

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

HEARING EXAMINER

**February 24, 2022**

Notice is hereby given of a public hearing was held in person on February 24, 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.

**TRANSFERRED PETITION (FROM THE MDC):**

**2021-CZN-851** *After a Public Hearing, Recommended Approval, subject to three commitments; MDC 3-16-2022.*

3734 Bluff Road (Approximate Address)

Perry Township, Council District #16

Malak Singh, by David Gilman

Rezoning of 7.24 acres from the D-A (FF) district to the D-3 (FF) district.

**CONTINUED PETITIONS:**

**2021-ZON-125** *Continued to 3/10/2022, with new Notice having been sent since the Petition had been amended to include a Variance request.*

4822 East Edgewood Avenue and 5820 South Emerson Avenue (Approximate Addresses)

Perry Township, Council District #24

IN Indianapolis Emerson, LLC, by Joseph D. Calderon

Rezoning of 19.82 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for multi-family residential development.

**2021-ZON-135** *After a Public Hearing, Recommended Approval; MDC 3/16/2022.*

900 South Tibbs Avenue (Approximate Address)

Wayne Township, Council District #16

Ben Davis Conservancy District, by Thomas M. Schubert

Rezoning of 7.25 acres from the I-4 district to the SU-41 classification to provide for a wastewater treatment facility.

**2021-CZN-854 / 2021-CVR-854 / 2021-CVC-854** *After Expediting the Petitions, Recommended Approval of the Rezoning Petition; MDC 3/16/2022. Approved the Variance Petition and adopted the Findings of Fact. Approved the amended Vacation Petition, subject to a commitment, and adopted the Findings of Fact, and Waived the Assessment of Benefits.*

1501 West Ohio Street and 120 and 122 North Harding Street (Approximate Addresses)

Center Township, Council District #16

Stringtown Indy LLC, by David Kingen and Emily Duncan  
Rezoning of 1.05 acres from the D-8 (RC) and the C-3 (RC) district to the CBD-S (RC) district to provide for multi-family dwelling and townhomes, and all C-1 and MU-2 uses (within the existing building).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero off-street parking spaces for the existing building at 1501 West Ohio Street and 38 off-street spaces provided for the proposed development at 120 and 122 North Harding Street (minimum 17 off-street parking spaces required for 1501 West Ohio Street and minimum of 40 spaces required for 120 and 122 North Harding Street).

Vacation of five-foot wide strip off the south side of Ohio Street, beginning at the west right-of-way line of Harding Street, west 165 feet, to the northwest corner of Lot 14 in Drake's Subdivision of Out Lot 14 West of White River, as recorded in Plat Book 1, Page 144 in the Office of the Recorder of Marion County, Indiana;

Vacation of Everett Street, being 30 feet in width, beginning at the west right-of-way line of Harding Street, west 100 feet to the first north-south alley west of Harding Street; all with a waiver of the assessment of benefits.

**2022-ZON-001 (Amended)      *After Expediting the Petition, Recommended Approval; MDC 3/16/2022.***

2302 Prospect Street (*Approximate Address*)

Center Township, Council District #17

Valka Rodriguez, by Diana Munoz

Rezoning of 0.11 acres from the C-4 district to the D-5II district to provide for residential development.

**NEW PETITIONS:**

**2022-ZON-004      *Continued to 3/24/2022.***

5530 and 5540 South East Street (*Approximate Addresses*)

Perry Township, Council District #23

Epler Parke, LLC by Robert T. Wildman

Rezoning of 2.38 acres from the C-3 and C-S districts to the C-4 district to allow for the development of a multi-tenant office building with an inpatient substance abuse treatment and recovery center as the primary tenant.

**2022-ZON-005      *After Expediting the Petition, Recommended Approval; MDC 3/16/2022.***

2024 Columbia Avenue (*Approximate Address*)

Center Township, Council District #17

Trident Realty Investments by Timothy Gray

Rezoning of 0.129 acre from the I-3 district to the D-8 district to allow for the construction of a single-family house.

**2022-ZON-006    *After a Public Hearing, Recommended Denial; MDC 3/16/2022.***

5815 East 42nd Street (*Approximate Address*)

Lawrence Township, Council District #13

Path to Prosperity, LLC by Pat Rooney

Rezoning of 10.931 acres from the SU-1 district to the C-7 district to allow for a self-storage facility.

