

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

HEARING EXAMINER

October 27, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission is scheduled to hold public hearings on Thursday, October 27, 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:

ASSESSMENT OF BENEFITS:

2016-CZN-820 / 2016-CVC-820

1601 South High School Road

Wayne Township, Council District #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.

Vacation of part of Vinewood Avenue, being 40 feet wide, from the northwest corner of Lot 242 of Arthur V. Brown's Second Section Western Heights, an Addition to the City of Indianapolis, as recorded in Plat Book 15, Page 152 in the Office of the Recorder of Marion County, Indiana; thence south 609.84 feet to the north line of the CSX Railroad.

Vacation of part of a 14-foot wide alley, being the first north-south alley east of Vinewood Avenue, from the northwest corner of Lot 259 of said Addition, thence south 420 feet to the southwest corner of Lot 253 of said addition.

CONTINUED PETITIONS:

2016-ZON-002 (Amended)

1450 North Pennsylvania Street (approximate address)

Center Township, Council District #11

C-2 (RC) (W-5)

French Property Management, by Brian J. Tuohy

Rezoning of 1.62 acres from the C-2 (RC) (W-5) district to the C-S (RC) (W-5) classification to provide for a self-storage facility, with first-floor retail/office use on the southeast corner of the building, office use on the northeast corner of the building, and a park area on the southern portion of the site.

2016-CZN-813 (Amended) / 2016-CVR-813

3435 and 3451 South Post Road (approximate address)

Indianapolis

Franklin

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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-4 classification to provide for a truck fueling station.

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).

NEW PETITIONS:

2016-ZON-056

5251 South East Street (approximate address)

Perry Township, Council District #23

Zzone31 Commercial Office Suites, LLC, by F. Anthony Paganelli

Rezoning of 3.1 acres from the D-7 district to the C-1 classification.

2016-ZON-057

3402 North Schofield Avenue (approximate address)

Center Township, Council District #9

Jesus Inside Prison Ministry, Inc., by Russell L. Brown

Rezoning of 0.92-acre from the D-5 (W-5) district to the SU-7 (W-5) classification to legally establish a faith-based offender re-entry facility.

2016-CZN-830 / 2016-CVR-830

511 East Thompson Road (approximate address)

Perry Township, Council District #23

Development at Thompson Road, LLC, Thomas Michael Quinn and Russell L. Brown

Rezoning of 3.4 acres from the SU-34 district to the C-S classification to provide for a self-storage facility.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a self-storage facility, with transparency of 25% (40% required), with an eight-foot east transitional side setback (minimum 15-foot transitional side setback required), and with five parking spaces (19 parking spaces / one space per 30 units required).

2016-CPL-831 / 2016-CVR-831

7007 Coffman Road (approximate address)

Pike Township, Council District #7

I-2

Coffman Road Partners, LLC, by David Kingen and Justin Kingen

Approval of a Subdivision Plat to be known as Calderon Industrial Plat, dividing 19.16 acres into three lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for parking within 50% of the front yard (maximum 10% permitted) and to provide for a building connection within the required side setback of Lots One and Three (minimum 30-foot side setback required).

2016-CZN-832 / 2016-CVR-832 / 2016-CPL-832

6725 South Franklin Road (approximate address)

Franklin Township, Council District #25

John D. Reeder, by Alex Beatty

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

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