



Metropolitan Development Commission Hearing Examiner (November 10, 2022) 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 10, 2022 **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. 2022-ZON-085 | 4505 South Harding Street | Perry Township, CD #20
Harding Street, Inc., by David Kingen and Emily Duncan
Rezoning of 5.22 acres from the MU-1 (FF) district to the I-3 (FF) district.
Continuance Request by Petitioner to March 23, 2023, with additional Notice.
2. 2022-ZON-116 | 205 Palmer Street | Center Township, CD #16
Tom and Hawk Properties, LLC, by Alex Intermill
Rezoning of 1.07 acres from the I-4 district to the C-5 district to provide for an art gallery, artist studios, art market place and an indoor entertainment venue/banquet facility.
Continuance Request by Petitioner to December 1, 2022.
3. 2022-CVC-856 | Assessment of Benefits | 6102 Carvel Avenue | Washington Township, CD #2
Buckingham Companies, by Mike Timko
Vacation of a fourteen-foot wide portion of Carvel Avenue, along the western edge of said right-of-way, from the northwest corner of the intersection of 61st Street and Carvel Avenue, north 280.70 feet.
Continuance Request by Staff to December 1, 2022.
4. 2022-CZN-857 / 2022-CVR-857 | 3730, 3740 & 3766 North Kitley Avenue and 6490 Massachusetts Avenue | Warren Township, CD #13
WEB Property Group, LLC, by Alex C. Intermill
Rezoning of 14.878 acres from the I-2 (TOD) and D-3(TOD) Districts to the I-4 (TOD) District.
Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a cement batching plant (not permitted within 500 feet of a protected district).
Continuance Request by Petitioner to December 15, 2022.

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2022-MOD-019 | 8235 East 96th Street | Lawrence Township, CD #4

ICT Restaurant 5, LLC, by Joseph D. Calderon

Modification of commitments related to 95-Z-55, 2010-MOD-004, 2011-MOD-013 and 2014-MOD-018 to modify Commitment Two of the above referenced petitions to replace the approved site-plan with the site-plan filed with this petition to provide for a building addition for a restaurant with outdoor seating and drive-through.
6. 2022-ZON-088 / 2022-VAR-008 (Amended) | 1449 East 16th Street and 1549 & 1553 North Arsenal Avenue | Center Township, CD #17

M/E Rental Properties, LLC, by David Gilman

Rezoning of 0.47 acre from the C-5 district to the D-9 district to provide for a multi-family development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family development with a five-foot rear setback (10 feet required) with a floor area ratio of 0.87 (maximum floor area ratio 0.50 required) and a minimum livability space ratio of 0.31 (minimum 0.75 ratio required).
7. 2022-ZON-120 | 6051 Shelbyville Road | Franklin Township, CD #25

Crawford Glover

Rezoning of 3.93 acres from the D-A district to the D-1 district.
8. 2022-ZON-121 | 1347 and 1361 Madison Avenue and 215 Parkway Avenue | Center Township, CD #16

Midwest Floor Restore, by William W. Gooden and Elizabeth Bentz Williams

Rezoning of 0.85 acre from the I-4 and D-5 districts to the MU-2 district.
9. 2022-ZON-122 | 9833 East 96th Street | Lawrence Township, Council District #4

Qurnyn Vandermerwe, by Lindsey M. Bennett

Rezoning of 0.9 acre from D-A District to the D-1 District.
10. 2022-CZN-842 (Second Amendment) / 2022-CVR-842 | 6544 Ferguson Street | Washington Township, CD #2

Charles L. Mong III, by David Kingen and Emily Duncan

Rezoning of 0.20 acre from the D-4 (FF) (TOD) district to the C-1 (FF) (TOD) district, with certain excluded uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a zero-foot south transitional yard (ten feet required).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 2022-MOD-015 | 9111 Allisonville Road and 5750 East 91st Street | Washington and Lawrence Townships, CD #3

Indianapolis Children's Choir, Inc., by Joseph D. Calderon

Modification of Commitments to terminate all commitments related to 88-AP-85 and 2000-APP-007.
12. 2022-ZON-036 | 4161 and 4355 Senour Road | Franklin Township, CD #25

Beazer Homes of Indiana, LLP, by David A. Retherford

Rezoning of 63.60 acres from the D-A district to the D-3 district.

13. 2022-ZON-102 | 3425 Carson Avenue | Perry Township, CD #21

Maninder Singh and Jasbir Singh

Rezoning of 0.52 acre from the D-4 district to the C-4 district to provide for automobile repair.

14. 2022-ZON-111 | 9602 Fall Creek Road | Lawrence Township, CD #4

Jerome Mason, by Brian J. Tuohy

Rezoning of 1.21 acres from the D-P district to the D-1 district to provide for a single-family dwelling.

15. 2022-ZON-112 | 7305 and 7725 Kentucky Avenue | Decatur Township, CD #20

Camby Village, LLC, by Brian J. Tuohy

Rezoning of 123.23 acres from the C-4 and C-S districts to the C-S district to provide for all uses permitted in the I-1, I-2, C-3, D-4 and D-5II districts and an automobile fueling station.

16. 2022-ZON-117 | 6105 Southeastern Avenue | Warren Township, CD #18

Tim Hedinger, by David Gilman

Rezoning of 2.07 acres from the C-3 and C-S districts to the C-S district to provide the expansion of a self-storage use and to terminate all commitments approved under rezoning petition 95-Z-6.

PETITIONS FOR PUBLIC HEARING (New Petitions):

17. 2022-ZON-119 | 2525 West 44th Street | Washington Township CD #8

Children's Better Health Institute, a division of the Benjamin Franklin Literary and Medical Society, Inc, by Timothy E. Ochs

Rezoning of 22.79 acres from the SU-7 district to the SU-2 district to provide for educational uses.

18. 2022-CZN-861 / 2022-CVR-861 | 4016 East 82nd Street | Washington Township, CD #3

Edward Rose Properties, Inc., by Joseph D. Calderon

Rezoning of 9.805 acres from the C-S district to C-S district to provide for a 300-unit multi-family development with a Modification of Commitments related to 89-Z-208, as amended by 94-Z-103 and 2011-CZN-800, to amend Commitment #4 to add multi-family uses as a permitted use to Parcel D of Area B.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot with zero-feet of street frontage (50 feet required), with a maximum setback greater than 85 feet from 82nd Street (maximum 85-foot setback permitted), with a maximum building height of 55 feet (maximum 45 feet permitted).

19. 2022-CZN-862 / 2022-CVR-862 | 5204, 5206 and 5216 South Harding Street | Perry Township, CD #20

Quiktrip Corporation, by J. Murray Clark

Rezoning of 5.327 acres from the C-S district to C-7 classification to provide for a truck stop.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dumpster enclosure in the front yard with a five-foot setback along SR 37 (not permitted in front yard, 10-foot setback required), with parking and drive aisles with a five-foot setback from SR 37 (ten-foot wide landscape area required), with a 90-foot tall, 391-square-foot pole sign (maximum 20-foot tall, 300 square feet permitted), and to provide for a 23-foot tall, 109-square-foot free-standing incidental sign (maximum eight-foot tall, 32 square feet permitted).

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.