



Metropolitan Development Commission Hearing Examiner (October 24, 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, October 24, 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-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.

****Staff Request for a continuance for cause to November 14, 2024**

2. 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.

****Remonstrator Request for continuance for cause to November 21, 2024**

3. 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.

****Staff Request for continuance for cause to November 21, 2024**

4. 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.

****Automatic Continuance to November 21, 2024, filed by Registered Neighborhood Organization**

5. 2024-ZON-113 / 2024-VAR-012 | 6511 Ferguson Street

Washington Township, Council District #7
Lone Wolf Properties, LLC, by Misha Rabinowitch

Rezoning of 0.18-acre from the D-4 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for commercial uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 751-square-foot dwelling unit on the second floor (not permitted).

****Staff Request for continuance for cause to November 14, 2024**

6. 2024-CVR-834 / 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 Two, 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.

****Possible Remonstrator Request for continuance for cause to November 21, 2024**

7. 2024-CVR-841 / 2024-CPL-841 | 3359 Carrollton Avenue

Center Township, Council District #8D-5

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.

****Petitioner request for continuance for cause to November 21, 2024**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. 2024-APP-018 | 8180 Clearvista Parkway

Lawrence Township, Council District #3

HD-2 (FF)

Community Health Network c/o Visionary Enterprises Inc., by Doug Staley Jr.

Hospital District Two Approval to provide for exterior signs on the north and west elevations and removing one sign.

9. 2024-ZON-082 | 5102, 5111, 5117, 5122, 5127, 5139, 5143, and 5210 East 65th Street

Washington Township, Council District #3

Schmoll Development Company, L. P., by Gregory Zubek

Rezoning of 17.149 acres from the I-2 district to the C-S district to provide for commercial and light industrial uses, including uses permitted in the C-3 district and I-2 district, in addition to: sports performance training uses for all ages, including individual sports training, weight lifting and training, fitness personal training and conditioning, aerobics and spin training, assisted rehabilitation exercise program, yoga, Pilates, dance studio, martial arts training, specific sports training including batting cages and golf, plus, automobile and light vehicle wash, detailing, tinting (in buildings not facing 65th Street), and automobile, motorcycle and light vehicle service or repair (in buildings not facing 65th Street).

- 10. 2024-ZON-117 | 2658 Burton Avenue**
Center Township, Council District #12
Premier Investment Group, LLC, by Keith Radcliff

Rezoning of 0.11-acre from the I-2 district to the D-5 district to provide for a two-story single family dwelling.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

- 11. 2024-MOD-015 (2nd Amended) | 3500 East 20th Street**
Center Township, Council District #13
C-S
Adam DeHart

Modification of Commitments #6 and #7 related to petition 2002-ZON-166 to allow for a Security/Scale House, Maintenance/Repair Shop, Drywall Recycling facilities, Construction Equipment storage, contractor yard, and Concrete Recycling operation (current commitments state any new construction requires Administrator's Approval and other uses are limited).

- 12. 2024-ZON-040 | 6000, 6012, 6020, 6180, and 6206 East 46th Street**
Lawrence Township, Council District #9
Indianapolis Re Management LLC, 600-B East 46th Street LLC, by Emily Duncan and David Kingen

Rezoning of 35.8 acres from the C-3 (FF) and C-4 (FF) districts to the MU-2 (FF) district.

- 13. 2024-ZON-050 | 3739 North Kitley Avenue**
Warren Township, Council District #9
Patrium LLC, by Luis Gomez

Rezoning of 1.22 acres from the D-3 (TOD) district to the C-7 (TOD) classification to provide for a commercial contractor.

- 14. 2024-ZON-083 | 1627, 1631 and 1635 Woodlawn Avenue**
Center Township, Council District #18
Indy Real Estate Consulting, LLC, by David Kingen and Emily Duncan

Rezoning of 0.51-acre from the D-5 (TOD) district to the D-8 (TOD) district to allow for a multi-family structure.

- 15. 2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road**
Decatur Township, Council District #21
Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

- 16. 2024-ZON-102 | 525 South East Street**
Center Township, Council District #18
Mark and Kim Crouch

Rezoning of 0.07-acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district to construct a three-unit multi-family residential building.

