for single-story duplex dwellings with lofts, with a minimum of 1,400 square feet)

Commitment #27 to update the architectural character representations to include two-story dwellings.

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.