

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

October 28, 2021

Notice is hereby given that the Metropolitan Development Commission of Marion County held public hearings on Thursday, October 28, 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:

Granted a transfer of filing fees for Petition No. 2021-ZON-060 (8356 Lafayette Road), which had been previously withdrawn at the 8/26/2021 meeting, to Petition No. 2021-UV1-024 (8356 Lafayette Road).

CONTINUED PETITIONS:

2021-APP-015 *Continued to 11/18/2021.*

2120 Broadway Street (*Approximate Address*)

Center Township, Council District #11

PK-2

Heidi Kent, by Sarah Walters

Park District Two Approval to provide for a detached garage and secondary dwelling accessory to an existing single-family dwelling.

2021-MOD-013 *Continued to 11/18/2021.*

7425 East Washington Street (*Approximate Address*)

Warren Township, Council District #18

C-S

Amerco Real Estate Company, by David E. Dearing

Modification of Commitments of 2018-ZON-041 to modify Commitment Two which required general adherence to the amended site plan file-dated May 17, 2018 in order to permit additional self-storage facilities.

2021-ZON-075 / 2021-VAR-012 (Amended) *Continued to 12/16/2021, with Notice.*

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-3 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide single-family dwelling lots with a minimum lot size of 7,680 square feet and a minimum lot width of 64 feet (10,000 square-foot lot size and 70-foot lot width required).

2021-ZON-080 *After a Public Hearing, Recommended Denial; MDC 11/17/2021.*

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-087A / 2021-ZON-087B *After Expediting the Petitions, Recommended Approval, subject to commitments; MDC 11/17/2021.*

8701 East Southport Road (*Approximate Address*)

Franklin Township, Council District #25

Kittle Property Group Inc., by Joseph D. Calderon

Rezoning of 14.8 acres from the D-A district to the D-7 district.

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

2021-ZON-095 *Acknowledged the timely Automatic Continuance to 11/18/2021.*

7440 South Arlington Avenue (*Approximate Address*)

Franklin Township, Council District #25

Amandeep Singh, by Brian Moench

Rezoning of 8.46 acres from the D-A and D-2 districts to the SU-1 district.

2021-ZON-096 *Continued to 11/18/2021.*

1025 Jefferson Avenue (*Approximate Address*)

Center Township, Council District #17

Brookside Commercial LLC, by Kenneth B. Chigges

Rezoning of 0.15 acre from the D-5 district to the SU-38 district to provide for the expansion of a parking lot.

2021-ZON-097 *After Expediting the Petition, Recommended Approval; MDC 11/17/2021.*

1747 South Meridian Street (*Approximate Address*)

Center Township, Council District #16

Sharmin Frye

Rezoning of 0.09 acre from the C-1 district to the D-8 district.

2021-ZON-098 *Continued to 11/18/2021.*

510 East Southport Road (*Approximate Address*)

Perry Township, Council District #23

Canary Mini Trucks, LLC, by David Kingen and Emily Duncan

Rezoning of 0.32 acre from the district to the C-1 district to the MU-2 district.

2021-ZON-099 *After a Public Hearing, Recommended Approval; MDC 11/17/2021.*

1007 East 86th Street (*Approximate Address*)

Washington Township, Council District #2

National Retail Properties, by Jill Fussell

Rezoning of 0.64 acre from the D-3 district to the C-3 district.

2021-ZON-100 *Continued to 11/18/2021, with Notice.*

8565 Springview Drive (*Approximate Address*)

Washington Township, Council District #2
Roya Farzaneh-Laghaie, by David Kingen and Emily Duncan
Rezoning of 0.69 acre from the D-P district to the D-1 district.

2021-ZON-101 *After Expediting the Petition, Recommended Approval; MDC 11/17/2021.*

2657 South Ritter Avenue (*Approximate Address*)
Warren Township, Council District #18
James T Hunt Trustee James T Hunt Revocable Trust Dated January 28, 2003, by David Kingen and Emily Duncan
Rezoning of 1.75 acres from the D-A district to the D-S district.

2021-ZON-114 *After Expediting the Petition, Recommended Approval, subject to commitments; MDC 11/17/2021.*

1525 West Edgewood Avenue (*Approximate Address*)
Perry Township, Council District #20
Cash Waggner & Associates PC, by Doug Mitchell
Rezoning of 0.417 acre from the D-A district to C-1 district.

2021-CZN-851 / 2021-CVR-851 *Continued to 11/18/2021.*

3734 Bluff Road (*Approximate Address*)
Perry Township, Council District #16
Malak Singh, by David Gilman
Rezoning of 7.24 acres from the D-A (FF) district to the D-3 (FF) district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot with 41 feet of lot width (70 feet of lot width required).

NEW PETITIONS:

2021-APP-017 *After Expediting the Petition, Recommended Approval, subject to the submittal of amended elevations for 2115 Broadway Street prior to the issuance of an Improvement Location Permit (ILP) and substantial compliance of the site plans for 2115 and 2117 Broadway Street and elevations of 2117 Broadway Street, file-dated September 10, 2021; MDC 11/17/2021.*

2115 and 2117 Broadway Street (*Approximate Addresses*)
Center Township, Council District #17
PK-2
Rise Builders, LLC
Park District Two Approval to provide for two, single-family dwellings with detached garages.

