



# Metropolitan Development Commission Hearing Examiner (February 9, 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, February 09, 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-056 (Amended) | 3500 Sutherland Avenue | Center Township, CD #9

Monon Development Group, LLC, by Andi M Metzel

Rezoning of 6.8 acres from the D-5 (FW) district to the D-10 (FW) district to provide for a multi-family residential development, consisting of approximately 480 dwelling units.

**\*\*Continuance requested to March 9, 2023 by staff**

2. 2022-ZON-057 | 8849 and 9047 West Mooresville Road | Decatur Township, CD #20

Forestar (USA) Real Estate Group, Inc., by Brian J. Tuohy

Rezoning of 139.4 acres from the D-A and D-4 districts to the D-3 district to provide for residential development.

**\*\*\*Withdraw requested**

3. 2022-ZON-133 | 9425 East 30th Street | Warren Township, CD #14

God's Grace Community Church, by JoAnn Thompson

Rezoning of 12.808 acres from the SU-1 district to the D-7 district to provide for a multi-family senior-living residential development.

**\*\*Staff requesting continuance to March 9, 2023**

4. 2022-CZN-840 / 2022-CVR-840 / 2022-CVC-840 | 5436 Brookville Road | Warren Township, CD #12

Baldeep Baidwan, by David Kingen and Emily Duncan

Rezoning of 1.60 acres from the C-3 district to the C-S district to provide for a truck retail and repair facility with related parking and limited C-4 uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for fifteen parking spaces (32 parking spaces required).

Vacation of the first northwest-southeast alley north of Brookville Road, being fifteen feet in width, from the southwest corner of Lot 40 in Witz and Spannuth's Addition, as recorded in Plat Book 16, Page 6 in the Office of the Marion County Recorder, southeast 210.40 feet to the northeast corner of Lot 5 in said subdivision, with a waiver of the Assessment of Benefits.

\*\*Continuance request to April 13, 2023 - joint request by petitioner and remonstrator

5. 2022-CZN-847 / 2022-CVR-847 | 2619, 2625 and 2627 West Washington Street | Wayne Township, CD #16

Purewal Holdings, Inc., by David Kingen and Emily Duncan

Rezoning of 0.39 acre from the C-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development.

Variance of Development Standards to provide for, a liquor store located 87 feet from a protected district (100-foot separation required), a parking lot to be accessed from Holmes Avenue (access from adjacent alley required), a front building line of 42.4% along Holmes Avenue (minimum 60% building frontage required), a parking lot totaling 43.9% of the lot width along Holmes Avenue (maximum 40% of lot width permitted).

\*\*Petitioner requesting continuance to April 13, 2023

6. 2022-CZN-867 / 2022-CVC-867 | 5400 and 5430 Greenfield Avenue and 400 Burgess Avenue | Warren Township, CD #12

Baldeep Baidwan by David Kingen and Emily Duncan

Rezoning of 2.71 acres from the D-5 district to the D-7 district to provide for multi-family development.

Vacation of a portion of Greenfield Avenue, ranging from 25 feet wide to 50 feet wide, from the southwest corner of Lot 65 in Witz and Spannuth's Addition, southeast 451.54 feet to the southeast corner of Lot 49 in said subdivision,

Vacation of a portion of Elm Avenue, ranging from 25 feet to 50 feet wide, from the northeast corner of Lot 59 in Witz and Spannuth's Addition, south 528.79 feet to the southeast corner of Lot 61 in said subdivision,

Vacation of the first east-west alley north of Greenfield Avenue, being 15 feet in width, from the southeast corner of Lot 59 in Witz and Spannuth's Addition, west 40.50 feet, to the northwest corner of Lot 61 in said subdivision,

Vacation of the first east-west alley north of Greenfield Avenue, being 15 feet in width, from the southwest corner of Lot 53 in Witz and Spannuth's Addition, east 182.20 feet, to the northeast corner of Lot 49 in said subdivision, all with a waiver of the Assessment of Benefits.

