



# Metropolitan Development Commission Hearing Examiner (June 13, 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, June 13, 2024

**Time:** 1:00 PM

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

## Business:

### Special Requests

#### **2023-ZON-106 (Amended) / 2024-VAR-004 (Amended):**

- 1) one-day waiver for posted Notice
- 2) withdrawal of special exception

## PETITIONS REQUESTING TO BE CONTINUED:

1. **2024-APP-009 | 1801, 1851, and 2001 West 86th Street, 8301, 8401, 8433, 8402, and 8501 Harcourt Road, 8220, 8240, 8260, 8326, 8330, 8333, 8414, 8424, and 8550 Naab Road**  
Washington Township, Council District #1 and #2  
HD-1 / HD-2  
St. Vincent Hospital and Health, by Brent Bennett

Hospital District One Approval and Hospital District Two Approval to provide for updated campus-wide wayfinding signage.

**\*\*Staff request for continuance for cause to July 11, 2024, with new Notice**

2. **2024-MOD-005 | 8316 Belfast Drive**  
Decatur Township, Council District #13  
C-S  
Unicorp National Developments, Inc., by Mike Timko

Modification of Development Statement related to petition 95-Z-149 to modify item K. Landscape Easements, to provide for a minimum of 10-foot landscape easement measured from the back of curb along all public and private streets (current commitment required a minimum 45-foot landscape easement measured from the back of curb along all public and private streets).

**\*\*Joint request for continuance for cause to June 27, 2024**

3. **2024-MOD-006 | 8100 Southeastern Avenue**  
Franklin Township, Council District #20  
D-P  
Circle City Property Group, Inc., by William T. Niemier

Modification of Commitments and Site Plan related to 98-Z-63 and 2006-APP-150 to modify:

- a) Commitment 45 to alter the approved site plan to provide for a 10,500-square-foot commercial building;
- b) Commitment 71 to provide for a 10,500 square-foot commercial building (maximum 10,000 square-foot

commercial building permitted);

c) Commitment 75 to provide for a flat roof on said proposed 10,500 square-foot commercial building (required only pitched, shingle-roofed structures).

**\*\*Automatic continuance to July 11, 2024, filed by Registered Neighborhood Organization**

**4. 2024-ZON-059 | 2345 South Arlington Avenue**

Warren Township, Council District #20  
Doris M. Lambert, by Teri L. Hutchison

Rezoning of five acres from the D-A (FF) district to the C-3 (FF) district to provide for neighborhood commercial uses.

**\*\*Automatic continuance to July 11, 2024, filed by a Registered Neighborhood Organization**

**5. 2024-ZON-060 | 2401 West Morris Street**

Wayne Township, Council District #17  
Amy Lapka

Rezoning of 3.99 acres from the D-5 (FF) and C-4 (FF) districts to the C-7 (FF) district to provide for a landscaping business.

**\*\*Automatic continuance to July 11, 2024, filed by a Registered Neighborhood Organization**

**6. 2024-CZN-809 / 2024-CVR-809 | 2457 Barnes Avenue**

Center Township, Council District #12  
MSR Development Group, LLC, by Joseph D. Calderon

Rezoning of 0.56 acre from the D-5 (W-5) district to the D-8 (W-5) district to provide for a townhome development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for 15.6-foot wide lots (minimum 16-foot wide lots required), 5.9-foot corner side yard setback (eight feet required), and a main floor area of 583 square feet (600 square feet required).

**\*\*Petitioner withdrawal of the Petitions**

**7. 2024-CAP-815 / 2024-CVR-815 | 2439 and 2455 Dr. Martin Luther King, Jr. Street**

Center Township, Council District #12  
C-S (W-5)  
Meridian Lodge #33 and NWQOL Holding Company LLC, by Bryan Conn

Modification of Development Statement and Site Plan related to 2020-ZON-067 to provide for a four-story multi-family, with supportive services development, with 32 dwelling units for persons experiencing homelessness, community meeting space, mental health services, employment assistance, health and wellness programs, life skills training and development, and a food pantry for residents.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for construction of a four-story multi-family, supportive services, and community space building, with 35% transparency on the west façade (minimum 40% transparency required on facades within 50 feet of a local, collector or arterial street), with 6% transparency on the north façade, with 25% transparency on the east façade, with 9% transparency on the south façade (minimum 40% transparency required within 50 feet of a public pedestrian entrance), with a front yard setback of five feet (minimum 10 feet required), a north side yard setback of seven feet, and a south side yard setback of seven feet (minimum 10-foot side yard setbacks required).

