

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

September 21, 2022

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, September 21, 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

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

- 2022-APP-011 2032 RUCKLE STREET (*APPROXIMATE ADDRESS*)
CENTER TOWNSHIP, COUNCIL DISTRICT #11
PK-2
MINA KADHUM
Park District Two Approval to provide for the renovation of an existing detached single-family dwelling and a new detached garage/secondary dwelling unit with the entrance of the dwelling unit not visible from a public right-of-way.
- 2022-APP-012 2001 WEST 86TH STREET (*APPROXIMATE ADDRESS*)
WASHINGTON TOWNSHIP, COUNCIL DISTRICT #1
HD-1
ST. VINCENT HOSPITAL AND HEALTH CARE CENTER, by Alen Fetahagic
Hospital District-One Approval to provide for a 110,000 square-foot building addition for Brain and Spine Hospital.

PART II

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

- 2022-MOD-012 8018 CASTLEWAY DRIVE (*APPROXIMATE ADDRESS*)
LAWRENCE TOWNSHIP, COUNCIL DISTRICT #3
C-S
CASTLETON PARK INDIANAPOLIS, LP, by Alex C. Intermill
Modification of the Commitments related to petition 2001-ZON-817 to modify Commitment #2 to allow for milk/dairy processing of human milk (all other milk/dairy processing shall continue to be prohibited).

PART III

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

- 2022-ZON-083 1751 SOUTH LAWNDALE AVENUE (*APPROXIMATE ADDRESS*)
WAYNE TOWNSHIP, COUNCIL DISTRICT #22
ELECTRICAL TRAINING INSTITUTE, by Shawn Jones
Rezoning of 1.237 acres from the SU-46 district to the I-2 district.
- 2022-ZON-093 40 SOUTH DEARBORN STREET (*APPROXIMATE ADDRESS*)
CENTER TOWNSHIP, COUNCIL DISTRICT #12
JUAN JOSE CARRANCO
Rezoning of 0.12 acre from the I-3 district to the D-5 district to provide for the renovation and expansion of an existing single-family dwelling.
- 2022-ZON-095 3275 AND 3295 NORTH SHADELAND AVENUE (*APPROXIMATE ADDRESSES*)
WARREN TOWNSHIP, COUNCIL DISTRICT #13
KEITH BYERS, LLC, by John J. Moore
Rezoning of 2.04 acres from the C-S district to the C-4 district.
- 2022-ZON-098 7044 EMBLEM DRIVE (*APPROXIMATE ADDRESS*)
FRANKLIN TOWNSHIP, COUNCIL DISTRICT #25
VALVOLINE, by Andrea Cardo
Rezoning of 0.84 acre from the C-3 district to the C-4 district to provide for an oil change facility.

PART IV

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

- 2022-CZN-808 1402, 1416, 1432 AND 1438 EAST WASHINGTON STREET AND 15, 17, 26 NORTH ARSENAL AVENUE (*APPROXIMATE ADDRESSES*)
CENTER TOWNSHIP, COUNCIL DISTRICT #17
DAMIEN CENTER INC., by David Kingen and Emily Duncan
Rezoning of 2.33 acres from the MU-1 (TOD), MU-2 (TOD) and C-1 (TOD) Districts to the MU-2 (TOD) district.
- 2022-CZN-813 5917 MASSACHUSETTS AVENUE (*APPROXIMATE ADDRESS*)
WARREN TOWNSHIP, COUNCIL DISTRICT #13
ARROW PROPERTY INVESTMENTS, LLC, by David Kingen and Emily Duncan
Rezoning of 1.53 acres from the C-4 district to the C-S district to provide for truck fleet services, wholesale/retail sales of salt and C-3 uses with exclusions.
- 2022-CZN-828 4514 EAST 79TH STREET (*APPROXIMATE ADDRESS*)

WASHINGTON TOWNSHIP, COUNCIL DISTRICT #3
CHRISTOPHER J. AND BARBARA W. BODEM, by David Kingen and
Emily Duncan
Rezoning of 2.58 acres from the D-A district to the D-S district.
Approval of a Subdivision Plat to be known as Bodem Estates, dividing
2.58 acres into two lots.

2022-CZN-830 /
2022-CAP-830

7320 EAST HANNA AVENUE (*APPROXIMATE ADDRESS*)
FRANKLIN TOWNSHIP, COUNCIL DISTRICT #18
M/I HOMES OF INDIANA LP, by Joseph D. Calderon
Rezoning of five acres from the D-A district to the D-3 district.

Modification of Commitments related to 2021-ZON-075 to have the five
acres of the subject rezoning petition incorporated into the approved
commitments of the adjacent 73.85 acres.

