

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

January 27, 2022

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission of Marion County held public hearings on Thursday, January 27, 2022, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, 46204 on the following petitions:

SPECIAL REQUEST:

2022-ZON-002 *Transferred the Petition from 2/24/2022 HE docket to the MDC; 2/16/2022. Granted a two-day Waiver for Sign Notice and a one-day Waiver for Written Notice.*

3208 North Sherman Drive (*Approximate Address*)

Center Township, Council District #17

Fresh Start Treatment Facility, by Russell L. Brown

Rezoning of 1.26 acres from the SU-7 district to the C-S district to provide for a detoxification and residential in-patient behavioral health treatment facility.

CONTINUED PETITIONS:

2021-ZON-082 (Amended) *Acknowledged the Withdrawal of the Petition.*

11811 Southeastern Avenue (*Approximate Address*)

Franklin Township, Council District #25

Aqua Indiana Inc., by Timothy E. Ochs

Rezoning of 4.046 acres from the D-A district to the SU-41 district to provide for a waste-water treatment plant.

2021-ZON-109 *Continued to 6/23/2022, with Notice.*

8250 Southeastern Avenue – fronts Franklin Road (*Approximate Address*)

Franklin Township, Council District #18

Kittle Property Group Inc., by Joseph D. Calderon

Rezoning of 24.426 acres from the C-4 district to the D-7 district.

2021-ZON-115 *After Expediting the Petition, Recommended Approval; MDC 2/16/2022.*

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-125 *Continued to 2/24/2022, with Notice in order to amend the petition (i.e., add variances of development standards).*

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

Perry Township, Council District #24

IN Indianapolis Emerson, LLC, by Robert Wright
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-128 *Acknowledged the Withdrawal of the Petition. Granted a refund of the filing fees in the amount of \$1334.50.*

8830 and 8850 Rockville Road (*Approximate Addresses*)

Wayne Township, Council District #15

HZK, LLC, by Pat Rooney

Rezoning of 1.53 acres from the D-A and D-3 districts to the C-4 district to provide for a car wash facility.

2021-ZON-135 *Acknowledged the timely Automatic Continuance by neighborhood organization to 2/24/2022.*

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-863 / 2021-CVC-863 / 2021-CVR-863 (Amended) *Granted a one-day Waiver of Notice for Sign Notice. After Expediting the Petitions, Recommended Approval of the Rezoning Petition, subject to commitments; MDC 2/16/2022. Approved of the Vacation Petition, granted a Waiver of the Assessment of Benefits, and adopted the Findings of Fact. Approved the Variance Petition and adopted the Findings of Fact.*

1715 Hall Place and 1720-1744 North Illinois Street (*Approximate Addresses*)

Center Township, Council District #11

Arrow Street Development LLC, by Peter Cleveland

Rezoning of 1.97 acres from the HD-1 (RC) district to the MU-1 (RC) classification.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide a mixed-use development, with a zero-foot front yard setback along 18th Street and Illinois Street (minimum 12-foot front yard setback required for the portion of the site outside of Regional Center), within the clear sight triangle of the abutting streets (structures not permitted within the clear-sight triangle), a zero-foot rear transitional yard and rear yard (minimum 15-foot rear transitional yard and minimum 10-foot rear yard required).

Vacation of a portion of a 15-foot wide platted alley, being the first north-south alley east of Hall Place, from the south right-of-way line of West 18th Street, south 295.25 feet to the southern lot line of Lot Six in the Hall Place subdivision, as recorded in Plat Book 8, Page 26 in the Office of the Recorder of Marion County, Indiana, with a waiver of the assessment of benefits.

NEW PETITIONS:

2021-ZON-145 *After a Public Hearing, recommended Approval of the Petition, subject to commitment in Staff Report; MDC 2/16/2022.*

3160, 3162, 3164, and 3170 East Minnesota Street (*Approximate Addresses*)

Center Township, Council District #21
Hanh Builee
Rezoning of 0.53 acres from the C-1 district to the D-5 district for residential use.

2021-ZON-147 *After Expediting the Petition, Recommended Approval; MDC 2/16/2022.*

906 East Beecher Street (*Approximate Address*)
Center Township, Council District #21
Indiana Rehab Investments LLC, by Mark and Kim Crouch
Rezoning of 0.08 acres from the I-4 district to the D-5 district to provide for residential use.

2021-ZON-148 (Amended) *Continued to 2/10/2022.*

75 South Kenyon Street (*Approximate Address*)
Warren Township, Council District #12
Southern Equity and Asset Trust, by Christopher J. McElwee
Rezoning of 1.03 acres from the D-5 (TOD) and C-3 (TOD) districts to the I-2 (TOD) district to provide for a commercial bakery.

2021-ZON-150 *Continued to 2/10/2022.*

8150 Brookville Road (*Approximate Address*)
Warren Township, Council District #18
Advanced Recovery Systems LLC, by Timothy E. Ochs
Rezoning of 5.311 acres from the C-3 district to the C-4 district to provide for a substance abuse treatment facility.

2021-CZN-865 / 2021-CPL-865 / 2021-CVR-865 *After Expediting the Petitions, Recommended Approval of the Rezoning Petition; MDC 2/16/2022. Approved the Plat Petition, subject to the ten conditions in the Staff Report. Approved the Variance Petitions, subject to amended commitments, and adopted the Findings of Fact.*

19 West Kelly Street (*Approximate Addresses*)
Center Township, Council District #16
Ben and Bonnie Adams, by John Cross
Rezoning of 0.57 acre from the SU-1 and SU-10 districts to the D-5 district.

Approval of a Subdivision Plat to be known as Adams Addition, dividing 0.57 acre into two lots, with one containing a single-family dwelling, and the other containing a triplex.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing triplex with a one-foot front setback; and 16-foot and two-foot front setbacks associated with an existing single-family dwelling; and a concrete slab with a two-foot front setback and zero-foot side yard setback (not permitted in large lot row house typology, 20-foot front setback required, three-foot side setback required).

2021-CZN-866 / 2021-CPL-866 / 2021-CVR-866 *Acknowledged the Withdrawal of the Variance Petition. After a Public Hearing, Recommended the Approval of the Rezoning Petition; MDC 2/16/2022. Approved the Plat Petition, subject to the ten conditions in the Staff Report.*

5260 Claybrooke Commons Drive (*Approximate Address*)

Franklin Township, Council District #25

Dunphy Development LLC, by Russell L. Brown

Rezoning of 4.73 acre from the C-4 to the C-5 district to allow for a vehicle sales, maintenance, and repair facility.

Approval of a Subdivision Plat to be known as Claybrooke Commons East, Lot 3, dividing 18.44 acres into one lot and one block.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to permit a 20-foot monument sign (maximum ten-foot 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.