

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

July 21, 2021

Notice is hereby given that the Metropolitan Development Commission of Marion County is scheduled to hold public hearings on Wednesday, July 21, 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 PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER,
NO APPEAL FILED:

- 2021-ZON-046 3125 NORTH GERMAN CHURCH ROAD (*APPROXIMATE ADDRESS*)
WARREN TOWNSHIP, COUNCIL DISTRICT #14
DAVIS BUILDING GROUP, by Clark, Quinn, Moses, Scott and Grahn LLP
and Elizabeth Bentz Williams
Rezoning of 18 acres from the D-3 district to the D-5II district.
- 2021-ZON-053 2525, 2529 AND 2535 EAST 38TH STREET (*APPROXIMATE
ADDRESSES*)
CENTER TOWNSHIP, COUNCIL DISTRICT #9
RAJENDRA K. SINGH
Rezoning of 0.69 acre from the C-3 district to the C-4 district.

PART II

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

- 2021-CZN-835 3801 WEST MORRIS STREET (*APPROXIMATE ADDRESS*)
WAYNE TOWNSHIP, COUNCIL DISTRICT #16
RACETRAC PETROLEUM INC. by Russell L. Brown
Rezoning of 4.572 acres from the I-4 district to the C-7 district.
- 2021-CAP-836 9330 EAST 56TH STREET (*APPROXIMATE ADDRESS*) CITY OF
LAWRENCE
LAWRENCE TOWNSHIP, COUNCIL DISTRICT #4
D-P
INDIANAPOLIS MARION COUNTY LIBRARY, by William W. Gooden
Modification of the development statement of 2007-ZON-046, as amended
by 2013-ZON-066 and 2015-MOD-005 to modify:
a) Section 2.3.1 to have less than 80% of the buildings public face at
the build-to line of Melner Street and 56th Street;

- b) Section 3.3.4 to permit the building height to be less than 24 feet along Melner Street and Otis Street;
- c) Section 3.3.7 to have less than 80% of building's public face at the required 15-foot building line from the back of the curb of Melner Street and 56th Street and to exceed the maximum setback of 40 feet along 56th Street;
- d) Section 3.3.9 to permit parking to encroach beyond the parking setback line of 50% of the distance from the building face to the building rear;
- e) Section 4.5.1 to permit windows that are not vertically proportioned;
- f) Section 4.7.1 to permit a flat roof without a cornice line or parapet wall or similar feature;
- g) Section 4.7.2 to permit flat roofs on a building with less than 20 feet to the cornice line; and
- h) Section 4.16.3 to permit a library (institution) to be sited along 56th Street instead of along open space or a park.

2021-CZN-838 2603, 2607 AND 2611 EAST 10TH STREET AND 945 NORTH TEMPLE AVENUE (*APPROXIMATE ADDRESSES*)
 CENTER TOWNSHIP, COUNCIL DISTRICT #17
 NEAR EAST AREA RENEWAL, by Joe Smoker
 Rezoning of 0.4 acre from the C-3 district to the MU-2 district.

PART III

COMPANION PETITIONS APPROVED BY THE HEARING EXAMINER, APPEALED BY A REMONSTRATOR:

2021-CZN-817 / 2216 AND 2228 NORTH COLLEGE AVENUE (*APPROXIMATE*
 2021-CVR-817 *ADDRESSES*)
 CENTER TOWNSHIP, COUNCIL DISTRICT #17
 REDLINE HOLDINGS VII LLC, by David Kingen and Schyler Sullivan
 Rezoning of 0.82 acre from the D-8 district to the MU-2 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 38-foot tall, mixed-use building with 59 parking spaces (including 10 proposed on-street parking spaces), and a fourteen-foot north side transitional yard (maximum 35-foot height, 61 parking spaces, and 15-foot side transitional setback).

PART IV

COMPANION PETITIONS TRANSFERRED BY THE HEARING EXAMINER FOR INITIAL HEARING:

2020-CZN-842 / 2450 AND 2458 NORTH ARSENAL AVENUE (*APPROXIMATE*

2020-CVR-842

ADDRESSES)

CENTER TOWNSHIP, COUNCIL DISTRICT #17

OASIS CHRISTIAN COMMUNITY DEVELOPMENT CORPORATION, by David Kingen

Rezoning of 1.32 acres from the C-1 district to the MU-2 classification to provide for a development of a mixed-use building.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a three-story multi-family building within the clear sight triangle of the abutting streets (not permitted), with a 10-foot front transitional setback from the right-of-way of Dr. Andrew J. Brown Avenue, with a 7.5-foot front transitional setback from the right-of-way of East 25th Street, with a patio with a zero-foot front transitional setback from Dr. Andrew J. Brown Avenue and East 25th Street, with a 90-foot front setback from Arsenal Avenue, with parking with a 10-foot front transitional setback from Arsenal Avenue, with parking in the front yard of Arsenal Avenue, with zero-foot side transitional yards and 10-foot side transitional yards, and with two 38-foot wide curb cuts from Arsenal Avenue (buildings not permitted within the clear sight triangle, 12-foot front transitional yard, maximum 20-foot front setback, 15-foot side transitional setback required and access from alley required, curb cuts cannot exceed 24 feet at the street line).

PART V

REZONING PETITIONS FOR INITIAL HEARING:

2021-ZON-048

7610 WEST COUNTY LINE ROAD (*APPROXIMATE ADDRESS*)

DECATUR TOWNSHIP, COUNCIL DISTRICT #20

D.R. HORTON - INDIANAPOLIS, by Brian J. Tuohy

Rezoning of 165 acres from the D-A and UQ-1 districts to the D-P district to provide for a maximum of 400 single-family and two-family dwelling units at a density of 2.42 units per acre.

2021-ZON-052

5510 SOUTH EMERSON AVENUE (*APPROXIMATE ADDRESS*)

PERRY TOWNSHIP, COUNCIL DISTRICT #24

HAVEN HEALTH MANAGEMENT LLC, by Cheyenne Riker

Rezoning of 1.1 acres from the D-P district to the D-P district to use the existing building for a residential living facility for individuals with psychiatric disorders.

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.