

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

August 25, 2022

Notice is hereby given that the Metropolitan Development Commission of Marion County is scheduled to hold public hearings on Thursday, August 25, 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 46204.

CONTINUED PETITIONS:

2022-ZON-036

4161 and 4355 Senour Road (*Approximate Addresses*)

Franklin Township, Council District #25

Beazer Homes of Indiana, LLP, by David A. Retherford

Rezoning of 63.60 acres from the D-A district to the D-3 district.

2022-ZON-051 / 2022-VAR-003 (Amended)

11811 & 11944 Southeastern Avenue and 7000 & 7400 South Carroll Road (*Approximate Addresses*)

Franklin Township, Council District #25

Becknell Industrial, LLC, by Joseph D. Calderon

Rezoning of 198.92 acres from the D-A (FW) (FF) district to the I-2 (FW) (FF) district to provide for industrial development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an industrial building with loading docks/area located between the front building line and the front lot line along Carroll Road (not permitted).

2022-ZON-057

8849 and 9047 West Mooresville Road (*Approximate Addresses*)

Decatur Township, Council District #20

Forestar (USA) Real Estate Group, Inc., by Brian J. Tuohy

Rezoning of 139.4 acres from the D-A and D-4 districts to the D-3 district to provide for residential development.

2022-ZON-060 / 2022-VAR-006

8615, 8640, 8721, 8814, 8816, 8840, 8914, 8950 South Arlington Avenue, 5624, 5740, 6000, 6200, 6336, 6376 East County Line Road, and 8700 Combs Road (*Approximate Addresses*)

Franklin Township, Council District #25

GP-CM County Line Partners, LLC by Brian J. Tuohy

Rezoning of 208.24 acres from the C-S, C-4 and D-A districts to the C-S district to provide for a commercial and industrial development with limited I-1, I-2 and C-4 uses.

Modification of petition 2019-ZON-069 (Commitments recorded at Instrument #2020-00073675) to terminate the C-S Statement, C-S Site Plan and Commitments and replace them with those filed with this petition.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for loading areas between the front building lines and front lot lines (not permitted)

2022-ZON-078

8965 Rockville Road (*Approximate Addresses*)

Wayne Township, Council District #15

Vu Tran, by Pat Rooney

Rezoning of 0.57 acre from the D-2 district to the C-3 district to provide for retail uses.

2022-CZN-808 / 2022-CVR-808 / 2022-CVC-808 (Amended)

1402, 1416, 1432 and 1438 East Washington Street and 15, 17, 26 North Arsenal Avenue

(*Approximate Addresses*)

Center Township, Council District #17

Damien Center Inc., by David Kingen and Emily Duncan

Rezoning of 2.33 acres from the MU-1 (TOD), MU-2 (TOD) and C-1 (TOD) Districts to the MU-2 (TOD) district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a three-story building and other development within the clear-sight triangle of Oriental Street and Washington Street and Oriental Street and an adjacent alley (not permitted), a parking lot with a five-foot north transitional yard (ten feet required), 118 parking spaces (242 required), two parking lot access drives greater than sixteen feet (not permitted), surface parking within 50 feet of street frontages (not permitted), a front building line of 60% along Oriental Street (80% required), with no primary entry features along Oriental Street and one along Washington Street (one every 50 feet required), with 43% transparency on the west façade and 41% on the south façade (60% required on first floor), to legally establish a parking lot (15 & 17 North Arsenal Avenue) with a ten-foot north transitional yard, and to legally establish a 13.5-foot west transitional yard for 26 North Arsenal Avenue (fifteen feet required).

Vacation of the first north-south alley west of Arsenal Avenue, beginning at the north right-of-way line of Washington Street, north 160 feet to the first east-west alley north of Washington Street.

2022-CZN-812 / 2022-CVR-812 (Amended)

3544 and 3602 South Harding Street (*Approximate Addresses*)

Perry Township, Council District #20

3602 S Harding, LLC, by David Kingen and Emily Duncan

Rezoning of 4.47 acres from the D-4 (FF) district to the I-3 (FF) district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 30-foot north transitional yard (100 feet required), 40-foot east transitional yard (150 feet required) and 22-foot south side yard (30 feet required).

2022-CZN-813 / 2022-CVR-813 (Amended)

5917 Massachusetts Avenue (*Approximate Address*)

Warren Township, Council District #13

Arrow Property Investments, LLC, by David Kingen and Emily Duncan

Rezoning of 1.53 acres from the C-4 district to the C-S district to provide for truck fleet services, wholesale/retail sales of salt and C-3 uses with exclusions.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for zero-foot landscaping yards surrounding the site (landscaping required) with a 8-foot to 10-foot tall solid metal fence surrounding the site (solid metal fence not permitted, maximum 3.5-foot tall fence in the front yard and six-foot tall fence in the side yard permitted).

