



Metropolitan Development Commission Hearing Examiner (July 13, 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, July 13, 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:

1. 2023-ZON-042 | 3002 South Arlington Avenue

Franklin Township, Council District #18
Vishavdeep Singh Cheema, by David Kingen

Rezoning of 5.52 acres from the D-A district to the I-2 district to provide for light industrial uses.

****Petitioner request for a continuance to August 24, 2023**

2. 2023-ZON-043 | 1400 Campbell Avenue

Warren Township, Council District #19
JAK Holdings Group, LLC, by Mark and Kim Crouch

Rezoning of 1.16 acres from the C-1 district to the D-7 district.

****Staff request for a continuance to August 10, 2023**

3. 2023-ZON-054 | 1554 Ringgold Avenue

Center Township, Council District #21
Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.14 acres from the D-5 (TOD) district to the D-5II (TOD) district.

****Continuance request for Notice to July 27, 2023**

4. 2023-ZON-055 | 8850 E 21st Street

Warren Township, Council District #19
8850 Twenty First Street, Inc, by David E. Dearing

Rezoning of 3.433 acres from the C-4 district to the D-7 district to provide for multi-family housing.

****Petitioner request for a continuance to August 10, 2023**

5. 2023-ZON-056 | 3700 and 3818 South Post Road

Franklin Township, Council District #18
West Side Tractor Sales, by David A Retherford

Rezoning of 23.56 acres from the D-A and SU-43 districts to the C-S district to provide for a business headquarters and tractor and equipment sales and service.

****Petitioner request for a continuance to July 27, 2023**

6. 2023-ZON-057 | 6801 and 6921 Mills Road and 6912 Camby Road

Decatur Township, Council District #20
Arbor Homes, by Caitlin Dopher

Rezoning of 106.721 acres from the D-A district to the D-4 district to provide for residential development.

****Staff request for a continuance to August 10, 2023 to allow for a Traffic Impact Study**

7. 2023-CZN-833 / 2023-CPL-833 | 3815 North Lawndale Avenue

Pike Township, Council District #10
317 Realty Group LLC, by Jynell D. Berkshire

Rezoning of 1.192 acres from the D-7 District to the D-5II District to provide for single-family residential development.

Approval of a Subdivision Plat to be known as Lawndale Addition, dividing 1.192 acres into eight lots.

****Automatic Continuance filed by Registered Neighborhood Organization to August 10, 2023**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. 2023-ZON-026 | 6501 Brookville Road

Warren Township, Council District #18
Brookville Mart, Inc., by Cindy Thrasher

Rezoning of 2.9 acres from the I-3 district to the C-4 district to provide for a gas station and convenience store.

9. 2023-CAP-822 / 2023-CVR-822 | 1625, 1631 and 1637 Nowland Avenue and 1258 Windsor Street

Center Township, Council District #17
1625 Nowland, LLC, 1631 Nowland, LLC, Raymond Street Partners, LLC and Indianapolis Film Project, by David Kingen
MU-2

Modification of the Site Plan and Commitments for 2017-CZN-816 / 2017-CVR-816 as modified by 2018-MOD-006 to:

- A. Modify Commitment #1 requiring adherence to the Site plan file-dated June 21, 2018 and the Plan of Operation file-dated July 18, 2018 to provide for an amended site plan and to provide for an outdoor seating area for the serving and sales of alcohol.
- B. Terminate Commitment #18 which required certain building materials and colors for the building façade and former window openings.
- C. Modify Commitment #22 to allow the selling and serving of alcohol (previous commitment prohibited alcohol sales).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

10. 2023-ZON-047 | 6901 Michigan Road

Pike Township, Council District #7
DealPoint Merrill, LLC, by J. Murray Clark

Rezoning of 11.737 acres from the C-4 district to the C-S district to provide for self-storage uses.

PETITIONS FOR PUBLIC HEARING (New Petitions):

11. 2023-ZON-053 | 2500 Lafayette Road

Wayne Township, Council District #11

Luis Antonio & Maria E. Mena, by Don Fisher

Rezoning of 0.762 acres from the C-4 district to the C-5 district to allow for vehicle sales.

12. 2023-CVR-832 / 2023-CPL-832 | 2144 East 12th Street

Center Township, Council District #17

D-5

Bybee Holdings LLC, by Jynell D. Berkshire

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the subdivision of a 5,700 square foot lot into two lots, with:

a) Lot One containing an area of 2,742 square feet (minimum 5,000 square feet of lot area required);

b) Lot Two containing an area of 2,968 square feet and a lot width of 27.82 feet (40-foot lot width required);

And the construction of a single-family dwelling on each lot, with:

c) The dwelling on Lot One having a 1.8-foot front yard setback from Jefferson Avenue and a five-foot rear yard setback (minimum 10-foot front setback, 20-foot rear yard setback required); and

d) The dwelling on Lot Two having a 5.1-foot rear yard setback.

Approval of a Subdivision Plat to be known as Bybee's 12th Street Addition, a replat of Lot 18 in Joseph A. Moore's Addition, subdividing 0.14 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. 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.