2022-CAP-838

4445 DECATUR BOULEVARD (*APPROXIMATE ADDRESS*)
DECATUR TOWNSHIP, COUNCIL DISTRICT #22
C-S
INTERSTATE TRAILER, by Michael Rabinowitch
Modification of Site Plan related to 2015-ZON-100 to remove a proposed
fuel bay/fuel tank area and to comply with the site plan filed with this
petition.

PART V

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

2022-REG-041

1815, 1819, 1827 AND 1835 NORTH MERIDIAN STREET
(*APPROXIMATE ADDRESSES*)
CENTER TOWNSHIP, COUNCIL DISTRICT #11
MU-2 (RC)
TWG DEVELOPMENT, LLC, by Joseph D. Calderon
Regional Center Approval to provide for updated plans for a proposed
mixed-use development, consisting of approximately 166 multi-family
dwellings, commercial and amenity space, and 44 garage parking spaces.
Original design approval was granted through 2021-REG-083.

2022-REG-052

225 EAST NORTH STREET AND 650 NORTH ALABAMA STREET
(*APPROXIMATE ADDRESSES*)
CENTER TOWNSHIP, COUNCIL DISTRICT #11
CBD-2 (RC)
INDY TOWERS, LLC, by Jamilah Mintze
Regional Center Approval to provide for replacement of original brick
façade for two, 30-story, residential towers.

PART VI

VACATION PETITION RECOMMENDED FOR APPROVED BY THE PLAT COMMITTEE,
APPEAL FILED BY THE PETITIONER:

2022-VAC-002 863 AND 875 MASSACHUSETTS AVENUE (*APPROXIMATE ADDRESSES*)
CENTER TOWNSHIP, COUNCIL DISTRICT #17
LANDMARK PROPERTIES, INC., by J. Murray Clark
Vacation of the first northwest-southeast alley southwest of 9th Street, being 14 feet in width, beginning at the southeast right-of-way line of Massachusetts Avenue, southeast 124.98 feet to the first northeast-southwest alley southeast of Massachusetts Avenue, with a waiver of the Assessment of Benefits.

Vacation of the first northeast-southwest alley southeast of Massachusetts Avenue, being 15 feet in width, beginning at the southwest right-of-way line of 9th Street, southwest 294 feet to the first northwest-southeast alley southwest of 9th Street, with a waiver of the Assessment of Benefits.

PART VII

COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER,
APPEAL FILED BY REMONSTRATOR:

2022-ZON-051 / 11811 & 11944 SOUTHEASTERN AVENUE AND
2022-VAR -003 7000 & 7400 SOUTH CARROLL ROAD (*APPROXIMATE ADDRESSES*)
(AMENDED) FRANKLIN TOWNSHIP, COUNCIL DISTRICT #25
BECKNELL INDUSTRIAL, LLC, by Joseph D. Calderon
Rezoning of 198.92 acres from the D-A (FW) (FF) district to the I-2 (FW) (FF) district to provide for industrial development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an industrial building with loading docks/area located between the front building line and the front lot line along Carroll Road (not permitted).

PART VIII

COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER,
APPEAL FILED BY REMONSTRATOR:

2022-CZN-837 / 1450 EAST 16TH STREET AND 1607 NORTH ARSENAL AVENUE
2022-CVR-837 (*APPROXIMATE ADDRESSES*)
(AMENDED) CENTER TOWNSHIP, COUNCIL DISTRICT #17
BRIAN BURTCH

Rezoning of 0.31 acre from the C-5 district to the D-8 district to provide for residential uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of eight residential townhome lots with five-foot front building lines (ten feet required), five-foot corner side setbacks (eight feet required), five-foot rear setbacks (fifteen feet required), a floor area ratio of 0.87 (maximum 0.6 required), a livability space ratio of 0.35 (minimum 0.55 required), with four of the units without public street frontage (not permitted), with front-loaded garages (not permitted), and encroachment into the clear-sight triangles of the abutting streets and alley (not permitted).

PART IX

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2022-ZON-082 8018 WEST WASHINGTON STREET (*APPROXIMATE ADDRESS*)
WAYNE TOWNSHIP, COUNCIL DISTRICT #22
HIGH SPIRITS DEVELOPMENTS, LLC, by William W. Gooden and
Elizabeth Bentz Williams
Rezoning of 13.7 acres from the D-A (FW) (FF) district to the D-P (FW) (FF)
district to provide for a mixed-use development with 227 multi-family
dwellings, 30 townhomes and 6,000 square feet of neighborhood commercial
uses.

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.