**2022-ZON-007        *After Expediting the Petition, Recommended Approval, subject to commitments; MDC 3/16/2022.***

1634, 1638, 1641, and 1645 Barth Avenue (*Approximate Addresses*)

Center Township, Council District #21

Southeast Neighborhood School of Excellence, Inc by Joseph D. Calderon

Rezoning of 0.474 acre from the D-5 (TOD) and D-8 (TOD) districts to the SU-2 (TOD) district to allow for school use.

**2022-ZON-008    *After Expediting the Petition, Recommended Approval; MDC 3/16/2022.***

1524 & 1536 Olive Street (*Approximate Address*)

Center Township, Council District #21

Fountain Square Management & Investment LLC by Marcus Crouch

Rezoning of 0.139 acre from the D-5 (TOD) district to the D-8 (TOD) district.

**2022-ZON-009    *After a Public Hearing, Recommended Denial; MDC 3/16/2022.***

569 South Arlington Avenue (*Approximate Address*)

Warren Township, Council District #12

RSPM Wine Spirits Inc. by Jessica Findley

Rezoning of 0.14 acre from the D-5 district to the C-4 district to allow for a convenience store and gas station.

**2022-ZON-010    *After Expediting the Petition, Recommended Approval; MDC 3/16/2022.***

3710 Lafayette Road (*Approximate Address*)

Wayne Township, Council District #10

Hoangtin Nguyen

Rezoning of 0.193 acre from the D-5 (FF) district to the C-3 (FF) district to allow for office use.

**2022-ZON-011    *After a Public Hearing, Recommended Approval, subject to commitments; MDC 3/16/2022.***

4005 East 26th Street (*Approximate Address*)

Center Township, Council District #17  
Hughes Real Estate LLC by Joshua Robertson  
Rezoning of 0.56 acre from the C-3 district to the C-7 district to allow for automobile service and repair.

**2022-ZON-012 Acknowledged the timely Automatic Continuance to 3/24/2022.**

4903 & 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-013 After Expediting the Petition, Recommended Approval; MDC 3/16/2022.**

1248, 1250, 1251, and 1253 West 19th Street (*Approximate Addresses*)  
Center Township, Council District #11  
Habitat for Humanity of Greater Indianapolis, Inc. by Chris Barnett  
Rezoning of 0.529 acre from the C-1 (W-1) and C-3 (W-1) districts to the D-5 (W-1) to allow for the construction of single-family homes.

**2022-ZON-014 Continued to 3/24/2022.**

8604 and 8610 Shelby Street (*Approximate Addresses*)  
Perry Township, Council District #23  
Hoosier Innovation Center Holdings Inc. by David Gilman  
Rezoning of 9.67 acres from the D-A (FF) district to the C-S (FF) district to allow for an office building and self-storage facility.

**2022-CZN-800 / 2022-CPL-800 After Expediting the Petitions, Recommended Approval of the Rezoning Petitions; MDC 3/16/2022. Approved the Plat Petition, subject to the 13 conditions in the Staff Report, and adopted the Findings of Fact.**

6900 and 6969 South Meridian Street and 23 East Venoy Drive (*Approximate Addresses*)  
Perry Township, Council District #23  
Reformed Presbyterian Church of Southside Indianapolis, Inc.  
Rezoning of 0.584 acre from the D-3 District to the SU-1 classification.

Approval of a subdivision Plat, to be known as RPCSI Subdivision, a Replat of Lots One and Two of Venoy Meadows and Lots 44-47 of Victory Terrace, combining 3.746 into one lot, including the vacation of a 10-foot north-south drainage/utility easement and all building setback lines on Lots One and Two of Venoy Meadows.

**2022-CZN-802 / 2022-CVR-802 Acknowledged the timely Automatic Continuance to 3/24/2022.**

8515 and 8535 West 21st Street and 1931 Lake of the Pines Drive (*Approximate Addresses*)

Wayne Township, Council District #6

Lake of the Pines LLC, by Joseph D. Calderon

Rezoning of 8.851 acres from the D-A District to the D-11 classification.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 20-foot perimeter yard along the north and west lot lines (50-foot perimeter yard required).

**2022-CPL-805 / 2022-CVR-805    *Continued to 3/24/2022.***

3919 Moller Road (*Approximate Address*)

Pike Township, Council District #10

Hodges Commons Limited Partnership, by Patrick Moone, PE

MU-1 and C-4

Approval of a Subdivision Plat, to be known as Eagle Branch Library Subdivision Replat of Lot 2, dividing 4.991 acres into two lots, with a waiver of the sidewalk requirement along Moller Road.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to allow for the construction of a 78-unit apartment building with a 14-foot transitional yard (20-foot transitional yard 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](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.