

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**October 20, 2021**

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, October 20, 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:

PART I

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

2021-ZON-042 (AMENDED) <b>APPROVED;</b> <b>CCC: 11/8/2021</b>	3610 NORTH SHADELAND AVENUE ( <i>APPROXIMATE ADDRESS</i> ) WARREN TOWNSHIP, COUNCIL DISTRICT #13 PEARL GROUP LLC, by Pat Rooney Rezoning of 1.47 acres from the C-4 district to the C-5 district.
2021-ZON-102 <b>APPROVED;</b> <b>CCC: 11/8/2021</b>	1409, 1413, 1417, 1421 AND 1429 EAST MICHIGAN STREET ( <i>APPROXIMATE ADDRESSES</i> ) CENTER TOWNSHIP, COUNCIL DISTRICT #17 BEHC LLC, CHRISTOPHER BLANTON, ECONOMIC INSIGHT LLC, AND TWO CHICKS AND A HAMMER INC., by David Kingen and Emily Duncan Rezoning of 0.72 acre from the MU-1 district to the D-8 district.
2021-ZON-103 <b>APPROVED;</b> <b>CCC: 11/8/2021</b>	145 WEST 22ND STREET ( <i>APPROXIMATE ADDRESS</i> ) CENTER TOWNSHIP, COUNCIL DISTRICT #11 SG MANAGEMENT LLC, by David Kingen and Emily Duncan Rezoning of 0.40 acre from the HD-2 (W-5) district to the D-8 (W-5) district.

PART II

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

2021-CZN-840 <b>APPROVED;</b> <b>CCC: 11/8/2021</b>	400, 402, 405, 425 BIXLER ROAD AND 4700 AND 4804 SOUTH EAST STREET ( <i>APPROXIMATE ADDRESSES</i> ) PERRY TOWNSHIP, COUNCIL DISTRICT #16 PEDCOR INVESTMENTS, by Brain J. Tuohy Rezoning of 19.59 acres from the D-A and SU-1 districts to the D-6II district to provide for multi-family development.
2021-CZN-850 / 2021-CVR-850 <b>CONT. TO</b>	2606 WINTHROP AVENUE ( <i>APPROXIMATE ADDRESS</i> ) CENTER TOWNSHIP, COUNCIL DISTRICT #17 EPIFANIO CARBAJAL

11/3/2021

Rezoning of 0.13 acre from the I-2 district to the D-8 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a single-family dwelling and detached garage with 53% open space (55% open space required).

PART III

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

2021-REG-064 <b>APPROVED</b>	201 SOUTH HARDING STREET ( <i>APPROXIMATE ADDRESS</i> ) CENTER TOWNSHIP, COUNCIL DISTRICT #16 CBD-S (RC) INDIANAPOLIS ZOOLOGICAL SOCIETY, INC, by Sarah Warner Regional Center Approval to provide for an off-site surface parking lot, with a restroom / shuttle stop facility and two additional shuttle stop facilities.
2021-REG-066 <b>APPROVED</b>	501 SOUTH EAST STREET ( <i>APPROXIMATE ADDRESS</i> ) CENTER TOWNSHIP, COUNCIL DISTRICT 16 D-8 (RC) DANIEL G. CORSARO FAMILY INVESTMENTS, LLC, by Mark Demerly Regional Center Approval to provide for demolition of an existing one-story single-family dwelling and construction of a single-family dwelling.
2021-REG-069 <b>APPROVED</b>	2163 - 2179 NORTH ILLINOIS STREET ( <i>APPROXIMATE ADDRESSES</i> ) CENTER TOWNSHIP, COUNCIL DISTRICT #11 MU-2 (RC) NEAR NORTH DEVELOPMENT CORPORATION, by Kevin Senninger Regional Center Approval to provide for a mixed-use development, consisting of approximately 80 multi-family dwellings, 10,000 square feet of commercial and amenity space, and 48 surface parking spaces.

PART IV

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

2021-ZON-066 <b>DENIED</b>	3449 AND 3435 SOUTH HARDING STREET ( <i>APPROXIMATEd ADDRESSES</i> ) PERRY TOWNSHIP, COUNCIL DISTRICT #20 EDWARD E FRAZIER TRUST AGREEMENT DATED 09/16/1992 c/o LISA OBERTING, BY WILLIAM W. GOODEN
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Rezoning of 0.92 acre from the D-4 (FF) district to the C-S (FF) district to provide for a convenience store and gasoline station.