**\*\*Staff request for continuance for cause to July 25, 2024**

**Petitions for Public Hearing**

**PETITIONS TO BE EXPEDITED:**

**8. 2024-MOD-007 | 5080 East 82nd Street**

Washington Township, Council District #3

C-S (FF)

Allison Pointe Owners Association, Inc., by Joseph D. Calderon

Modification of Development Plan related to 86-Z-81 to modify Permitted Sign Criteria to provide for an additional business park and building/tenant identification sign adjacent to I-465 and not less than 300 feet from the General Park identification sign. Said sign would include signage panels to identify tenants and occupants of the business park (previous Development Plan was limited to one sign along I-465).

**9. 2024-MOD-008 | 1060 North Capitol Avenue**

Center Township, Council District #12

CBD-S (RC) (TOD)

MTP – Stutz Propco, LLC, by Joseph D. Calderon

Modification of the development statement for 97-Z-48, to include uses as defined in Research and Development, Other in the Consolidated Zoning and Subdivision Ordinance, including a research laboratory.

**10. 2024-ZON-061 | 2013 Yandes Street**

Center Township, Council District #13

Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for residential uses.

**11. 2024-CZN-820 / 2024-CPL-820 | 3107 East Sumner Avenue**

Perry Township, Council District #19

Francisco Aleman, by Josh Smith

Rezoning of 0.924 acre from the D-A district to the D-5 district to provide for residential uses.

Approval of a Subdivision Plat to be known as Aleman's Subdivision, subdividing 0.924-acre into two lots.

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

**12. 2023-ZON-106 (Amended) / 2024-VAR-004 (Amended) | 2620 and 2710 Wicker Road**

Perry Township, Council District #22

Reid Litwack, by Joseph D. Calderon

Rezoning of 6.39 acres from the D-A (W-1) district to the I-1 (W-1) district to provide for an industrial business park.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot in the C-4 district. (Withdrawn)

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor storage without the required separation from a protected district (500 feet of separation required).

**13. 2024-MOD-004 | 5514, 5532, and 5550 Victory Drive**

Franklin Township, Council District #24

C-S

Patch Development LLC, by Brian J Tuohy

Modification of Commitments related to 2000-ZON-090 to terminate Commitment #6, which related to fence installation on Lots 385 through 393 of the Far Hill Downs Subdivision, terminate Commitment #7, which required the developer to pay \$600.00 for landscape allowance to each of the lot owners of Lots 385 through 393 of the Far Hill Downs Subdivision, terminate Commitment #8, which required building materials, color scheme and general appearance of the building to be substantially similar to buildings west of the site, terminate Commitment #15, which required water main extension and sanitary sewer connection, and to modify Commitment 4 (D) to provide that no docks and drive in doors will be located on the front of the building facing south, to modify Commitment #5 to delete and replace with acceleration / deceleration tapers shall be provided at the entrance to the site on Victory Drive, and modify Commitment #9 to provide that the maximum building height above the final grade shall be limited to thirty-six (36) feet.

**14. 2024-CZN-819 / 2024-CVR-819 (Amended) | 8215 West Washington Street**

Wayne Township, Council District #17  
Site 3 West, LLC, by Joseph D. Calderon

Rezoning of 2.7 acres from the SU-46 district to the I-1 district for light industrial uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to Provide for 25,730 square feet of outdoor storage (maximum of 8,805 square feet or 25% of gross floor area of all enclosed buildings), approximately 140 feet from a protected district to the west and 400 feet from a protected district to the east (minimum separation of 500 feet required from a protected district) and a 10-foot side yard setback (30-foot side yard setback required).

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

**15. 2024-ZON-056 | 4545 East Michigan Street**

Center Township, Council District #13  
SJM Co. Inc., by Jamilah Mintze

Rezoning of 0.12-acre from the D-5 district to the C-5 district to provide for general commercial uses, including an automobile repair shop.

**16. 2024-ZON-058 | 2701 Hunter Road**

Warren Township, Council District #20  
Midland Investments, LLC., by David Gilman

Rezoning of 4.59 acres from the D-A district to the I-1 district to provide for restricted industrial uses.

**17. 2024-CAP-822 / 2024-CVR-822 | 1351 Roosevelt Avenue**

Center Township, Council District #13  
C-S (FF)  
Penn Electric Partners LLC, by Brent Roberts

Modification of the Commitments for 2022-ZON-115 to Modify Commitment #3 to provide for the addition of building signage, roof sign, and architectural canopies, which shall be submitted for Administrator's Approval prior to the issuance of Class 1 Structural Permit, which approval shall not be unreasonably withheld.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a 26-foot long, 8.5-foot tall roof sign. Said roof sign would be supported by a 23.2-foot long, 15.9-foot tall scaffold structure (not 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](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.