2022-CZN-828 / 2022-CPL-828

4514 East 79th Street (*Approximate Address*)

Washington Township, Council District #3

Christopher J. and Barbara W. Bodem, by David Kingen and Emily Duncan

Rezoning of 2.58 acres from the D-A district to the D-S district.

Approval of a Subdivision Plat to be known as Bodem Estates, dividing 2.58 acres into two lots.

2022-CZN-832 / 2022-CVR-832 (Amended)

6340 and 6380 Rockville Road (*Approximate Addresses*)

Wayne Township, Council District #15

Shiloh Holdings, LLC and Celia G. Lazaro, by Pat Rooney

Rezoning of 0.09 acre from the C-S district to the C-4 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a car wash with stacking spaces in the front yard (not permitted) and without an exclusive bypass aisle (bypass aisle required around stacking area).

2022-CZN-833 / 2022-CVR-833

2425 West Michigan Street (*Approximate Address*)

Wayne Township, Council District #11

Indianapolis Public Transportation Corporation, by Howard L. Stevenson

Rezoning of 2.33 acres from the C-S district to the C-S district to provide for a fleet terminal use.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dumpster enclosure in the front yard along Tremont Street (not permitted), a canopy addition with a 3.42-foot south side setback (8.5 foot setback for a canopy required), and an eight-foot tall fence along the south property line (not permitted).

2022-CZN-837 / 2022-CVR-837 (Amended)

1450 East 16th Street and 1607 North Arsenal Avenue (*Approximate Address*)

Center Township, Council District #17

Brian Burtch

Rezoning of 0.31 acre from the C-5 district to the D-8 district to provide for residential uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the development of eight residential townhome lots with five-foot front building lines (ten feet required), five-foot corner side setbacks (eight feet required), five-foot rear setbacks (fifteen feet required), a floor area ratio of 0.87 (maximum 0.6 required), a livability space ratio of 0.35 (minimum

0.55 required), with four of the units without public street frontage (not permitted), with front-loaded garages (not permitted), and encroachment into the clear-sight triangles of the abutting streets and alley (not permitted).

2022-CAP-838 / 2022-CVR-838

4445 Decatur Boulevard (*Approximate Address*)

Decatur Township, Council District #22

Interstate Trailer, by Michael Rabinowitch

C-S

Modification of Site Plan related to 2015-ZON-100 to remove a proposed fuel bay/fuel tank area and to comply with the site plan filed with this petition.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for trailer parking areas on gravel/stone (paving required).

2022-CZN-839 / 2022-CVR-839

4901 and 4919 South Emerson Avenue (*Approximate Addresses*)

Franklin Township, Council District #18

DevCo Preservation, LLC, by Joseph D. Calderon

Rezoning of 6.178 acres from the C-3 and C-4 districts to the C-S district to provide for multi-family dwelling uses, C-3 and C-4 uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 192-unit multi-family dwelling development with a 400-foot front setback from Emerson Avenue (maximum 65-foot front setback permitted), zero-feet of public street frontage (50 feet of public street frontage required) and to allow the multi-family buildings to be 52 feet in height (maximum 45-foot height permitted).

2022-CZN-840 / 2022-CVR-840 / 2022-CVC-840

5436 Brookville Road (*Approximate Addresses*)

Warren Township, Council District #12

Baldeep Baidwan, by David Kingen and Emily Duncan

Rezoning of 1.60 acres from the C-3 district to the C-S district to provide for a truck retail and repair facility with related parking and limited C-4 uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for fifteen parking spaces (32 parking spaces required).

Vacation of the first northwest-southeast alley north of Brookville Road, being fifteen feet in width, from the southwest corner of Lot 40 in Witz and Spannuth's Addition, as recorded in Plat Book 16, Page 6 in the Office of the Marion County Recorder, southeast 210.40 feet to the northeast corner of Lot 5 in said subdivision, with a waiver of the Assessment of Benefits.

2022-CZN-842 (Amended) / 2022-CVR-842

6544 Ferguson Street (*Approximate Address*)

Washington Township, Council District #2

Charles L. Mong III, by David Kingen and Emily Duncan

Rezoning of 0.20 acre from the D-4 (FF) (TOD) district to the MU-1 (FF) (TOD) district, with certain excluded uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish a zero-foot south transitional yard (ten feet required).

