

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

December 7, 2022

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, December 7, 2022, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, 46204 on the following petitions:

PART I

MODIFICATION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

- 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-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.

PART II

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

- 2022-ZON-088 1449 EAST 16TH STREET AND 1549 & 1553 NORTH ARSENAL
(AMENDED) 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.
- 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-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-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
- 2022-ZON-122 9833 EAST 96TH STREET (*APPROXIMATE ADDRESS*)
LAWRENCE TOWNSHIP, COUNCIL DISTRICT #4
QURYN VANDERMERWE, by Lindsey M. Bennett
Rezoning of 0.9 acre from the D-A district to the D-1 district.

PART III

COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

- 2022-CZN-833 2425 WEST MICHIGAN STREET (*APPROXIMATE ADDRESS*)
WAYNE TOWNSHIP, COUNCIL DISTRICT #11
INDIANAPOLIS PUBLIC TRANSPORTATION CORPORATION, by
Howard L. Stevenson
Rezoning of 3.32 acres from the C-S, C-3, and I-3 districts to the I-3 district to provide for a fleet terminal and call center/emergency operations center.
- 2022-CZN-842 6544 FERGUSON STREET (*APPROXIMATE ADDRESS*)
(SECOND
AMENDMENT) 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.

PART IV

REGIONAL CENTER PETITIONS RECOMMENDED FOR APPROVAL BY THE REGIONAL CENTER HEARING EXAMINER, NO APPEAL FILED:

2022-REG-065 1255 NORTH SENATE AVENUE (*APPROXIMATE ADDRESS*)
CENTER TOWNSHIP, COUNCIL DISTRICT #11
CBD-S (RC)
INDIANA UNIVERSITY HEALTH, INC., by J. Murray Clark
Regional Center Approval to provide for the construction of a central utility plant, a two-story, precast concrete building with metal panels, brick, and granite features, which would provide services to a hospital campus via an underground utility tunnel system. The request would provide for a service area within the front yard of 13th Street, a surface parking area for employees and frontage landscaping.

The request would also provide for the demolition of a portion of an existing building and surface parking lot.

2022-REG-066 2176, 2204 AND 2220 NORTH MERIDIAN STREET AND 17 WEST 22ND STREET (*APPROXIMATE ADDRESSES*)
CENTER TOWNSHIP, COUNCIL DISTRICT 11
MU-2 (RC)
M22 HOUSING LP, by Scott Perkins, AIA
Regional Center Approval to provide for updated plans for a transit-oriented mixed-use development, previously approved through 2020-REG-006, to include 115 multi-family dwellings, 2,900 square feet of commercial tenant space, resident amenity space, courtyard, and a 32-space parking garage, plus, a proposed townhome development, with 12, three-bedroom units, a dog park, and a surface parking area with 35 spaces.

PART V

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

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.

PART VI

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

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.

PART VII

COMPANION PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER,
APPEAL FILED BY PETITIONER:

2022-CVR-833 2425 WEST MICHIGAN STREET (*APPROXIMATE ADDRESS*)
(AMENDED) WAYNE TOWNSHIP, COUNCIL DISTRICT #11
INDIANAPOLIS PUBLIC TRANSPORTATION CORPORATION, by
Howard L. Stevenson
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to legally establish a 20-foot front setback along
Michigan Street (30 feet required), to provide for a dumpster enclosure in
the front yard along Tremont Street (not permitted), and a ten-foot tall
perimeter fence (maximum six-foot tall fence permitted in the front yard).

PART VIII

COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER,
APPEAL FILED BY PETITIONER:

2022-CAP-858 / 3820 NORTH KEYSTONE AVENUE (*APPROXIMATE ADDRESS*)
2022-CVR-858 WASHINGTON TOWNSHIP, COUNCIL DISTRICT #9
J2 SYSTEMS AND SUPPLY, LLC, by Joseph D. Calderon

Modification of Development Statement and Site Plan related to 2018-
ZON-073 and 2018-VAR-003 to expand the area allowed for self-storage
units.

Modification of Commitments related to 2018-ZON-073 to change
Commitment #7 to allow for the non-masonry exterior facades to be blue
and white (previous commitment required tan or gray) and Commitment #8
to allow for a non-wooden, six-foot fence along the west and northwest
property lines (previous commitment required wood material and excepted
out a portion of the west property line).

Variance of Development Standards of the Consolidated Zoning and
Subdivision Ordinance to provide for a zero-foot north and south setback
(minimum 10-foot setback required).units.

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.