

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

HEARING EXAMINER

March 10, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission will hold public hearings on Thursday, March 10, 2016, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington Street, Indianapolis, on the following petitions:

CONTINUED PETITIONS:

2015-MOD-028

3806 West 86th Street (approximate address)
Pike Township, Council District #1
C-1

Dr. Shaukat Kahn, by Brad Beck

Modification of Commitments and Site Plan related to 92-Z-108, to Modify Commitments Two and Three to provide for a revised site plan (substantial compliance with existing plan required), for the construction of an office addition and shed, and to permit an awning sign (only ground and wall signs permitted, awning sign approved by 2015-DV2-015).

2016-ZON-002

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.

2016-CZN-800 / 2016-CVR-800 (Amended)

2305 West Michigan Street (*Approximate Address*)
Wayne Township, Council District #11

Eddie and Linda Wheeler, by David Kingen and Justin Kingen

Rezoning of 1.2 acres from the I-3-U (W-5) district to the C-3 (W-5) district to provide for a retail store.

Variance of development standards of the Commercial Zoning Ordinance and the Sign Regulations to provide for an approximately 9,200-square foot retail store, with a zero-foot front setback (40 feet from the centerline) from Michigan Street (70-foot setback from the centerline required) and a 15-foot tall pylon sign, with a ten-foot front setback from Michigan Street (15-foot setback required).

2015-CZN-839 / 2015-CPL-839

9017 and 9119 Maze Road
Franklin Township, Council District #25
Ray Theaker

Rezoning of 29.52 acres from the D-A (FF) to the D-1 (FF) classification to provide for residential development.

Approval of a Subdivision Plat to be known as Creekside Reserve, dividing 29.52 acres into 17 lots with a waiver of the maximum cul-de-sac length requirement to allow for a new 1,605-foot long cul-de-sac (maximum 650-foot length permitted).

NEW PETITIONS:

2016-APP-003

5445 East 16th Street
Warren Township, Council District #12
HD-1

Community Health Network, Inc., by Timothy H. Button
Hospital District-One Approval to provide for the construction of an approximately 640,000-square foot, 150 bed hospital, and a connector to the Indiana Neuro-Diagnostic Institute, with the existing hospital remaining during the construction process.

2016-ZON-003

3101 South Arlington Avenue (*Approximate Address*)
Franklin Township, Council District #18
Star Group Investments, LLC, by Raymond A. Basile
Rezoning of 1.455 acres, from the C-3 District, to the C-4 classification to provide for the of a convenience store and gasoline station.

2016-ZON-004

1322, 1326, 1330, 1402 and 1406 East 10th Street (*Approximate Address*)
Center Township, Council District #17
Near East Area Renewal, by Joseph Smoker
Rezoning of 0.42 acre, from the C-2 (FF) District, to the D-8 (FF) 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