NEW PETITIONS:

2022-APP-011

2032 Ruckle Street (*Approximate Address*)

Center Township, Council District #11

PK-2

Mina Kadhum

Park District Two Approval to provide for the renovation of an existing detached single-family dwelling and a new detached garage/secondary dwelling unit with the entrance of the dwelling unit not visible from a public right-of-way.

2022-APP-012

2001 West 86th Street (*Approximate Address*)

Washington Township, Council District #1

HD-1

St. Vincent Hospital and Health Care Center, by Alen Fetahagic

Hospital District-One Approval to provide for a 110,000 square-foot building addition for Brain and Spine Hospital.

2022-MOD-011

3735 South Lynhurst Drive (*Approximate Address*)

Decatur Township, Council District #22

I-3

Indy Specialized Transport, Inc., by Joseph D. Calderon

Modification of the Commitments related to petition 2015-ZON-054 to terminate Commitment #2 which required tree preservation and replace it with a commitment that requires conformance with a landscape plan submitted with this petition.

2022-MOD-012

8018 Castleway Drive (*Approximate Address*)

Lawrence Township, Council District #3

C-S

Castleton Park Indianapolis, LP, by Alex C. Intermill

Modification of the Commitments related to petition 2001-ZON-817 to modify Commitment #2 to allow for milk/dairy processing of human milk (all other milk/dairy processing shall continue to be prohibited).

2022-ZON-091

3510 Division Street (*Approximate Address*)

Perry Township, Council District #20

Sumner St, LLC, by Casey Cloyd
Rezoning of 1.69 acres from the D-4 (FF) district to the I-2 (FF) district.

2022-ZON-092

3301 North Raceway Road (*Approximate Address*)

Wayne Township, Council District #6

Sammy and Annie Dotlich, by Joseph D. Calderon

Rezoning of 3.75 acres from the D-4 district to the C-S district to legally establish a commercial/building contractor and to provide for any of the following uses: Artisan Manufacturing; Light Manufacturing; Research and Development; Motorsports Industry; Mini-warehouses; Animal Care Boarding; Veterinarian Services; Artisan Food/Beverage; Farmers Market; Medical or Dental Office, Center or Clinic; Day Care Center; Club or Lodge; Community Center; Vocational, Technical or Industrial School; Religious Use; Greenway; Hair and Body Care Salon Services; Consumer Services or Repair of Consumer Goods; Eating Establishment/Food Preparation; Office Use; and Accessory Uses permitted in the I-1 District.

2022-ZON-093

40 South Dearborn Street (*Approximate Address*)

Center Township, Council District #12

Juan Jose Carranco

Rezoning of 0.12 acre from the I-3 district to the D-5 district to provide for the renovation and expansion of an existing single-family dwelling.

2022-ZON-094

6670 East 38th Street (*Approximate Address*)

Lawrence Township, Council District #13

ASR 11, Inc., by David Kingen and Emily Duncan

Rezoning of 2.63 acres from the D-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development.

2022-ZON-095

3275 and 3295 North Shadeland Avenue (*Approximate Addresses*)

Warren Township, Council District #13

Keith Byers, LLC, by John J. Moore

Rezoning of 2.04 acres from the C-S district to the C-4 district.

2022-ZON-096

1401 South Talbott Street (*Approximate Address*)

Center Township, Council District #16

BDD, LLC, by Marcus Crouch

Rezoning of 0.10 acre from the D-5 district to the D-8 district.

2022-ZON-098

7044 Emblem Drive (*Approximate Address*)

Franklin Township, Council District #25

Valvoline, by Andrea Cardo

Rezoning of 0.84 acre from the C-3 district to the C-4 district to provide for an oil change facility.

2022-ZON-099

5813 West Hanna Avenue and 4130 Heiney Road (*Approximate Addresses*)

Decatur Township, Council District #22

RDS Real Estate, LLC, by J. Murray Clark

Rezoning of 14.76 acres from the I-2 district to the I-3 district to provide for sales/service of refrigeration units for the heavy-duty trucking industry and other medium industrial uses.

2022-CZN-835 / 2022-CVC-835

2069 Yandes Street (*Approximate Address*)

Center Township, Council District #17

M/E Residential, LLC, by David Gilman

Rezoning of 0.42 acre from the I-3 district to the D-8 district.

Vacation of the first east-west alley north of 20th Street, being 15 feet in width, from the northeast corner of Lot 19, in Block 14 of S.A. Fletcher Jr North East Addition, Recorded in Plat Book 4, Page 34 in the Office of the Recorder of Marion County, Indiana, west a distance of 155 feet to the northeast corner of Lot 16, in Block 14 of said subdivision.

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.