

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

December 1, 2021

Notice is hereby given that the Metropolitan Development Commission of Marion will hold public hearings on Wednesday, December 1, 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

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

2021-MOD-014 10923 BRIGANTINE DRIVE (*APPROXIMATE ADDRESS*)
LAWRENCE TOWNSHIP, COUNCIL DISTRICT #5
D-P
LOUIS A. (TONY) KNOBLE, by Joseph D. Calderon
Modification of the Development Statement of 78-Z-152 to modify Section 3.B to provide for an accessory structure with a one-foot side setback and a zero-foot rear setback.

PART II

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

2021-ZON-084 2610 WEST WASHINGTON STREET (*APPROXIMATE ADDRESS*)
WAYNE TOWNSHIP, COUNCIL DISTRICT #11
MARIA COBIAN COLMENARES
Rezoning of 0.16 acre from the C-4 district to the D-5 district.

2021-ZON-087A / 8701 EAST SOUTHPORT ROAD (*APPROXIMATE ADDRESS*)
2021-ZON-087B 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.

PART III

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

2021-CZN-852 298 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.

PART IV

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

2021-REG-068 1220 WATERWAY BOULEVARD (*APPROXIMATE ADDRESS*)
CENTER TOWNSHIP, COUNCIL DISTRICT #11
CBD-S (RC)
INDY INNOVATION APARTMENTS, LLC, by Timothy E. Ochs
Regional Center Approval to provide for a four-story multi-family residential building and a five-story multi-family residential building, with an integrated parking garage, for a total of 279 units and 291 parking spaces.

PART V

REZONING PETITION FOR INITIAL HEARING:

2021-ZON-054 1775 EAST 96TH STREET (*APPROXIMATE ADDRESS*)
WASHINGTON TOWNSHIP, COUNCIL DISTRICT #2
BC REAL STREET PARTNERS LLC, by Brian J. Tuohy
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 VI

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

2021-ZON-093 5822, 5824, 5826 AND 5828 NORCROFT DRIVE AND 5802 FLIGHT
(AMENDED) SCHOOL DRIVE (*APPROXIMATE ADDRESSES*)
DECATUR TOWNSHIP, COUNCIL DISTRICT #22
ALPINE STUDIOS INDY LLC, by Andi M. Metzler
Rezoning of 6.07 acres from the D-3 and C-S districts to the C-S district to provide for multifamily development and to modify Commitment Two of 2017-ZON-087 as modified by 2019-CZN-837 to provide for a maximum of 196 units (120 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. 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.