

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

February 2, 2022

Notice is hereby given of a public hearing to be held in person on February 2, 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. Given the current increase in COVID-19 cases, the Metropolitan Development Commission may determine to hold this meeting virtually via Webex in accordance with Governor Holcomb's extension of the Public Health Emergency Declaration. In the event that the Commission determines to hold this meeting virtually, notice of this determination will be provided on the published Staff Report and Agenda prior to the meeting and will be available at <https://www.indy.gov/activity/dmd-public-hearing-documents>.

PART I

MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2021-MOD-016 5525 LAFAYETTE ROAD (*APPROXIMATE ADDRESS*)
PIKE TOWNSHIP, COUNCIL DISTRICT #8
C-1
ADAM KROCKENBERGER
Modification of Commitments related to 2008-ZON-004 to modify
Commitment Nine to allow for parking in front of the structure
(Commitment Nine requires parking to be on the side or rear of existing or
proposed commercial structures).

PART II

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

2021-ZON-075 7320 EAST HANNA AVENUE (*APPROXIMATE ADDRESS*)
(AMENDED) FRANKLIN TOWNSHIP, COUNCIL DISTRICT #18
M/I HOMES OF INDIANA LP, by Joseph D. Calderon
Rezoning of 73.85 acres from the D-A and SU-43 districts to the D-3
district.

2021-ZON-137 6205 RUCKER ROAD (*APPROXIMATE ADDRESS*)
WASHINGTON TOWNSHIP, COUNCIL DISTRICT #3
MIDWEST DESIGN GROUP, LLC, by Matthew Land
Rezoning of 7.48 acres from the SU-1 district to the C-1 classification to
for office uses.

2021-ZON-143 5896 SOUTH EAST STREET (*APPROXIMATE ADDRESS*)
PERRY TOWNSHIP, COUNCIL DISTRICT #23

SOE WIN AND KHING LIN, by Kyaw Win Naing
Rezoning of 1.875 acres from the D-A district to the SU-1 district.

2021-ZON-144 1955 AND 1959 HILLSIDE AVENUE (*APPROXIMATE ADDRESS*)
CENTER TOWNSHIP, COUNCIL DISTRICT #17
KATHY E. LANE
Rezoning of 0.24 acres from the C-1 district to the D-5 district.

PART III

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

2021-ZON-105 1855 NORTH SHADELAND AVENUE (*APPROXIMATE ADDRESS*)
WARREN TOWNSHIP, COUNCIL DISTRICT #19
MG OIL INC., by Pat Rooney
Rezoning of 0.415 acre from the C-3 district to the C-4 district.

PART IV

REZONING PETITION FOR INITIAL HEARING:

2021-ZON-129 1201 SOUTH GERMAN CHURCH ROAD (*APPROXIMATE ADDRESS*)
(AMENDED) WARREN TOWNSHIP, COUNCIL DISTRICT #19
PYATT BUILDERS, LLC, by Brian J. Tuohy
Rezoning of 28.039 acres from the SU-1 district to the D-P district to
provide for 33 two-family dwellings (66 units).

PART V

REZONING PETITION FOR INITIAL HEARING:

2021-ZON-142 7340 EAST EDGEWOOD AVENUE (*APPROXIMATE ADDRESS*)
FRANKLIN TOWNSHIP, COUNCIL DISTRICT #25
PULTE HOMES OF INDIANA, LLC, by Joseph D. Calderon
Rezoning of 52.19 acres from the D-A (FW) district to the D-P (FW)
classification to provide for 115 single-family dwellings.

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.