

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

HEARING EXAMINER

**October 14, 2021**

Notice is hereby given that the Metropolitan Development Commission of Marion County held public hearings on Thursday, October 14, 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:

**CONTINUED PETITIONS:**

**2021-ZON-082    *Continued to 12/9/2021, with Notice.***

11811 Southeastern Avenue (*Approximate Address*)

Franklin Township, Council District #25

Aqua Indiana Inc., by Timothy E. Ochs

Rezoning of 4.2 acres from the D-A (FW) (FF) district to the SU-41 (FW) (FF) district to provide for a waste-water treatment plant.

**2021-ZON-091    *Acknowledged the Withdrawal of the Petition. Granted transfer of filing fees in the amount of \$1999 to the filing of a new variance of use petition.***

3005 East 10th Street (*Approximate Address*)

Center Township, Council District #17

JOT Properties and Investments LLC, by Pat Rooney

Rezoning of 0.4 acre from the C-3 district to the C-4 district.

**2021-ZON-092    *After Expediting the Petition, Recommended Approval, subject to the Plan of Operation, dated October 7, 2021; MDC 11/03/2021.***

11850 Brookville Road (*Approximate Address*)

Warren Township, Council District #19

The Hope Center, by David A. Retherford

Rezoning of 24.78 acres from the C-S (FF) district to the C-S (FF) district to provide for and legally establish religious and ministry-related uses; not-for-profit uses; addiction recovery programs, including in-patient and out-patient treatment; housing for staff, participants and former participants; accessory uses, including hair salon; boutique; coffee shop; food sales; wedding, reception and conference facility; greenhouse/nursery; training, housing and care of dogs; light manufacturing/assembly and business training; animal assisted therapy programs; fundraising operations; indoor and outdoor recreational uses; and farmer's market, in addition to the uses previously approved within the C-S district and to provide for the approval of the filed site plan.

**2021-ZON-093 (Amended)    *Acknowledged the Timely Automatic Continuance (filed by a registered neighborhood group) to 11/4/2021.***

5822, 5824, 5826 and 5828 Norcroft Drive and 5802 Flight School Drive (*Approximate Addresses*)

Decatur Township, Council District #22

Alpine Studios Indy LLC, by Andi M. Metzger

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).

**2021-ZON-094 After Expediting the Petition, Recommended Approval; MDC 11/03/2021.**

1042 and 1048 East Market Street (Approximate Addresses)

Center Township, Council District #17

Robert W Coombes II

Rezoning of 0.248 acre from the D-8 district to the MU-2 district.

**NEW PETITIONS:**

**2021-APP-016 After Expediting the Petition, Recommended Approval; MDC 11/03/2021.**

1701 East Washington Street (Approximate Address)

Center Township, Council District #12

PK-1

Indy Parks, by Don Colvin and Benjamin Jackson

Park District One Approval to provide for a skateboard park facility in Willard Park.

**2021-ZON-105 Continued to 11/18/2021.**

1855 North Shadeland Avenue (Approximate Address)

Warren Township, Council District #19

MG Oil Inc., by Pat Rooney

Rezoning of 0.415 acre from the C-3 district to the C-4 district.

**2021-ZON-106 After Expediting the Petition, Recommended Approval, subject to the Commitments in the Staff Report; MDC 11/03/2021.**

735 North New Jersey Street (Approximate Address)

Center Township, Council District #17

Indianapolis Public Schools, by Russell L. McClure

Rezoning of 2.125 acres from the D-10 (RC) district to the SU-2 (RC) district.

**2021-ZON-107 Acknowledged the Timely Automatic Continuance (filed by the City-County Councilor) to 11/4/2021.**

8018 West Washington Street (Approximate Address)

Wayne Township, Council District #22

HJ Trans Inc., by David E. Dearing

Rezoning of 13.41 acres from the D-A district to the C-3 district.

**2021-ZON-112 After Expediting the Petition, Recommended Approval, subject to the two Commitments in the Staff Report; MDC 11/3/2021.**

6401 East Hanna Avenue (Approximate Address)

Franklin Township, Council District #18

Ben Singh Bashal

Rezoning of 5.79 acres from the D-4 district to the I-2 district.

**2021-ZON-113 Continued to 11/18/2021, with Notice.**

6670 East 38th Street (Approximate Address)

Lawrence Township, Council District #13

Randeep Singh, by Shane Burns

Rezoning of 2.63 acres from the D-4 and C-3 districts to the C-7 district.

**2021-ZON-114 Continued to 10/28/2021.**

1525 West Edgewood Avenue (Approximate Address)

Perry Township, Council District #20

Cash Waggoner & Associates PC, by Doug Mitchell

Rezoning of 0.417 acre from the D-A district to C-1 district.

**2021-ZON-115 Acknowledged the Timely Automatic Continuance (filed by a registered neighborhood group) to 11/4/2021.**

722 Fairfield Avenue (Approximate Address)

Center Township, Council District #9

JKW Development Group LLC, by John Cross

Rezoning of 0.2 acre from the D-5 district to the D-8 district.

**2021-ZON-116 Acknowledged the Timely Automatic Continuance (filed by a registered neighborhood group) to 11/4/2021.**

2201 East 46th Street (Approximate Address)

Washington Township, Council District #9

Refinery 46 LLC, by Paul Carroll

Rezoning of 1.55 acres from the C-S (W-1) district to the C-S (W-1) district to provide for business, professional and government offices; commercial contractors; eating establishment or food preparation; artisan food and beverage; training center; business, art or other professional secondary proprietary school; greenway; museum, library or art gallery; religious uses; medical or dental offices, centers or clinics; medical or dental laboratories; financial and insurance services; hair and body care salon or service; information technology research and development; logistics research and development; wireless communications facility; and accessory uses classified as accessory use in the C-1, C-3, C-4, C-5 and C-7 districts.

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.