

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

HEARING EXAMINER

April 28, 2022

Notice is hereby given that the Metropolitan Development Commission of Marion County is scheduled to hold public hearings on Thursday, April 28, 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-014

8604 and 8610 Shelby Street (*Approximate Addresses*)

Perry Township, Council District #23

Hoosier Innovation Center Holdings Inc. by David Gilman

Rezoning of 9.67 acres from the D-A (FF) district to the C-S (FF) district to allow for an office building and self-storage facility.

2022-ZON-019

8405 and 8635 Brookville Road (*Approximate Addresses*)

Warren Township, Council District #18

Scannell Properties, LLC, by Michael Rabinowitch

Rezoning of 108.53 acres from the C-4 and C-5 districts to the I-2 district.

2022-ZON-027 (Amended)

7250 North Keystone Avenue (*Approximate Address*)

Washington Township, Council District #2

Gerber Collison and Glass

Rezoning of 7.20 acres from the D-4 and C-4 (FW) (FF) districts to the C-4 (FW) (FF) district to provide for Automobile Service and Repair.

2022-ZON-030

11700 and 11850 East 38th Street and 4002 North Carroll Road (*Approximate Addresses*)

Lawrence Township, Council District #14

Keith Russell, by Mark and Kim Crouch

Rezoning of 46.2 acres from the D-A and D-3 (FF) districts to the D-5 (FF) district.

2022-ZON-038

6220 Guilford Avenue (*Approximate Address*)

Washington Township, Council District #2

GP-CM Broad Ripple Developers, LLC, by Michael Rabinowitch

Rezoning of 1.55 acres from the D-5 (TOD), C-3 (TOD) and C-4 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.

2021-CZN-858 / 2021-CAP-858 / 2021-CVR-858

5380 and 5390 Rockville Road (*Approximate Addresses*)

Wayne Township, Council District #15

Extra Space Properties Two, LLC, by Joseph D. Calderon

Rezoning of 5.89 acres from the C-S district to the C-S district to provide for outdoor storage of vehicles, recreational vehicles and boats.

Modification of Commitments related to 98-Z-181 and 2015-MOD-020 to terminate all existing commitments, except for Commitment #1 related to open occupancy, and replace with commitments submitted with this petition.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence in the front yard along Rockville Road (maximum 3.5-foot tall fence permitted).

2022-VAR-001 [*Companion Petition to 2021-ZON-125 (Amended), previously recommended for approval*]

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

Perry Township, Council District #24

IN Indianapolis Emerson, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for multi-family development with a building height of 56 feet (maximum 45-foot building height permitted) and a Minimum Livability Ratio of 0.51 (Minimum Livability Ratio of 1.80 required).

NEW PETITIONS:

2022-APP-005

524 East 16th Street (*Approximate Address*)

Center Township, Council District #11

PK-2

Kroger Limited Partnership I, by Elizabeth Bentz Williams

Park District Two Approval to provide for an Automobile Fueling Station.

2022-MOD-003

1620 Industry Drive (*Approximate Address*)

Warren Township, Council District #19

C-S

Commercial Team Construction, LLC, by Joseph D. Calderon

Modification of site plan and commitments related to 2001-ZON-007, to terminate the approved site plan and all commitments except for Commitment #1 and replace with commitments and site plan filed with this petition.

2022-MOD-005

4805 West 96th Street (*Approximate Address*)

Pike Township, Council District #1

C-7

Meyer Truck Equipment, by Joseph D. Calderon

Modification of commitments related to 75-Z-53, to terminate all commitments recorded as 75-62925 to allow for sales and installation of truck parts and accessories.

2022-MOD-006

210 East 91st Street (*Approximate Address*)

Washington Township, Council District #2

C-1

210 East 91st Street, LLC, by Joseph D. Calderon

Modification of commitments related to 2002-ZON-162 (as recorded as Instrument #2003-0025365), to amend Commitment #2 to allow office uses, including business, professional, government offices and medical or dental offices, centers or clinics as defined in the City of Indianapolis Consolidated Zoning and Subdivision Ordinance in effect on March 24, 2022.

2022-ZON-031

373 North Holmes Avenue (*Approximate Address*)

Wayne Township, Council District #11

Brothers Transport, LLC, by David Gilman

Rezoning of 0.76 acre from the D-5 district to the MU-2 district to provide for a mixed-use development.

2022-ZON-045

1600 West Thompson Road (*Approximate Address*)

Perry Township, Council District #20

AMAN, LLC, by David A. Retherford

Rezoning of 3.22 acres from the C-4 (FF) district to the I-3 (FF) district to provide for semi-truck/trailer parking.

