

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

**January 19, 2022**

Notice is hereby given that the Metropolitan Development Commission of Marion County held **virtual** public hearings on Wednesday, January 19, 2022, scheduled to begin at 1:00 p.m. via Webex at <https://indy.webex.com/indy/onstage/g.php?MTID=ecf8c7d15de9eb26a68429dc288192615> or by calling 1-844-992-4726 United States Toll Free or +1-408-418-9388 United States Toll; access code: 2344 600 4833.

PART I

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

<b>2021-MOD-013 APPROVED</b>	7425 EAST WASHINGTON STREET ( <i>APPROXIMATE ADDRESS</i> ) WARREN TOWNSHIP, COUNCIL DISTRICT #18 C-S AMERCO REAL ESTATE COMPANY, by David E. Dearing Modification of Commitments of 2018-ZON-041 to modify Commitment Two which required general adherence to the amended site plan file-dated May 17, 2018 in order to permit additional self-storage facilities.
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PART II

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

<b>2021-ZON-075 (AMENDED) CONT. TO 2/2/2022</b>	7320 EAST HANNA AVENUE ( <i>APPROXIMATE ADDRESS</i> ) 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.
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<b>2021-ZON-119 APPROVED; CCC: 2/7/2022<sup>1</sup></b>	7337 AND 7700 WEST WASHINGTON STREET ( <i>APPROXIMATE ADDRESSES</i> ) WAYNE TOWNSHIP, COUNCIL DISTRICT #22 INDIANAPOLIS AIRPORT AUTHORITY, by Gregory J. Ilko Rezoning of 8.8 acres from the SU-46 district to the I-3 district.
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PART III

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

2021-CZN-851      3734 BLUFF ROAD (*APPROXIMATE ADDRESS*)  
**TRANSFERRED**      PERRY TOWNSHIP, COUNCIL DISTRICT #16  
**TO HE 2/24/2022,**      MALAK SINGH, by David Gilman  
**WITH NOTICE**      Rezoning of 7.24 acres from the D-A (FF) district to the D-3 (FF) district.

2021-CZN-857      6205, 6215 and 6225 East 38th Street (approximate address)  
**APPROVED;**      Warren Township, Council District #13  
**CCC: 2/7/2022<sup>1</sup>**      ISB Real Estate, LLC, by Joseph D. Calderon  
Rezoning of 7.27 acres from the C-5 district to the I-1 district to provide for a commercial contractor.

#### PART IV

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

2021-ZON-118      3003 AND 3009 EAST 96TH STREET (*APPROXIMATE ADDRESSES*)  
**APPROVED;**      WASHINGTON TOWNSHIP, COUNCIL DISTRICT #2  
**CCC: 2/7/2022<sup>1</sup>**      HOUR MOTORS REALTY LLC, by J. Murray Clark  
Rezoning of 1.34 acres from the C-1 district to the C-5 district.

#### PART V

#### REZONING PETITION FOR INITIAL HEARING:

2021-ZON-085      9311, 9333, 9401 AND 9545 NORTH MERIDIAN STREET AND 35  
**APPROVED;**      AND 61 EAST 96TH STREET (*APPROXIMATE ADDRESSES*)  
**CCC: 2/7/2022<sup>1</sup>**      WASHINGTON TOWNSHIP, COUNCIL DISTRICT #2  
LANDMARK PROPERTIES INC., by J. Murray Clark  
Rezoning of 17.842 acres from the C-1 and C-3 district to the D-P district to provide for a mixed-use development with C-1, C-3, multi-family, commercial parking garage and hotel uses.

#### PART VI

#### REZONING PETITION FOR INITIAL HEARING:

2021-ZON-134      1140 EAST 46TH STREET (*APPROXIMATE ADDRESS*)  
**APPROVED;**      WASHINGTON TOWNSHIP, COUNCIL DISTRICT #9  
**CCC: 2/7/2022<sup>1</sup>**      ONYX + EAST PROPERTIES, LLC, by Michael Rabinowitch  
Rezoning of 2.75 acres from the I-3 (W-1) and D-5 (W-1) districts to the D-P (W-1) classification to provide for 55 single-family attached (townhome) 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](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.

<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."