



Metropolitan Development Commission Hearing Examiner (January 12, 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 12, 2023

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PETITIONS REQUESTING TO BE CONTINUED OR WITHDRAWN

1. 2022-MOD-022 | 5389 Rockville Road | Wayne Township, CD #15

Rockville Dynasty, LLC, by Michael Rabinowitch

Modification of Commitments related to rezoning petition 2001-ZON-054, to remove Tobacco Store as a prohibited use on Lots 2 and 3.

Withdraw Request

2. 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 Request to February 9, 2023

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.

Continuance Request to January 26, 2023 or February 9, 2023

4. 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.

Continuance Request to February 9, 2023

5. 2022-CZN-876 / 2022-CVR-876 / 2022-CVC-876 | 1507 & 1517 West Vermont Street and 333 Koehne Street | Center Township, Council District #16

Own It Enterprise, LLC, by David Kingen and Emily Duncan

Rezoning of 0.62 acre from the D-8 (RC) district to the CBD-2 (RC) district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a side and rear yard setback of zero feet when abutting an alley (ten-feet required).

Vacation of the first alley east of Koehne Street, being 12 feet in width, from the south right-of-way line of Vermont Street, being the northeast corner of Lot 47 in Lentz Heirs Addition, Recorded in Plat Book 11, Page 69 in the Office of the Recorder of Marion County, Indiana, south a distance of 109 feet to the southeast corner of Lot 45 in said subdivision, with a waiver of the assessment of benefits.

Vacation of an irregular portion of White River Parkway West Drive located at the southwest intersection of Vermont Street and White River Parkway West Drive totaling 0.12 acres, with a waiver of the assessment of benefits.

Continuance Request to January 26, 2023

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

6. 2022-CZN-863 / 2022-CVR-863 | 4437 Clark Drive and 4532 Northeastern Ave | Franklin Township, CD #25

David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust

Rezoning of 2.05 acres from the D-5 (FF) and C-S (FF) districts to the D-5 (FF) district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot with zero-feet of street frontage and lot width (minimum 25 feet of street frontage and 50 feet of lot width required).

7. 2022-CZN-875 / 2022-CPL-875 | 2417 East 10th Street | Center Township, CD #17

Jesse Archuleta, by Mark and Kim Crouch

Rezoning of 0.12 acre from the MU-1 to the D-5II district.

Approval of a Subdivision Plat to be known as Monumental Townhomes, dividing 0.12 acre into two single-family attached lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2022-MOD-021 | 3125 North German Church Road | Warren Township, CD #14

Davis Building Group, LLC, by Elizabeth Bentz Williams

Modification of Commitments related to 2021-ZON-046 to modify Commitment #15 to allow the HOA governing documents to permit rented or leased dwellings (previous commitment required dwellings to be owner-occupied for a period of one year before they could be rented or leased) and to remove the requirement for trash receptacle enclosure provisions in the HOA governing documents.

9. 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.

10. 2022-CZN-855 / 2022-CVR-855 / 2022-CPL-855 (Amended) | 1806 South East Street | Center Township, CD #16

1800 BLOK, LLC, by Paul J. Lambie

Rezoning of 0.11 acre from the C-3 District to the MU-2 district to provide for a mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a two-unit row house with a first story elevated two feet above street level (four foot elevation required), with patios encroaching seven feet into the right-of-way on Iowa Street (not permitted), with lot areas of 690 square feet (minimum 1,200 square feet required), with a five-foot rear-yard setback (fifteen feet required), a zero-foot west side-yard setback for proposed Lot Three (five-feet required), with a parking and service area located within a transitional yard (ten-foot transitional yard required), and to provide for a mixed-use building with deficient landscaping/street trees (20% planting beds required in a front yard, one ornamental street tree per every 20 feet of frontage required), and encroaching into the clear sight triangle of East Street and Iowa Street.

Approval of a Subdivision Plat to be known as Blok's Replat of Lot 98 in Kappes & Franks Subdivision, dividing 0.11 acre into three 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. 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.