

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

HEARING EXAMINER

**May 12, 2022**

Notice is hereby given that the Metropolitan Development Commission of Marion County is scheduled to hold public hearings on Thursday, May 12, 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.

**CONTINUED PETITIONS:**

2022-MOD-003

1620 Industry Drive (*Approximate Address*)

Warren Township, Council District #19

C-S

Commercial Team Construction, LLC, by Joseph D. Calderon

Modification of site plan and commitments related to 2001-ZON-007, to terminate the approved site plan and all commitments except for Commitment #1 and replace with commitments and site plan filed with this petition.

2022-MOD-004

2930 Waterfront Parkway West Drive (*Approximate Address*)

Wayne Township, Council District #6

D-P (FF)

Meyer Acquisition, LLC

Modification of the D-P Statement and site plan for 73-Z-81 to allow for multi-family residential uses on tract B-11 (previous petition allowed for commercial uses only).

2022-MOD-005

4805 West 96th Street (*Approximate Address*)

Pike Township, Council District #1

C-7

Meyer Truck Equipment, by Joseph D. Calderon

Modification of commitments related to 75-Z-53, to terminate all commitments recorded as 75-62925 to allow for sales and installation of truck parts and accessories.

2021-ZON-113 (Amended)

6670 East 38th Street (*Approximate Address*)

Lawrence Township, Council District #13

Randeep Singh / ASR 11 Inc., by David Kingen and Emily Duncan

Rezoning of 2.63 acres from the D-4 and C-3 districts to the C-S classification.

2022-ZON-014

8604 and 8610 Shelby Street (*Approximate Addresses*)

Perry Township, Council District #23  
Hoosier Innovation Center Holdings Inc. by David Gilman  
Rezoning of 9.67 acres from the D-A (FF) district to the C-S (FF) district to allow for an office building and self-storage facility.

2022-ZON-033  
700 East Werges Avenue (*Approximate Address*)  
Perry Township, Council District #16  
Marcus Devers, by David Gilman  
Rezoning of 1.13 acres from the D-5 district to the I-2 district.

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-037  
1212 Castania Drive (*Approximate Address*)  
Washington Township, Council District #7  
Linden House Indiana Holdings, LLC, by Timothy E. Ochs  
Rezoning of 151.5 acres from the D-P (FW) (FF) district to the C-S (FW) (FF) district to permit the following uses: Single-family detached dwellings, museum, library, art gallery, eating establishment, food preparation, retail sales of furniture, interior decorations, home furnishings and homeware, interior design services and consulting, banquet and event center, boat house, maintenance building, boat or canoe launch.

2022-ZON-046  
4801 Kingsway Drive (*Approximate Address*)  
Washington Township, Council District #9  
1820, LLC, by Matthew Land  
Rezoning of 6.87 acres from the C-3 (FF) (W-5) district to the MU-2 (FF) (W-5) district to provide for multi-family development.

2022-VAR-001 [*Companion Petition to 2021-ZON-125 (Amended), previously recommended for approval*]  
4822 East Edgewood Avenue and 5820 South Emerson Avenue (*Approximate Address*)  
Perry Township, Council District #24  
IN Indianapolis Emerson, LLC, by Joseph D. Calderon  
Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for multi-family development with a building height of 56 feet (maximum 45-foot building height permitted) and a Minimum Livability Ratio of 0.51 (Minimum Livability Ratio of 1.80 required).

2022-CZN-804 / 2022-CVR-804  
7150 East Washington Street (*Approximate Address*)

Warren Township, Council District #19  
Daduwal Village Realty, LLC, by David Kingen & Emily Duncan  
Rezoning of 3.57 acre from the C-4 (TOD) districts to the C-S (TOD) districts.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for deficient street frontage and interior landscaping (various landscaping standards required).

2022-CVR-819 / 2022-CPL-819  
2350 Broad Ripple Avenue (*Approximate Address*)  
Washington Township, Council District #2  
JP Morgan Chase Bank, by Timothy E Ochs  
C-4

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two single-loaded rows of parking between the front building line and the street right-of-way of Broad Ripple Avenue (maximum one single-loaded row of parking permitted).

Approval of a Subdivision Plat to be known as Replat of Dawnbury Lots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17 and 18 in Block 3 Section 2 and all of Lots 16, 17, 18, 19, 20 and a Part of Lot 21 of Block 2 Section 2, dividing 6.59 acres into one lot and one block.

**NEW PETITIONS:**

2022-APP-006  
7150 Clearvista Drive (7165 Clearvista Way) (*Approximate Address*)  
Lawrence Township, Council District #4  
HD-1  
Community Health Network, Inc., by Don Miller  
Hospital District One Approval to provide for one wall sign.

2022-ZON-050  
5145 and 5155 South Meridian Street (*Approximate Addresses*)  
Perry Township, Council District #23  
Aziza, LLC, by William T. Niemier  
Rezoning of 2.15 acres from the C-S district to the C-3 district.

2022-ZON-051  
11811 & 11944 Southeastern Avenue and 7000 & 7400 South Carroll Road (*Approximate Addresses*)  
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.

2022-ZON-053  
6920 Combs Road (*Approximate Address*)

Franklin Township, Council District #25  
Lynn L. Osborn and Donna L. Osborn, by Daniel H. Wolfe  
Rezoning of 1.255 acres from the SU-10 district to the D-S district.

2022-ZON-055  
4501 North Dearborn Street (*Approximate Address*)  
Washington Township, Council District #9  
Lawrence Howard  
Rezoning of 1.73 acres from the D-7 (FF) (W-5) district to the D-5 (FF) (W-5) district.

2022-ZON-057  
8849 and 9047 West Mooresville Road (*Approximate Addresses*)  
Decatur Township, Council District #20  
Forestar (USA) Real Estate Group, Inc., by Brian J. Tuohy  
Rezoning of 139.4 acres from the D-A and D-4 districts to the D-3 district to provide for residential development.

2022-CZN-813 / 2022-CVR-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 all I-1 and I-2 uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero-foot landscaping yards surrounding the site (landscaping required) with a 8-foot to 10-foot tall solid metal fence surrounding the site (solid metal fence not permitted, maximum 3.5-foot tall fence in the front yard and six-foot tall fence in the side yard 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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto: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.