

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

April 14, 2022

Notice is hereby given that the Metropolitan Development Commission of Marion County is scheduled to hold public hearings on Thursday, April 14, 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-APP-001

6840 Eagle Highlands Way (*Approximate Address*)

Pike Township, Council District #10

PK-2

ELEMAR LLC, by Ken Woods

Park District-Two Approval for the installation of a non-illuminated wall sign.

2022-MOD-002

1533 Lewis Street (*Approximate Address*)

Center Township, Council District #17

D-P

Polk Stables LLC, by Michael Rabinowitch

Modification of the Development Plan related to 2019-CZN-804, including the Sign Program approved by 2019-ADM-165, to permit a roof sign and approval to incorporate the historic building sign into the front façade.

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).

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-012

4903 and 4907 Winthrop Avenue (*Approximate Addresses*)

Washington Township, Council District #9

Overdose-Lifeline, Inc. by Michael Rabinowitch
Rezoning of 0.33 acre from the C-S (W-1) district to the C-S (W-1) district to permit a residential facility for women in recovery.

2022-ZON-015

5 East Southport Road (*Approximate Address*)
Perry Township, Council District #23
Beineke Investments LLC, by Pat Rooney
Rezoning of 1.12 acres from the D-A district to the C-4 district to allow for a gas station with convenience store.

2022-ZON-017 / 2022-VAR-002 (Amended)

1621, 1625, and 1631 West 86th Street (*Approximate Addresses*)
Washington Township, Council District #1
BH 86th LLC, by Michael Rabinowitch
Rezoning of 3.3 acres from the C-4 and D-7 districts to the HD-2 district to allow for a 160-unit multifamily senior housing development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the location of parking area and trash enclosure within the stream protection corridor (not permitted).

2022-ZON-019

8405 and 8635 Brookville Road (*Approximate Addresses*)
Warren Township, Council District #18
Scannell Properties, LLC, by Michael Rabinowitch
Rezoning of 108.53 acres from the C-4 and C-5 districts to the I-2 district.

2022-ZON-026

4825 East 82nd Street (*Approximate Address*)
Washington Township, Council District #3
East 82nd Street Partners, LLC, by Mark R. Leach
Rezoning of 1.6 acres from the C-S district to the C-S district to add the following uses to those already permitted under petition 95-Z-171: Health and Fitness Facility; Gymnasium; Instruction in baseball, gymnastics or swimming; Trampoline Park; or other similar indoor commercial amusement/recreation establishment.

Modification of Commitments related to 95-Z-171 as amended by 98-AP-6 to amend the following commitment:

Commitment #10 to add Health and Fitness Facility; Gymnasium; Instruction in baseball, gymnastics or swimming; Trampoline Park; or other similar indoor commercial amusement/recreation establishment to the listing of permitted uses.

2022-ZON-028

4020 East 21st Street (*Approximate Address*)
Center Township, Council District #17

Marathon Petroleum Company, by David Kingen and Emily Duncan
Rezoning of 0.75 acres from the D-5 (FW) district to the I-3 (FW) district.

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).

NEW PETITIONS:

2022-APP-002
7979 North Shadeland Avenue (*Approximate Address*)
Lawrence Township, Council District #4
HD-2
Community Health Network, by F. Douglas Staley, Jr.
Hospital District Two Approval to provide for three wall signs.

2022-APP-003
1500 North Ritter Avenue (*Approximate Address*)
Warren Township, Council District #12
HD-1
Community Hospital East, by F. Douglas Staley, Jr.
Hospital District One Approval to provide for one wall sign.

2022-APP-004
8102 Clearvista Parkway (*Approximate Address*)
Lawrence Township, Council District #4
HD-1
Community Health Network, by Don Miller
Hospital District One Approval to provide for three wall signs.

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-038

6220 Guilford Avenue (*Approximate Address*)

Washington Township, Council District #2

GP-CM Broad Ripple Developers, LLC, by Michael Rabinowitch

Rezoning of 1.55 acres from the D-5 (TOD), C-3 (TOD) and C-4 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.

2022-ZON-042

1825, 1861 and 1919 Montcalm Street (*Approximate Addresses*)

Center Township, Council District #11

Onyx and East

Rezoning of 1.406 acres from the C-1 district to the D-5II district.

2022-CZN-810 / 2022-CVR-810

425 North Holt Road and 3500 Cossell Road (*Approximate Addresses*)

Wayne Township, Council District #15

Washington Park Cemetery Association, Inc., by Andi M. Metzel

Rezoning of 11.56 acres from the D-A, D-P, D-5 and C-3 (FW) (FF) districts to the SU-10 (FW) (FF) classification to provide for cemetery uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for portions of several cemetery structures to be located within the outer 30 feet of the 60-foot Stream Protection Corridor of Little Eagle Creek.

2022-CZN-811 / 2022-CVR-811 (Amended)

1009 Fletcher Avenue (*Approximate Address*)

Center Township, Council District #16

Sunstone Homes, LLC, by Brooke Sant' Anna

Rezoning of 0.136 acre from the C-1 District to the D-8 District.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of a single-family dwelling with a 2.4-foot side setback (minimum three-foot setback required) and a 34-foot front setback (setback between 10 feet and 19.9 feet required).

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.