



# Metropolitan Development Commission Hearing Examiner (November 14, 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 14, 2024      **Time:** 1:00 PM

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

## Business:

### Special Requests

**2024-APP-021 | 8111 South Emerson Avenue**  
Franklin Township, Council District #25

**\*\*Special request for thirteen-day waiver of the 23-day notification period for written notice**

## PETITIONS REQUESTING TO BE CONTINUED:

- 1. 2024-ZON-080 (2nd Amended) | 3720 East Washington Street**  
Center Township, Council District #18  
Marybeth McShea

Rezoning of 0.14-acre from the C-1 (TOD) District to the D-8 (TOD) District to provide for a four unit, multi-family residential development.

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

- 2. 2024-ZON-100 (Amended) | 3550 Division Street**  
Perry Township, Council District # 22  
KM International, Inc. by David Gilman

Rezoning of 5.09 acres from the D-4 district to the D-6 district to provide for residential development.

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

- 3. 2024-ZON-101 (Amended) | 1820 South Arlington Ave (Amended)**  
Warren Township, Council District #20  
Prime USA, Inc., by David Gilman

Rezoning of 22.02 acres from the D-A (FF) to the D-S (FF) district to provide for a single-family residential development.

**\*\*Petitioner request for continuance for cause to December 12, 2024**

- 4. 2024-ZON-118 | 7851 Sargent Road**  
Lawrence Township, Council District #4  
John Franklin Roesner

Rezoning of 4.611 acres from the D-S (FF)(FW) district to the SU-7 (FF)(FW) district to provide for a community center and associated parking.

**\*\*Petitioner request for continuance for cause to December 12, 2024**

**5. 2024-ZON-124 | 10026 East 21st Street**

Warren Township, Council District #15  
Mitthoeffer Properties, by David D. Wilson

Rezoning of 0.46 acres from the C-3 district to the C-5 district, to provide for retail uses.

**\*\*Automatic Continuance to December 12, 2024, filed by Registered Neighborhood Organization**

**6. 2024-CVR-838 / 2024-CPL-838A / 2024-CPL-838B | 2451 – 2682 West 78th Street, 7649 – 7757 (odd) Diamond Street, 2822 – 2863 Emerald Street, 2801 – 2936 Moonstone Street, 2808 – 2863 Ruby Boulevard, and 7650 – 7740 (even) Walnut Drive**

Pike Township, Council District #1  
D-5

Apex Realty Group, by David A. Retherford

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. Construction of some dwelling units, depending on the home model, at three stories in height (maximum 2.5 stories in height permitted),
- b. Construction of some dwelling units, depending on the home model, with front loaded garages of up to 70% of the front façade (maximum 30% of the front façade, if within 12 feet of the front building line, or 45% of the front façade if behind 12 feet of the front building line permitted),
- c. 60% landscaped living material in the front yard (minimum 65% landscaped living material in the front yard required),
- d. Minimum main floor area of 550 square feet of livable space on the main floor of a dwelling over one story in height (minimum 660 square feet of livable space on the main floor of a dwelling over one story in height required).

Approval of a Subdivision Plat, to be known as Augusta Heights, Phase 2, dividing 12.28 acres into 83 lots.

Approval of a Subdivision Plat, to be known as Augusta Heights, Phase 3, dividing 3.88 acres into 32 lots.

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

**7. 2024-CZN-839 / 2024-CPL-839 | 7747 Mountain Stream Way**

Warren Township, Council District #20  
Moses Daly

Rezoning of 0.49-acre from the D-6II district to the D-5II district to provide for a single-family development.

Approval of a Subdivision Plat, to be known as Fisher Creek Condominiums, dividing 0.49-acre into three lots.

**\*\*Automatic Continuance to December 12, 2024, filed by Registered Neighborhood Organization**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**8. 2024-APP-020 | 8702 East 35th Street**

Warren Township, Council District #9  
PK-1

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

Park District One Approval to provide for a splash pad and equipment, rinse shower, and drainage improvements.

**9. 2024-APP-021 | 8111 South Emerson Avenue**

Franklin Township, Council District #25  
HD-1

Sister of St. Francis Health Services, Inc., by Tyler Ochs

Hospital District-One Approval to provide for two temporary trailers during a construction project.

