

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

HEARING EXAMINER

March 24, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission will hold public hearings on Thursday, March 24, 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-ZON-102

1605 East Southport Road, 7014 Madison Avenue and 7130 Griffith Road (Approximate Address)

Perry Township, Council District #24

Falam Baptist Church of Indiana, by Mary D. Johnson

Rezoning of 11.25 acres from the D-A (FW) (FF) and D-5II (FW) (FF) districts to the SU-1 (FW)

(FF) classification to provide for religious uses.

2015-ZON-106

6917 Bluff Road (Approximate Address)

Perry Township, Council District #22

CCreations, LLC, by David Gilman

Rezoning of 0.90 acre from the D-A (W-5) district to the C-3 (W-5) classification to provide for fast-food restaurants, with drive-through lanes.

2015-CZN-828 / 2015-CVR-828 (Amended)

932 East 38th Street (*Approximate Address*)

Washington Township, Council District #9

Mohammad Abdulla, by David Kingen and Justin Kingen

Rezoning of 0.24 acre from the D-5 (W-5) district to the C-3C (W-5) classification.

Variance of use and development standards of the Commercial Zoning Ordinance to provide for minor automobile repairs such as tune-ups, battery check and replacement and other light repairs, a tire shop, with outdoor display (not permitted), to legally establish zero-foot front yards along 38th Street and Winthrop Avenue (10-foot front yards, with landscaping, required) and zero-foot west and north side transitional yards (15-foot transitional yards, with landscaping, required), and to legally establish a trash container in front of the established front building line (not permitted).

2015-CZN-838 / 2015-CVR-838 / 2015-CVC-838

510 East Fall Creek Parkway, North Drive; 2819-2957 (odd) North Central Avenue; 2802-2810 and 2826-2844 (even) Ruckle Street; 512 and 518 East 28th Street; 507 and 508 East 29th Street

Center Township, Council Districts #9 and #15

C-3C (pending)

Mapleton Fall Creek Development Association, Urban Elite Properties, LP and the City of Indianapolis, by David and Justin Kingen

Rezoning of 0.79 acre from the C-1 and C-4 districts to the C-3C district to provide for commercial and residential development.

Variance of development standards of the Commercial Zoning Ordinance to provide for:

- a) Two apartment buildings, with twenty-foot front setbacks (50 feet from the centerline) along Central Avenue (70-foot setback from the centerline required),
- b) a parking lot with a zero-foot front setback along Central Avenue (ten-foot front setback required),
- c) a parking lot with a ten-foot front transitional setback from 29th and Ruckle Streets (20-foot front transitional setback required),
- d) with a dumpster located in front of the established front setback line along Ruckle Avenue (not permitted),
- e) with 108 parking spaces (171 parking spaces required),
- f) with a building height of 50 feet (maximum 35-foot building height permitted), and
- g) to provide for a five-foot east side transitional yard (15-foot side transitional yard required).

Vacation of 28th Street, being 50 feet wide, from the east right-of-way line of Central Avenue, 277.78 feet to the west right-of-way line of Ruckle Street, as platted in Fleming's Fourth North Park Addition to the City of Indianapolis, as recorded in Plat Book 10, Page 130 of the Office of the Marion County Recorder, with a waiver of the assessment of benefits.

Vacation of part of the north-south alley, being 15.5 feet wide, east of Central Avenue and west of Ruckle Street, from the north right-of-way line of 28th Street, being the southeast corner of Lot 11 of Fleming's Third North Park Addition to the City of Indianapolis, as recorded in Plat Book Nine, Page 174 of the Office of the Marion County Recorder, to a point 103.74 feet to the north along the east line of Lot Nine of said subdivision, with a waiver of the assessment of benefits.

Vacation of part of the north-south alley, being 15.5 feet wide, east of Central Avenue and west of Ruckle Street, from the south right-of-way line of 29th Street, being the northeast corner of Lot 1 of Fleming's Third North Park Addition to the City of Indianapolis, as recorded in Plat Book Nine, Page 174 of the Office of the Marion County Recorder, to a point 183.57 feet to the south along the east line of Lot Five of said subdivision, with a waiver of the assessment of benefits.

NEW PETITIONS:

2016-APP-005

1901 Central Avenue

Center Township, Council District #11

PK-2

Davis Building Group, LLC, by Brad Davis

Park District Two Approval to provide for primary and accessory residential development, including a single-family dwelling and a detached garage.

2016-MOD-004

7701 East 42nd Street

Lawrence Township, Council District #13

C-5

Menard Inc., by Tyler Edwards

Modification of Commitments to Modify Commitment Four of Exhibit B of 2014-CZN-834 / 2014-CVR-834, to provide for a 35-foot tall freestanding pole sign along 42nd Street (commitments limit the sign on 42nd Street to a 20-foot tall integrated pylon sign).

2016-ZON-005

2457 Madison Avenue (Approximate Address)

Center Township, Council District #16

Platinum Commercial Group, IV, LLC, by David Kingen and Justin Kingen

Rezoning of 0.52 acre, from the D-5 district to the C-3C (MU-2) 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