#### PART V

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

2021-CZN-845 / 2021-CVR-845      7034, 7044 AND 7052 NORTH TACOMA AVENUE (*APPROXIMATE ADDRESSES*)

**CONT. TO**      WASHINGTON TOWNSHIP, COUNCIL DISTRICT #2

**11/3/2021**      PATRICK SULLIVAN LLC, by Brian J. Tuohy

Modification of the Development Statement and Site Plan related to 2015-CZN-800 / 2015-CVR-800 to provide for the demolition of the existing dwelling structures and the expansion of a parking lot.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a parking lot with a five-foot front transitional yard along Tacoma Avenue, 4.5-foot north side and north side transitional setbacks and a six-foot tall masonry wall and in the front yard of Tacoma Avenue and a six-foot tall wooden fence along the south lot line and within the front yard of Tacoma Avenue (10-foot front transitional, 10-foot side and side transitional yards and maximum 42-inch fence permitted in the front yard).

#### PART VI

##### ZONING PETITION FOR INITIAL HEARING:

2021-ZON-054      1775 EAST 96TH STREET (*APPROXIMATE ADDRESS*)

**AUTO-**      WASHINGTON TOWNSHIP, COUNCIL DISTRICT #2

**CONTINUANCE**      BC REAL STREET PARTNERS LLC, by Brian J. Tuohy

**TO 11/17/2021**      Rezoning of 23.2 acres from the SU-3 district to the D-P district to provide for a small park area and a mix of dwelling units consisting of approximately 58 single-family attached (townhome) dwellings, approximately 65 single-family detached dwellings and no more than 324 multi-family dwelling units for a density of 19.26 units per acre.

#### PART VII

##### ZONING PETITION FOR INITIAL HEARING:

2021-ZON-085      9311, 9333, 9401 AND 9545 NORTH MERIDIAN STREET AND 35 AND 61 EAST 96TH STREET (*APPROXIMATE ADDRESSES*)

**CONT. TO**      WASHINGTON TOWNSHIP, COUNCIL DISTRICT #2

**12/15/2021**      LANDMARK PROPERTIES INC., by J. Murray Clark

Rezoning of 17.842 acres from the C-1 and C-3 district to the D-P district to provide for a mixed-use development with C-1, C-3, multi-family, commercial parking garage and hotel uses.

#### PART VIII

##### ZONING PETITION FOR INITIAL HEARING:

2021-ZON-104 <b>CONT. TO</b> <b>11/3/2021</b>	2060 YANDES STREET ( <i>APPROXIMATE ADDRESS</i> ) CENTER TOWNSHIP, COUNCIL DISTRICT #17 ONYX + EAST LLC, by Michael Rabinowitch Rezoning of 3.6 acres from the I-3 district to the D-P district to provide for 54 total units consisting of 50 single-family attached dwellings and four single-family detached dwellings for a density of 15 units per acre.
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#### PART IX

##### COMPANION PETITIONS FOR INITIAL HEARING:

2021-CZN-847 / 2021-CPL-847 <b>CONT. TO</b> <b>11/17/2021</b>	1003 PROSPECT STREET ( <i>APPROXIMATE ADDRESS</i> ) CENTER TOWNSHIP, COUNCIL DISTRICT #16 ONYX + EAST LLC, by Michael Rabinowitch Rezoning of 0.258 acre from the C-4 district to the D-P district to permit 10 single-family attached dwellings in two buildings at a density of 38 units per acre.
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Approval of a Subdivision Plat to be known as Prospect Townhomes, dividing 0.258 acre into 10 single-family attached lots.

#### PART X

##### COMPANION PETITIONS FOR INITIAL HEARING:

2021-CPL-855 / 2021-CVC-855 <b>GRANTED</b> <b>9-DAY WAIVER</b> <b>FOR WRITTEN</b> <b>NOTICE &amp; 10-DAY</b> <b>WAIVER FOR</b> <b>SIGN NOTICE;</b> <b>AFTER A PUBLIC</b> <b>HEARING,</b> <b>APPROVED</b> <b>BOTH PETITIONS</b>	5135 SUBWAY STREET AND 2851 SOUTH EMERSON AVENUE ( <i>APPROXIMATE ADDRESSES</i> ) CITY OF BEECH GROVE, WARREN AND FRANKLIN TOWNSHIPS, COUNCIL DISTRICT #18 EMERSON AVENUE, LLC I-4 Approval of a Subdivision Plat to be known as Amtrak Industrial Park, dividing 115 acres into three lots. Vacation of Subway Street (unimproved), being a variable width, from the west right-of-way line of Emerson Avenue, northeast a distance of 792.60 feet, to the south right-of-way line of Subway Street (relocated), with a waiver of the assessment of benefits.
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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.