**10. 2024-ZON-113 / 2024-VAR-012 (Amended) | 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 Use of the Consolidated Zoning and Subdivision Ordinance to provide for a 751 square-foot dwelling unit on the second floor (not permitted).

**11. 2024-ZON-121 | 3351 and 3357 Ruckle Street**

Center Township, Council District #8  
Katherine McNulty, by Matt McDonagh

Rezoning of 0.30-acre from the SU-1 district to the D-5 district to provide for residential development.

**12. 2024-ZON-129 | 5102 Madison Avenue**

Perry Township, Council District #23  
Steve and Stacia Wicker

Rezoning of 0.42-acre from the C-1 (TOD) district to the D-3 (TOD) district to legalize an existing single-family dwelling.

**13. 2024-CVR-837 (Amended) | 2163 and 2179 North Illinois Street**

Center Township, Council District #12  
Near North Development Corporation, by Audra Blasdel

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), and encroachment into the clear sight triangle (not permitted).

**14. 2024-CAP-840 / 2024-CVR-840 | 2001 West 86th Street**

Washington Township, Council District #1  
St. Vincent Hospital and Health, by Kandyn Leach

Hospital District One Approval to provide for wayfinding signage for the Women's and Infants medical facility.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a pole sign, within the clear-sight triangle and a five-foot front yard setback (pole sign not permitted, not permitted within the clear-sight triangle, and a minimum 10-foot front setback required), and two building signs facing an interior private street (not permitted).

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

**15. 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.

**16. 2024-ZON-087 (Amended) | 8201 and 8461 Rawles Avenue, 1402 and 1538 South Post Road, and 1215 South Franklin Road**

Warren Township, Council District # 20  
Scannell Properties, LLC by Misha Rabinowitch

Rezoning of 138.56 acres from the I-3, SU-46 and D-A districts to the I-2 district to allow for an industrial park development.

**17. 2024-ZON-093 / 2024-VAR-011 (Amended) | 4410 Allisonville Road**

Washington Township, Council District #8  
EZ-Stor LLC, by David Kingen & Emily Duncan

Rezoning of 3.25 acres from the C-S (FF) (W-1) district to the C-S (FF) (W-1) district to provide for a proposed self-storage building expansion.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for nine parking spaces (minimum 30 parking spaces required).

**18. 2024-ZON-096 / 2024-VAR-013 (Amended) | 6158 West 10th Street**

Wayne Township, Council District #16  
Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall fence (maximum 3.5 feet height required) and outdoor storage and operations (not permitted).

**19. 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.

**20. 2024-ZON-099 / 2024-VAR-014 (Amended) | 8450 Payne Road and 4025 West 86th Street**

Pike Township, Council District #1  
Rocky Mountain Energy Holdings, LLC, by Joseph D. Calderon

Rezoning of 33.43 acres from the C-S (FF)(FW), I-2 (FF)(FW), and C-1 (FF)(FW) districts to the C-1 (FF)(FW) district to provide for a battery storage facility.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for a barbed wire fence (not permitted), a chain link fence in the front yard (not permitted), an eight-foot fence in the front yard (maximum 3.5 feet height permitted), and an eight-foot fence in the side and rear yards (maximum six-foot fence height permitted).

**21. 2024-ZON-112 | 5201 West Raymond Street**

Wayne Township, Council District #17  
Speedy Way Inc., by David Gilman

Rezoning of 1.53 acres from the SU-9 and D-4 districts to the MU-2 district to provide for multi-family residential and commercial uses.

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

**22. 2024-MOD-018 | 2345 Enterprise Park Place**

Center Township, Council District #8  
C-S  
JVS Transport, LLC, by David Gilman

Modification of Commitments, related to 2003-ZON-840, to modify Commitment Number Two (Attachment "B") Numbers Three and Five, to provide for the outdoor storage and display of heavy equipment on Lots Five, Six, and Seven (current commitment prohibits outdoor storage and display of heavy equipment).

**23. 2024-ZON-127 | 6018 North Keystone Avenue**

Washington Township, Council District #7  
Evolution Process Service, LLC, by Rebekah Phillips

Rezoning of 0.219-acre from the D-3 district to the C-1 district, to provide for office 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 [planneroncall@indy.gov](mailto: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.