2022-ZON-046

4801 Kingsway Drive (*Approximate Address*)

Washington Township, Council District #9

1820, LLC, by Matthew Land

Rezoning of 6.87 acres from the C-3 (FF) (W-5) district to the MU-2 (FF) (W-5) district to provide for multi-family development.

2022-ZON-048

25 East McCarty Street (*Approximate Address*)

Center Township, Council District #16

David Rausch Studio, by David J. Rausch

Rezoning of 0.26 acres from the C-5 (RC) and CBD-2 (RC) districts to the CBD-2 (RC) district.

2022-ZON-049

1141, 1150, 1152, 1158 and 1162 North Sheffield Avenue (*Approximate Addresses*)

Wayne Township, Council District #11

Charity Church Ministry, by Danielle Smith
Rezoning of 1.33 acres from the SU-1 district to the SU-2 district to provide for educational uses.

2022-CZN-812 / 2022-CVR-812
3602 South Harding Street (*Approximate Address*)
Perry Township, Council District #20
3602 S Harding, LLC, by David Kingen and Emily Duncan
Rezoning of 2.65 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-814 / 2022-CVR-814
3232 South Keystone Avenue (*Approximate Address*)
Perry Township, Council District #21
Jugadd, LLC, by David A. Retherford
Rezoning of 0.46 acre from the D-5 district to the C-3 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a convenience store with a ten-foot west and a five-foot north transitional yard (minimum 20-foot transitional yards required).

2022-CZN-817 / 2022-CVR-817
927 East Westfield Boulevard (*Approximate Address*)
Washington Township, Council District #2
927, LLC, by Michael Rabinowitch
Rezoning of 0.20 acre from the C-4 district to the C-S district to provide for outdoor food/entertainment uses and all C-4 permitted uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot setback along Winthrop Avenue, a four-foot setback along Westfield Boulevard, zero-foot south and west side setbacks and zero parking spaces (ten-foot front and side setbacks required, 19 parking spaces required).

2022-CZN-818 / 2022-CVR-818
1105 and 1107 English Avenue (*Approximate Addresses*)
Center Township, Council District #17
LP 2, LLC, by Luke Burrow
Rezoning of 0.11 acre from the C-5 district to the D-8 district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a nine-unit small apartment building with a four-foot west side setback (five feet required) and a 7.5-foot front setback (ten feet required) and a five-foot rear setback (ten-feet required).

2022-CVR-819 / 2022-CPL-819

2350 Broad Ripple Avenue (*Approximate Address*)

Washington Township, Council District #2

JP Morgan Chase Bank, by Timothy E Ochs

C-4

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two single-loaded rows of parking between the front building line and the street right-of-way of Broad Ripple Avenue (maximum one single-loaded row of parking permitted).

Approval of a Subdivision Plat to be known as Replat of Dawnbury Lots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17 and 18 in Block 3 Section 2 and all of Lots 16, 17, 18, 19, 20 and a Part of Lot 21 of Block 2 Section 2, dividing 6.59 acres into one lot and one block.

2022-CZN-821 / 2022-CVR-821 / 2022-CVC-821

6548, 6552 and 6556 Cornell Avenue and 6535 Ferguson Street (*Approximate Addresses*)

Washington Township, Council District #2

BR HQ Real Estate, LLC, by Michael Rabinowitch

Rezoning of 0.80 acre from the MU-2 (TOD) and D-4 (TOD) districts to the MU-2 (TOD) district.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Medium Mixed-use building type (not permitted on pedestrian frontage type), a surface parking lot along Ferguson Street with a two-foot setback (not permitted, minimum 50-foot setback required), with 49 parking spaces (75 parking spaces required).

Vacation of the first alley east of Ferguson Street, being 10 feet in width, from the northeast corner of Lot 5 in Pursel's Broad Ripple Addition, Recorded in Plat Book 13, Page 43 in the Office of the Recorder of Marion County, Indiana, south a distance of 64.05 feet.

2022-CZN-822 / 2022-CVR-822

1009 Harrison Street (*Approximate Address*)

Center Township, Council District #16

M and H Estate, LLC, by Sarah Walters

Rezoning of 0.12 acre from the I-4 district to the D-8 district.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to an existing single-family detached dwelling (not permitted in I-4) with one-foot west side setback and a four-foot east side setback (five feet required) and to provide for a detached accessory structure with four-foot side setbacks (not permitted in I-4, five-foot setbacks required).

2022-CZN-823 / 2022-CVR-823

1428 West Epler Avenue and 5449 South Harding Street (*Approximate Addresses*)

Perry Township, Council District #20

Exodus Trucking, LLC, by William Swanson

Rezoning of one acre from the D-A district to the C-4 district.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot tall fence in the front yard of Epler Avenue and Harding Street (maximum 3.5-foot tall fence 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.