- 17. 2024-ZON-111 | 4900 and 4952 Kentucky Avenue**
Decatur Township, Council District #21
Indianapolis (Kentucky Avenue) WW, LLC, by Joseph D. Calderon

Rezoning of 5.861 acres from the D-A (FF), D-3 (FF) and C-3 districts to the C-4 (FF) district to provide for a gas station and convenience store.

- 18. 2024-ZON-116 (Amended) | 4105 and 4151 East 96th Street**
Washington Township, Council District #4
Tom Wood, Inc., by Joseph D. Calderon

Rezoning of 4.058 acres from the C-S (FW) (FF) district to the C-S (FW) (FF) district to provide for an automobile dealership in addition to the uses permitted with 2023-CZN-869.

19. 2024-CVR-826 / 2024-CPL-826 (Amended) | 1150 East New York Street

Center Township, Council District #13

D-8

Ronin Highland Park, LLC, by Jynell D. Berkshire

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction five single-family attached dwellings, each with a zero-foot front setback along New York Street (front setback ranging from 10 feet to 19.9 feet required) zero-foot corner side setback along Highland Avenue (eight feet required), a 10.67-foot encroachment into the clear sight triangle of New York Street and an eight-foot encroachment into the clear sight triangle of Highland Avenue (not permitted), with deficient landscaping (50% living material required), and a five-foot rear setback for Lot 5 (15 feet required).

Approval of a Subdivision Plat to be known as Elevate Highland Park Subdivision, subdividing 0.20-acre into five single-family attached lots.

20. 2024-CAP-832 / 2024-CVR-832 | 8640, 8814, and 8816 South Arlington Avenue and 5624 East County Line Road

Franklin Township, Council District #25

C-S

GP-CM County Line Partners, LLC, by Brian J. Tuohy

Modification of the Development Statement and Commitments for 2022-ZON-060 to Terminate Commitment 11.n, which prohibited outdoor storage / operations, and Commitment 22, which required the site to be developed in substantial conformance with the C-S Statement and the Conceptual Site Plan, file-dated November 18, 2022, and to provide for three outdoor storage areas adjacent to proposed Building 2, in accordance with an amended site plan.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to decrease the amount of parking to 227 spaces (minimum 246 parking spaces required) and to provide for a 20-foot-tall screen wall within the south side yard (maximum six-foot tall screen wall permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

21. 2024-MOD-017 | 25 McLean Place

Center Township, Council District #12

C-S (RC) (TOD) (W-5)

Illinois Street Self Storage LLC, by Michael Rabinowitch

Modification of Commitments related to 2016-CVR-842 and 2016-CZN-842 to terminate Commitments # 1 and # 2 on attachment "D" which require 10,000-square feet of building space to be reserved for office/retail space/ artisan food or beverage/artisan manufacturing uses and required the building to be subject to the elevations, filed-dated 3/2/17.

22. 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.

23. 2024-CZN-837 / 2024-CVR-837 | 2163 and 2179 North Illinois Street

Center Township, Council District #12

Near North Development Corporation, by Audra Blasdel

Rezoning of 1.2 acres from the MU-2 (RC) district to the D-8 (RC) district.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a townhome development, consisting of 20 dwelling units, with a six-foot corner side yard setback at the intersection of 22nd Street and Illinois Street (minimum eight-foot corner setback required), a four-foot rear yard setback (minimum 15-foot rear yard setback required), a three-foot side yard setback, (minimum five-foot side yard setback required), 800-square-foot Row House – Small Lot size (minimum 1,200 square feet required), livability space ratio of 0.16 (minimum livability space ratio of 0.66 required).

Additional Business:

24. Adoption of Negative Findings of Fact for Variance of Use and Development Standards related to 2024-VAR-009 (Petition Denied on August 29, 2024):

2024-ZON-056 / 2024-VAR-009 | 4545 East Michigan Street

Center Township, Council District #13

SJM Co. Inc., by Jamilah Mintze

Rezoning of 0.12-acre from the D-5 district to the C-5 district to provide for general commercial uses, including an automobile repair shop.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall chain link fence within the front yard of Michigan Street and Drexel Avenue (chain link fence not permitted within front yard) and encroaching into the clear-sight triangle of Michigan Street and Drexel Avenue and the abutting alley (not permitted).

**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.