

NOTICE OF PUBLIC HEARING
METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY
DIVISION OF PLANNING
CURRENT PLANNING SECTION

HEARING EXAMINER

October 13, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission is scheduled to hold public hearings on Thursday, October 13, 2016, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington Street, Indianapolis, 46204, on the following petitions:

CONTINUED PETITIONS:

2016-ZON-022

5201 West 46th Street (Approximate Addresses)
Pike Township, CD #10
Stephen Bobeck, by David Kingen and Justin Kingen
Rezoning of 1.56 acres from the C-7 district to the C-3 classification.

2016-ZON-053

4233 Lafayette Road (approximate address)
Pike Township, CD #10
Lafayette Realty, LLC/ Namdar Realty Group, by Khaleel Ifamimikomi
Rezoning of 11.25 acres from the D-A and C-4 districts to the C-4 classification.

2016-CZN-813 / 2016-CVR-813

3435 and 3451 South Post Road (Approximate Address)
Indianapolis
Franklin Township, CD # 18
S & S Gas Station, LLC, by Joseph D. Calderon
Rezoning of 5.2 acres from the D-A and C-4 districts to the C-7 classification to provide for a tractor-trailer truck stop, with a truck fueling station, truck parking and a truck wash.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 20-foot transitional side yard, without landscaping and without interior parking lot landscaping (40-foot transitional yard with landscaping required, interior parking lot landscaping required).

2016-CPL-817 / 2016-CVR-817

5525 Allisonville Road
Washington Township, CD #3
D-3
Louis R. and Eliza Gordner, by Jeffrey M. Bellamy

Approval of a Subdivision Plat to be known as Gordner's Minor Subdivision, dividing 3.8 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot without direct access to a public street and without frontage on a public street (not permitted).

2016-CZN-818 / 2016-CVR-818 (Amended)

5870 North College Avenue

Washington Township, CD#2

5858 N. College LLC, by Michael Rabinowitch

Rezoning of 3.02 acres from the D-3 and C-1 districts to the MU-2 classification to provide for 100 apartments, 9,200 square feet of retail and 125 parking spaces.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mixed-use development, with a 30.75-foot front setback (maximum 20-foot setback required) and a 54-foot building height (maximum 35-foot height permitted).

2016-CZN-819 / 2016-CVR-819

3775 East Thompson Road

Perry Township, CD #24

Black Rock Development, LLC, by Joseph D. Calderon

Rezoning of 34.5 acres from the D-A district to the D-4 classification.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two lots, without street frontage (30 feet of street frontage required).

2016-CZN-820 / 2016-CVC-820

1601 South High School Road

Wayne Township, CD #22

ANTON Realty, LLC., by Joseph Scimia and Roger Kilmer

Rezoning of 17 acres from the SU-46 and D-4 districts to the C-7 classification to provide for truck and heavy vehicles sales, rental and repair.

NEW PETITIONS:

2016-MOD-013

7330 East 82nd Street (Approximate Address)

Lawrence Township, CD #4

C-S

ASH, LLC, by Michael Pflum

Modification of the Commitments to terminate Section II. (Development Plan) D. (Signage) of the Final Revised Version of the Detailed Description of the Proposed Development of 83-Z-201 / 83-CV-30 (Instrument #84-2980, to provide for and legally establish wall signs on the south façade along 82nd Street.

2016-ZON-052

6011 Southeastern Avenue (Approximate Address)

Warren Township, CD #18

Warren Johnson

Rezoning of two acres from the C-3 district to the C-4 classification to provide for a gasoline station.

2016-CVC-826 / 2016-CVR-826

8140, 8153 and 8181 Morningside Drive (Approximate Address)

D-2

Washington Township, CD #2

Christopher and Caroline Seger, Eric and Pamela Yancy and Giannina Hofmeister, by Brian J. Tuohy

Vacation of a portion of a 30-foot wide right-of-way of Morningside Drive, from the northeast corner of Lot #19 of McFarland's Orchard Acres, south 210 feet to the southeast corner of Lot #17 of said subdivision, with a waiver of the assessment of benefits.

Variance of development standards to provide for shared access, via a private drive, to Morningside Drive (direct access to a public street required).

2016-CVR-827 / 2016-CPL-827

1235 and 1301 Spruce Street (Approximate Address)

Center Township, CD #21

D-5

LP2, LLC, by David Kingen and Justin Kingen

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance:

- a) to provide for single-family dwellings on five lots (1235), with 2,160 square feet of lot area (5,000 square feet required), with four lots with a four-foot front setback from Orange Street and one lot with a five-foot front setback from Spruce Street (18-foot front setback required), with five dwellings having 450 square feet of main floor area (minimum 660 square feet of main floor area required), with four lots with 36-foot lot widths (50-foot lot widths required), and with one dwelling being within the clear sight triangle of Spruce and Orange Streets (not permitted), and
- b) to provide for single-family dwellings on two lots (1301), with 1,690 square feet of lot area (5,000 square feet required), with one dwelling having a two-foot front setback from Spruce Street, a one-foot side yard and a two-foot rear yard, and with the second dwelling having a one-foot front yard, a two-foot side yard and a three-foot rear yard, and with four feet between dwellings (minimum 18-foot front setback, three-foot side setback, 20-foot rear setback and 10 feet between dwellings required), with main floor areas of 564 square feet (minimum 660 square feet of main floor area required), and with both dwellings being within the clear sight triangles of the abutting streets alleys and driveways (not permitted), and with both dwellings having an open space of 29% (minimum 60% open space required).

Approval of a Subdivision Plat, to be known as Knoxson Burrow, dividing 0.33 acre into seven lots.

2016-CZN-828 / 2016-CVR-828

3670 Carson Avenue (Approximate Address)

Perry Township, CD#21

Hunter College Crossing, LLC, by David A. Retherford

Rezoning of 1.3 acres from the D-4 and C-3 districts to the D-8 classification.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot west side setback (20% of lot width, with a minimum of four feet) for a proposed parking lot, accessory to the multi-family use at 1840 National Avenue.

2016-CZN-829 / 2016-CPL-829

7900 East Edgewood Avenue (Approximate Address)

Franklin Township, CD#25

Thessalonica, Inc., by David A. Retherford

Rezoning of 12.6 acres from the D-A district to the D-5II classification.

Approval of Subdivision Plat, to be known as Lyster Lane, dividing 12.6 acres into 51 lots, with a waiver of sidewalks to permit multi-use trail on one side of interior street and Edgewood Avenue, within the public right-of-way, to permit a firepit/gathering space to qualify as a picnic barbeque area and to permit only one additional open space component instead of two for a 51 lots.

Public hearings are accessible to persons with disabilities. For accommodations needed by persons with disabilities planning to attend the hearing, please call (317) 327-5155. Copies of the proposals listed above and all plans and exhibits pertaining thereto are on file and available for examination prior to the hearing in Room 1842 of the City County Building, Indianapolis, Indiana, between the hours of 8:00 A.M. and 4:30 P.M. Monday through Friday. Written objection to a proposal may be filed with the Secretary of the Metropolitan Development Commission before the hearing at the above address 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.

Division of Planning
Current Planning Section
Department of Metropolitan Development