

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**March 16, 2022**

Notice is hereby given that the Metropolitan Development Commission of Marion held public hearings on Wednesday, March 16, 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:

PART I

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

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| 2022-ZON-001<br>(AMENDED)<br><b>APPROVED;</b><br><b>CCC: 4/4/2022</b> | 2302 PROSPECT STREET ( <i>APPROXIMATE ADDRESS</i> )<br>CENTER TOWNSHIP, COUNCIL DISTRICT #17<br>VALKA RODRIGUEZ, by Diana Munoz<br>Rezoning of 0.11 acres from the C-4 district to the D-5ll district to provide for residential development.  |
| 2022-ZON-003<br><b>APPROVED;</b><br><b>CCC: 4/4/2022<sup>1</sup></b>  | 3727 KENTUCKY AVENUE ( <i>APPROXIMATE ADDRESS</i> )<br>DECATUR TOWNSHIP, COUNCIL DISTRICT #22<br>CHARLES AND LURA MAGERS, by David Gilman<br>Rezoning of 1.19 acres from the D-A district to the C-1 district to provide for a counseling center.  |
| 2022-ZON-005<br><b>APPROVED;</b><br><b>CCC: 4/4/2022</b>              | 2024 COLUMBIA AVENUE ( <i>APPROXIMATE ADDRESS</i> )<br>CENTER TOWNSHIP, COUNCIL DISTRICT #17<br>TRIDENT REALTY INVESTMENTS, by Timothy Gray<br>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-007<br><b>CONT. TO</b><br><b>4/6/2022</b>                    | 1634, 1638, 1641, AND 1645 BARTH AVENUE ( <i>APPROXIMATE ADDRESSES</i> )<br>CENTER TOWNSHIP, COUNCIL DISTRICT #21<br>SOUTHEAST NEIGHBORHOOD SCHOOL OF EXCELLENCE, INC., by Joseph D. Calderon<br>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<br><b>APPROVED;</b><br><b>CCC: 4/4/2022</b>              | 1524 AND 1536 OLIVE STREET ( <i>APPROXIMATE ADDRESSES</i> )<br>CENTER TOWNSHIP, COUNCIL DISTRICT #21<br>FOUNTAIN SQUARE MANAGEMENT & INVESTMENT LLC, by Marcus Crouch<br>Rezoning of 0.139 acre from the D-5 (TOD) district to the D-8 (TOD) district.   |

- 2022-ZON-010  
**APPROVED;**  
**CCC: 4/4/2022** 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  
**APPROVED;**  
**CCC: 4/4/2022<sup>1</sup>** 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-013  
**APPROVED;**  
**CCC: 4/4/2022** 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.

PART II

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

- 2021-CZN-851  
**CONT. TO**  
**4/6/2022** 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.
- 2022-CZN-800  
**APPROVED;**  
**CCC: 4/4/2022** 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.

PART III

ORDINANCE AMENDMENT FOR INITIAL HEARING:

- 2022-AO-001  
**APPROVED;**  
**CCC: 5/2/2022** A PROPOSAL FOR A GENERAL ORDINANCE TO AMEND CHAPTER 741 OF THE CONSOLIDATED ZONING AND SUBDIVISION CONTROL ORDINANCE FOR INDIANAPOLIS-MARION COUNTY TO COMPLY WITH INDIVIDUAL NATIONAL

POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)  
MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT  
INS040001.

PART IV

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING  
EXAMINER, APPEAL FILED BY REMONSTRATOR:

2021-ZON-135      900 SOUTH TIBBS AVENUE (*APPROXIMATE ADDRESS*)  
**APPROVED;**      WAYNE TOWNSHIP, COUNCIL DISTRICT #16  
**CCC: 4/4/2022<sup>1</sup>**      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.

PART V

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER,  
APPEAL FILED BY THE PETITIONER:

2022-ZON-006      5815 EAST 42ND STREET (*APPROXIMATE ADDRESS*)  
**CONT. TO**      LAWRENCE TOWNSHIP, COUNCIL DISTRICT #13  
**4/20/2022**      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.

PART VI

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER,  
APPEAL FILED BY THE PETITIONER:

2022-ZON-009      569 SOUTH ARLINGTON AVENUE (*APPROXIMATE ADDRESS*)  
**APPROVED;**      WARREN TOWNSHIP, COUNCIL DISTRICT #12  
**CCC: 4/4/2022**      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.

PART VII

REZONING PETITION TRANSFERRED FROM THE HEARING EXAMINER FOR INITIAL  
HEARING:

2022-ZON-002      3208 NORTH SHERMAN DRIVE (*APPROXIMATE ADDRESS*)  
**APPROVED;**      CENTER TOWNSHIP, COUNCIL DISTRICT #17

**CCC: 4/4/2022<sup>1</sup>** 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.

PART VIII

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

<b>2021-ZON-149 (AMENDED) AUTOMATIC CONT. TO 4/20/2022</b>	6729 WESTFIELD BOULEVARD ( <i>APPROXIMATE ADDRESS</i> ) WASHINGTON TOWNSHIP, COUNCIL DISTRICT #2 J.C. HART COMPANY, INC., CHASE DEVELOPMENT, INC., AND EVERGREEN, LLC, by Michael Rabinowitch Rezoning of 21.44 acres from the SU-34 (FF) and DP (FF) districts to the DP (FF) district to provide for a multifamily and townhome development.
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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.

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<sup>1</sup>Per Article VIII.5.A. of the MDC Rules of Procedure, "...no petition shall be considered finally approved by the Commission or be so certified until all the covenants and/or commitments required or allowed by the Commission, and which comply with the requirements of Article VII, shall have been filed with the Administrator."