\*\*Petitioner requesting continuance to April 13, 2023

7. 2023-MOD-001 | 6340 Rockville Road | Wayne Township, CD #15

Shiloh Holdings, LLC, by Joseph D. Calderon

Modification of Commitments related to 2004-VAR-844 to terminate all commitments associated with Lots 5 and 6.

\*Automatic continuance filed by a Registered Neighborhood Organization to March 9, 2023

8. 2023-ZON-001 | 5970 Southeastern Avenue | Warren Township, CD #18

Manjinder Kaur Kahlon by Landman Beatty, Lawyers

Rezoning of 0.93 acres from the C-3 and D-2 districts to the C-4 district to provide for a gas station/convenience store.

\*Automatic continuance filed by a Registered Neighborhood Organization to March 9, 2023

9. 2022-MOD-009 | 25 McLean Place | Center Township, CD #11

Illinois Street Self Storage, LLC, by David Kingen and Emily Duncan

Modification of the Commitments related to 2016-CZN-842 and 2016-CVR-842 to terminate Commitments #1 and #2 on Attachment "D" which required 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 be subject to elevations, file-dated 3/2/17.

10. 2022-ZON-071 (Amended) / 2022-VAR-011 | 7820 West Washington Street | Wayne Township, CD #22

Paige Darline Jensen

Rezoning of 0.53 acre from the D-A and C-5 districts to the C-5 district to provide for commercial uses.

A variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a truck rental facility (not permitted) and an eight-foot tall privacy fence (maximum six-foot tall fence permitted).

11. 2022-ZON-128 | 4116 Mann Road | Decatur Township, CD #22

The Bodley Group, LLC, by Michael Rabinowitch

Rezoning of 10.99 acres from the D-A district to the D-7 district to provide for a multi-family development.

12. 2022-CZN-871 / 2022-CPL-871 | 4901 West 56th Street | Pike Township, CD #8

Dove Asset Partners, by Elizabeth Bentz Williams

Rezoning of 14.53 acres from the SU-5 district to the C-S district to provide for a mini-warehouse (self-storage) facility and wireless/radio communication towers.

Approval of a Subdivision Plat to be known as AAA Development and Consulting, LLC Minor Plat, dividing 14.53 acres into two lots.

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

13. 2023-ZON-002 | 3401 North Emerson Avenue | Warren Township, CD #13

M & T Investors, Inc., by Raymond A. Basile

Rezoning of 0.63 acres from the C-3 district to the C-5 district to provide for automobile sales.

14. 2023-ZON-003 | 758 North Concord Street | Wayne Township, CD #11

Jackson Hauersperger, by Epifanio Carbajal

Rezoning of 0.21 acre from the I-2 district to the D-5 district to provide for residential uses.

15. 2023-CVR-800 / 2023-CPL-800 | 834 East 64th Street | Washington Township, CD #2

834 64th Street, LLC, by Joseph D. Calderon

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for a 2.9-foot east side setback for proposed Lot One and a one-foot west side setback for Lot Two (10 feet required), and to legally establish parking located 3.9 feet from 64th Street (50-foot setback required) and zero feet from Ferguson Street, in front of the front building line (25-foot setback required, not permitted), a 63.7% front building line for Lot Two and a 20% front building line on Lot One along 64th Street (minimum 80% required), a 47.3% front building line along Ferguson Street for Lot Two (60% required), a 32-foot-wide driveway along Ferguson Street (maximum 24 feet permitted), a 16.3-foot setback from Ferguson Street for Lot One (zero to ten foot setback required for the first 25 feet from the corner), a 5.3-foot rear setback for Lot Two (ten feet required), building heights of 21.1 for Lot One and 14.2 for Lot Two (minimum 25-foot height required), and with parking in the right-of-way of Ferguson Street (not permitted).

Approval of a Subdivision Plat, to be known as Replat of Lot 20 in Lights Broad Ripple Subdivision, dividing 0.17 acre into two lots.

### **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.