2021-ZON-118 *Acknowledged the timely Automatic Continuance to 11/18/2021.*

3003 and 3009 East 96th Street (*Approximate Addresses*)
Washington Township, Council District #2
Hour Motors Realty LLC, by J. Murray Clark
Rezoning of 1.34 acres from the C-1 district to the C-5 district.

2021-ZON-119 *Granted Waiver for the the area required for written and posted Notice, limiting notice to 660 feet from perimeter of the subject parcels (7337 and 7700). After Expediting the Petition, Recommended Approval, subject to commitments; MDC 11/17/2021.*

7337 and 7700 West Washington Street (*Approximate Addresses*)

Wayne Township, Council District #22

Indianapolis Airport Authority, by Gregory J. Ilko

Rezoning of 8.8 acres from the SU-46 district to the I-3 district.

2021-ZON-121 *Continued to 11/18/2021.*

3955 and 3963 Carson Avenue (*Approximate Addresses*)

Perry Township, Council District #21

AKAAL Investments LLC, by David Kingen and Emily Duncan

Rezoning of 5.60 acres from the D-4 district to the D-7 district.

2021-ZON-122 *Acknowledged the timely Automatic Continuance to 11/18/2021.*

8840 East Edgewood Avenue (*Approximate Address*)

Franklin Township, Council District #25

D.R. Horton – Indiana LLC, by Brian J. Tuohy

Rezoning of 62.82 acres from the I-2 district to the D-4 district.

2021-ZON-123 (Amended) *Continued to 11/18/2021.*

6710 and 6930 Mills Road and 6501 and 6720 Milhouse Road (*Approximate Addresses*)

Decatur Township, Council District #20

Adams and Marshall Inc., by Brian J. Tuohy

Rezoning of 114.35 acres from the D-A and D-3 districts to the D-3 (cluster) district and to Terminate and Replace all commitments related to 2004-ZON-828 (404 maximum number of lots, 60-foot minimum lot width, 6,600 minimum lot size, maximum of 15 lots less than 7,200 square feet, prohibition on two-family dwellings, minimum floor area for lots less than 7200 square, greater than 7200 square feet and greater than 10,000 square feet, vinyl siding gauge, driveway width and length, attached garage size, house lights, roof pitch, shutter requirements, landscaping review requirements, tree preservation plan, common area landscaping, street trees, right-of-way grass strips, common area access, home price advertising, address size and location, street lighting, retention pond warning signs, garage door / façade ratio, dwelling separation, on-site tree planting, fence requirements, HOA rule, sewer fees, common area pathways, fountain ponds, playground equipment, playground edging, street width, minimum lot number, brick veneer requirement and road improvement contributions).

2021-CZN-852 / 2021-CVC-852 *Granted 2-day Waiver of Notice, reducing the Written Notice requirement from 23 days to 21 days for the 10/28/2021 meeting. Continued Petitions to 11/4/2021.*

298 Gasoline Alley (*Approximate Address*)

Wayne Township, Council District #15

The Donald C. Skiles Living Trust, by Jeffrey Bellamy

Rezoning of 0.08 acre from the D-A District to the I-2 classification.

Vacation of a portion of Fleming Street, being 50 feet in width, from the south line of a portion of Fleming Street vacated under 81-VAC-7, south 144.44 feet, with a waiver of the assessment of benefits.

2021-CZN-853 / 2021-CPL-853 *Acknowledged the timely Automatic Continuance to 11/18/2021.*

5430 and 5440 Lafayette Road (*Approximate Addresses*)

Pike Township, Council District #8

LiUNA Local 120, by Russell Brown

Rezoning of 6.395 acres from the D-A and C-1 Districts to the C-1 classification.

Approval of a Plat to be known as Lafayette Road Properties Addition, dividing 6.395 acres into two lots.

2021-CZN-854 / 2021-CVR-854 / 2021-CVC-854 *Continued to 12/9/2021, with Notice.*

1501 West Ohio Street and 120 and 122 North Harding Street (*Approximate Addresses*)

Center Township, Council District #16

Stringtown Indy LLC, by David Kingen and Emily Duncan

Rezoning of 1.05 acres from the D-8 (RC) and the C-3 (RC) district to the CBD-S (RC) district to provide for multi-family dwelling and townhomes, and all C-1 and MU-2 uses (within the existing building).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero off-street parking spaces (minimum 17 off-street parking spaces required).

Vacation of five-foot wide strip off the south side of Ohio Street, beginning at the west right-of-way line of Harding Street, west 165 feet, to the northwest corner of Lot 14 in Drake's Subdivision of Out Lot 14 West of White River, as recorded in Plat Book 1, Page 144 in the Office of the Recorder of Marion County, Indiana;

Vacation of Everett Street, being 30 feet in width, beginning at the west right-of-way line of Harding Street, west 100 feet to the first north-south alley west of Harding Street;

Vacation of five-foot wide strip off the north side of Market Street, beginning at the west right-of-way line of Harding Street, west 100 feet to the first north-south alley west of Harding Street, all with a waiver of the assessment of benefits.

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.