

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

August 12, 2021

Notice is hereby given that the Metropolitan Development Commission of Marion County held public hearings on Thursday, August 12, 2021, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, 46204 on the following petitions:

CONTINUED PETITIONS:

2021-APP-001 (Amended) *After a Public Hearing, Recommended Denial; MDC 9/1/2021.*

2160 West 86th Street (*Approximate Address*)

Washington Township, Council District #1

HD-2

Onam Business Group LLC, by Pat Rooney

Hospital District-Two Approval of an existing conference center for seminars, medical conferences, medical screenings, medical testing, meetings, gatherings for employees, guests, and grieving family members of patients at the hospital and other nearby medical facilities, and social events, such as birthday parties and small weddings and receptions.

2021-ZON-042 *Continued to 9/9/2021.*

3610 North Shadeland Avenue (*Approximate Address*)

Warren Township, Council District #13

Pearl Group LLC, by Pat Rooney

Rezoning of 1.47 acres from the C-4 district to the C-7 district.

2021-ZON-055 *Transferred to MDC, 9/1/2021.*

1000 South Mitthoefer Road and 10224 and 10602 Prospect Street (*Approximate Addresses*)

Warren Township, Council District #19

Gradison Land Development Inc., by Adam Mears

Rezoning of 51.544 acres from the D-A district to the D-3 district.

2021-ZON-066 *Continued to 9/23/2021, with additional Notice.*

3449 and 3435 South Harding Street (*Approximate Addresses*)

Perry Township, Council District #20

Edward E Frazier Trust Agreement Dated 09/16/1992 c/o Lisa Oberting, by William W. Gooden

Rezoning of 0.92 acre from the D-4 (FF) district to the C-S (FF) district to provide for a convenience store and gasoline station.

2021-ZON-072 *After Expediting the Petition, Recommended Approval, subject to Commitments; MDC 9/1/2021.*

1959 South Meridian Street (*Approximate Address*)

Center Township, Council District #16

Nightmare on Edgewood LLC, by David A. Retherford

Rezoning of 3.05 acres from the C-S district to the C-S district to provide for indoor haunted house in an existing building with possible future expansions, in addition to the existing uses approved by 2008-ZON-860.

2021-CPL-829 / 2021-CVR-829 Continued to 9/23/2021.

734 East 21st Street (*Approximate Address*)
Center Township, Council District #17
D-8

John A and Jane R. Laoye, by David Kingen

Approval of a Subdivision Plat to be known as Replat of a part of Lot 144 in Bruce Place Addition, dividing 0.10 acre into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a proposed lot with an existing single-family dwelling with a zero-foot east side setback and 28% open space on the western proposed lot (four-foot side setback and 55% open space required).

2021-CZN-831 / 2021-CPL-831 Continued to 8/26/2021.

9700 and 10010 Pentecost Road (*Approximate Addresses*)
Franklin Township, Council District #25

Thessalonica, Inc, by David A. Retherford

Rezoning of six acres from the D-A (FF) district to the D-5II (FF) district and to modify or terminate commitments of 2004-ZON-830 as follows:

Modify Commitment Six to permit the maximum number of lots to equal the number shown on the plat (maximum – 140);

Modify Commitment Eight to permit outbuildings if permitted by the Declaration of Covenants and approved by the Architectural Review Committee;

Modify Commitments 12 and 13 to provide for entry and Pentecost Road landscaping and fencing that matches current plans (combination of evergreen and deciduous trees, shrubs and fencing similar to “Bentley Commons”);

Modify Commitment 14 to relocate the required second entrance to the area being rezoned;

Modify Commitment 15 to permit the street layout to match the proposed plat (the plat will include one stub street to the north of the original 40 acres that does not line up with an entrance);

Modify Commitment 16 to permit the minimum lot width to match the recorded plat (minimum 107-foot width for two-unit lots and 52-foot width for individual unit lots);

Modify Commitment 22 to permit all interior streets to be 26 feet wide from curb to curb (28 feet width required);

Modify Commitment 23 to permit either a sidewalk or a recreational trail along each side of internal streets (sidewalks required);

Modify Commitment 27 to clarify that concrete composite board or sheet product like “James Hardie Companies” qualifies as masonry (98% of first floor exterior walls shall be brick or masonry);

Terminate Commitment 28 requiring a “knox box”

Terminate Commitment 29 restricting residents to age 55 or older;

Modify Commitment 30 to permit the setback from Pentecost Road to match the recorded plat (140 feet from centerline required); and

Terminate Commitment 33 providing for a sanitary sewer easement, if necessary to New Beth-el subdivision.

Approval of a Subdivision Plat to be known as The Village at Miller Bend, dividing 46 acres into 186 single-family attached dwellings (93 two-family lots), with a waiver to shorten the boulevard entry length, to permit a trail instead of a sidewalk, and to partially waive the street connection requirement.

2021-CZN-833A / 2021-CZN-833B / 2021-CVR-833 (Amended) *Acknowledged the Withdrawal of the Petitions.*

2505 and 2507 North Sherman Drive (*Approximate Addresses*)

Center Township, Council District #17

Martin University Inc., by David Kingen and Schyler Sullivan

Rezoning of 13.15 acres from the I-2 district to the I-3 district.

Rezoning of 0.52 acre from the I-2 district to the C-S district to provide for truck repair and all C-3 uses with exclusions.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance (2505) to provide for zero-foot side and rear setbacks (10-foot side and rear setbacks required).

