



Metropolitan Development Commission Hearing Examiner (April 11, 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, April 11, 2024

Time: 1:00 PM

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

Business:

Special Requests

1. 2024-ZON-009 | 5252 West 52nd Street

****Request for a three-day waiver of the 23-day written notice period**

2. 2024-ZON-015 | 2053 Yandes Street

****Motion to dismiss petition (pursuant to Article VI, Section 9, MDC Rules of Procedure), filed by remonstrator**

PETITIONS REQUESTING TO BE CONTINUED:

1. 2024-APP-005 | 1616 East 25th Street

Center Township, Council District #8

PK-1

City of Indianapolis, Department of Parks and Recreation, by Mistie Nigh

Park District One Approval to provide for building signage for Frederick Douglass Park Family Center.

****Petitioner request for continuance to April 25, 2024**

2. 2023-ZON-129 | 3050 North Illinois Street

Center Township, Council District #8

The Children's Museum of Indianapolis, by Jamilah Mintze

Rezoning of 3.31 acres from the C-S (TOD) district to the C-S (TOD) district to provide for a storage building.

Modification of Site Plan related to 2003-ZON/VAR-805 and 2004-APP-041 to provide for an updated site plan to include the proposed storage building.

****Staff request for continuance to May 9, 2024, with Notice**

3. 2024-ZON-028 | 5332 South Franklin Road

Franklin Township, Council District #25

Lennar Homes of Indiana, LLC., by Brian J. Tuohy

Rezoning of 75.3 acres from the D-A district to the D-4 district to provide for single-family residential development.

****Automatic Continuance to May 9, 2024, filed by a Registered Neighborhood Organization**

4. 2024-ZON-029 | 9401 and 9415 East Southport Road, and 9404 and 9510 East McGregor Road

Franklin Township, Council District #25
Lennar Homes of Indiana, LLC., by Brian J. Tuohy

Rezoning of 112.2 acres from the D-A and D-1 districts to the D-4 district to provide for single-family residential development.

****Staff request for continuance for cause to April 25, 2024**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2024-ZON-009 | 5252 West 52nd Street

Pike Township, Council District #6
Bethel United Methodist Church

Rezoning of 0.724 acre from the SU-1 district to the D-4 district to provide for residential uses.

6. 2023-ZON-124 | 5252 Hickory Road

Franklin Township, Council District #25
Grand Communities, LLC, by Joseph D. Calderon

Rezoning of 31.63 acres from the D-A (FW) (FF) district to the D-4 (FW) (FF) district, to provide for single-family residential development.

7. 2024-CZN-811 / 2024-CVR-811 (Amended) | 35 East Morris Street

Center Township, Council District #18
Living Log Aquatic Services, LLC., by Matthew Kerkof

Rezoning of 0.42-acre from the D-5 district to the MU-2 district for a restaurant.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for outdoor seating area with a 10-foot south side yard transitional yard (minimum 15-foot required), a trash enclosure within the front yard along Union Street (not permitted), to establish a surface parking lot in front of the building along Morris Street (25-foot setback required and 40% maximum of lot width behind front building line), a barbeque pit with a five-foot front yard setback from Charles Street, located in front of the primary building (accessory structures not permitted within the front yard).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

8. 2024-APP-001 | 1621, 1625 and 1631 West 86th Street

Washington Township, Council District #2
HD-2
Dinneen – Ward – Shelley, LLC, by Aaron Reynolds

Hospital District-Two Approval to provide for an office building and associated parking.

9. 2024-ZON-003 | 4338 and 4339 Cartwright Drive and 4324 South State Avenue

Perry Township, Council District #23
Jason West, by Mark and Kim Crouch

Rezoning of 1.07 acres from the D-3 district to the D-8 district to provide for residential uses.

10. 2024-ZON-015 | 2053 Yandes Street

Center Township, Council District #13
Hollister Properties, LLC, by Kristin Hollister

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

11. 2024-ZON-021 | 3500 Sutherland Avenue

Center Township, Council District #8

Monon 35, LLC, by Chris White

Rezoning of 26.132 acres from the D-5 (FW) (FF) (TOD) district to the D-9 (FW) (FF) (TOD) district to provide for residential development.

PETITIONS FOR PUBLIC HEARING (New Petitions):

12. 2024-ZON-027 | 1101 and 1117 South Sherman Drive

Center Township, Council District #19

Liberty Commercial Investors, LLC., by Donald W. Fisher

Rezoning of 0.68-acre from the D-5 and C-3 districts to the C-5 district to provide for automobile sales.

13. 2024-CPL-814 / 2024-CVR-814 | 8840 East Edgewood Avenue

Franklin Township, Council District #25

D. R. Horton – Indiana, LLC, by Rick Ellis

Approval of a Subdivision Plat to be known as Edgewood Farms West -Section 1, dividing 33.73 acres into 77 lots, with a waiver to allow emergency vehicles to use three different local streets to reach their destination (must not utilize more than two different local streets to reach their destination).

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for five-foot wide sidewalks along all streets (minimum six-foot wide sidewalks permitted along all streets).

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 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) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.