

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

November 10, 2022

Notice is hereby given that the Metropolitan Development Commission of Marion County is scheduled to hold public hearings on Thursday, November 10, 2022, at 1:00 P.M. in the Beurt SerVaas Public Assembly Room on the Second Floor of the City-County Building, 200 East Washington Street, Indianapolis, Indiana 46204.

ASSESSMENT OF BENEFITS:

2022-CVC-856

6102 Carvel Avenue (*Approximate Address*)

Washington Township, Council District #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.

CONTINUED PETITIONS:

2022-MOD-015

9111 Allisonville Road and 5750 East 91st Street (*Approximate Addresses*)

Washington and Lawrence Townships, Council District #3

C-1

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.

2022-ZON-036

4161 and 4355 Senour Road (*Approximate Addresses*)

Franklin Township, Council District #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.

2022-ZON-085

4505 South Harding Street (*Approximate Address*)

Perry Township, Council District #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.

2022-ZON-088 / 2022-VAR-008 (Amended)

1449 East 16th Street and 1549 & 1553 North Arsenal Avenue (*Approximate Addresses*)

Center Township, Council District #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).

2022-ZON-102

3425 Carson Avenue (*Approximate Address*)

Perry Township, Council District #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.

2022-ZON-111

9602 Fall Creek Road (*Approximate Address*)

Lawrence Township, Council District #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.

2022-ZON-112

7305 and 7725 Kentucky Avenue (*Approximate Addresses*)

Decatur Township, Council District #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.

2022-ZON-116

205 Palmer Street (*Approximate Addresses*)

Center Township, Council District #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.

2022-ZON-117

6105 Southeastern Avenue (*Approximate Address*)

Warren Township, Council District #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.

2022-CZN-842 (Second Amendment) / 2022-CVR-842

6544 Ferguson Street (*Approximate Address*)

Washington Township, Council District #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).

2022-CZN-857 / 2022-CVR-857

3730, 3740 & 3766 North Kitley Avenue and 6490 Massachusetts Avenue (*Approximate Addresses*)

Warren Township, Council District #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).

NEW PETITIONS:

2022-MOD-019

8235 East 96th Street (*Approximate Address*)

Lawrence Township, Council District #4

C-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.

2022-ZON-119

2525 West 44th Street (*Approximate Address*)

Washington Township, Council District #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.

2022-ZON-120

6051 Shelbyville Road (*Approximate Address*)

Franklin Township, Council District #25

Crawford Glover

Rezoning of 3.93 acres from the D-A district to the D-1 district.

2022-ZON-121

1347 and 1361 Madison Avenue and 215 Parkway Avenue (*Approximate Addresses*)

Center Township, Council District #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.

2022-ZON-122

9833 East 96th Street (*Approximate Address*)

Lawrence Township, Council District #4

Qurn Vandermere, by Lindsey M. Bennett

Rezoning of 0.9 acre from D-A district to the D-1 district.

2022-CZN-861 / 2022-CVR-861 (Amended)

4016 East 82nd Street (*Approximate Address*)

Washington Township, Council District #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) and encroachment into the 100-foot stream protection corridor.

2022-CZN-862 / 2022-CVR-862

5204, 5206 and 5216 South Harding Street (*Approximate Addresses*)

Perry Township, Council District #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), with fifteen street trees along Harding Street (29 required) and thirteen trees along SR 37 (23 required) and to provide for a 23-foot tall, 109-square-foot free-standing incidental sign (maximum eight-foot tall, 32 square feet permitted).

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.