NEW PETITIONS:

2021-APP-013 *After Expediting the Petition, Recommended Approval, subject to substantial compliance with the site and landscape plans and elevations, file-dated June 25, 2021; MDC 9/1/2021.*

7001 West 56th Street (*Approximate Address*)

Pike Township, Council District #10

PK-2

Indianapolis Colts Inc., by Alex C. Intermill

Park District-Two Approval to provide for the construction of the historical affairs building, the relocation of an existing metal building, storage bin and oil tank.

2021-ZON-069 / 2021-VAR-010 *Continued to 9/23/2021.*

1118 East 30th Street, 1120 East 32nd Street, 3112, 3118, 3122, 3132, 3212, 3216, 3228, 3254 Dr. Andrew J. Brown Avenue and 2906 Columbia Avenue (*Approximate Addresses*)

Center Township, Council Districts #9 & 17

Monon Development Group LLC, by Andi Metzel

Rezoning of 14.49 acres from the I-2 and I-4 districts to the C-S district to provide for a mixed-use development consisting of single-family residential, multi-family residential, commercial, recreational cultural and industrial uses, including but not limited to, retail sales; restaurants; pop-up events; freestanding vendors; temporary and permanent offices; meeting spaces; art galleries; displays and studios; food festivals; indoor and outdoor recreation and entertainment; artisan food and beverage; business home, personal services or repair; community, cultural and educational facilities; lodging; fitness activities; seasonal events; temporary events and outdoor display and sales; farmer market; outdoor displays, seating and sales; walk-up windows; grocery stores; parking; 120 two-three-story apartment homes on a private drive; and 220 multifamily units in a five-story building with 286 parking spaces; and including secured bike parking; fitness room /center; swimming pool; trail access' observation decks; specialty walkways and landscaping.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to eliminate the development standards of the C-S district and to provide for development generally consistent with the plans filed.

2021-ZON-073 *Acknowledged the Withdrawal of the Petition.*

1201 South German Church Road (*Approximate Address*)
Warren Township, Council District #19
Arbor Homes, by Caitlin Dopher
Rezoning of 27 acres from the SU-1 district to the D-3 district.

2021-ZON-074 *After Expediting the Petition, Recommended Approval; MDC 9/1/2021.*

2305 North Shadeland Avenue (*Approximate Address*)
Warren Township, Council District #13
Dione M Metnick as Trustee of the Robert B Johnson Retained Unitrust and Dione M Metnick as Trustee of the Mary K Johnson Retained Unitrust, by David Kingen and Emily Duncan
Rezoning of 1.95 acres from the C-S district to the C-4 district.

2021-ZON-075 *Continued to 9/23/2021.*

7320 East Hanna Avenue (*Approximate Address*)
Franklin Township, Council District #18
M/I Homes of Indiana LP, by Joseph D. Calderon
Rezoning of 73.85 acres from the D-A and SU-43 districts to the D-4 district.

2021-ZON-076 *Continued to 8/26/2021.*

1463, 1502, 1505 and 1518 Renton Street, 1591 Barrington Avenue, 2400 and 2410 East Minnesota Street and 1719 Zwingley Street (*Approximate Addresses*)
Center Township, Council District #21
Millenia Housing Development LTD, by Jeffrey Zinsmayer
Rezoning of 16.618 acres from the I-4, C-1 and D-5 districts to the D-6II district.

2021-ZON-077 *Acknowledged the timely Automatic Continuance to 9/9/2021.*

4030 South Post Road (*Approximate Address*)
Franklin Township, Council District #25
Fast Freight LLC, by Clark, Quinn, Moses Scott and Grahn and Elizabeth Bentz Williams
Rezoning of 9.445 acres from the D-A district to the C-7 district.

2021-ZON-080 *Acknowledged the timely Automatic Continuance to 9/9/2021.*

4402 Mann Road (*Approximate Address*)
Decatur Township, Council District #22
Patiala Incorporated, by John Cross
Rezoning of 0.45 acre from the C-3 district to the C-4 district.

2021-ZON-081 *Acknowledged the timely Automatic Continuance to 9/9/2021.*

2000 and 2160 South German Church Road (*Approximate Addresses*)
Warren Township, Council Districts #18 & #19
Arbor Homes, by Caitlin Dopher
Rezoning of 41.72 acres from the D-A (FW) (FF) district to the D-3 (FW) (FF) district.

2021-ZON-082 Acknowledged the timely Automatic Continuance to 9/9/2021.

11811 Southeastern Avenue (*Approximate Address*)

Franklin Township, Council District #25

Aqua Indiana Inc., by Timothy E. Ochs

Rezoning of 4.2 acres from the D-A (FW) (FF) district to the SU-41 (FW) (FF) district to provide for a waste-water treatment plant.

2021-CAP-843 / 2021-CPL-843 / 2021-CVR-843 Continued to 9/9/2021.

8000 Castleton Road (*Approximate Address*)

Lawrence Township, Council District #3

421 Realty Company Inc., by Michael Rabinowitch

Modification of Commitments related to 93-Z-157 to terminate Commitment Seven to provide for C-5 uses (use restricted to an amusement park).

Approval of a Subdivision Plat to be known as Castleton Park, dividing 9.838 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 75-foot tall building, five projecting blade signs and a 5.83-foot high parapet (maximum 65 feet height permitted, maximum one projecting blade sign permitted and maximum four-foot tall parapet permitted).

2021-CZN-844 / 2021-CPL-844 Continued to 8/26/2021.

1021 Harrison Street (*Approximate Addresses*)

Center Township, Council District #16

RAF Real Estate LLC, by Jynell D. Berkshire

Rezoning of 0.23 acre from the I-4 district to the D-8 district.

Approval of a Subdivision Plat to be known as Aviator's Harrison Street Addition, dividing 0.23 acre into two lots.

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.