

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

HEARING EXAMINER

April 14, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission will hold public hearings on Thursday, April 14, 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:

**2016-APP-003**

5445 East 16<sup>th</sup> 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.

**2015-ZON-089**

2926 Bluff Road (Approximate Address)

Center Township, Council District #19

KGS Dhaliwal – Midland West Inc., by Ben Singh Bashal

Rezoning of 2.265 acres from the D-A (FF) district to the C-7 (FF) classification to provide for boat dealerships.

**2015-ZON-091**

3604 Madison Avenue (*Approximate Address*)

Perry Township, Council District #23

Liberty Commercial Investors, LLC, by Ravinder Chaudhary

Rezoning of three acres from the D-A district to the C-7 classification to provide for boat rental.

**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-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 development of a convenience store and gasoline station.

NEW PETITIONS:

**2016-MOD-005**

5050 East 56th Street  
Washington Township, Council District #3  
C-3  
George Novogroder, by Brian J. Tuohy  
Modification of Commitments to Terminate Commitments, Nine and Thirteen of 92-Z-132 / 92-CV-17, to eliminate the use limitation permitting a Walgreens store only, and to eliminate the limitation on the hours of operation, and to modify Commitments Eleven and Twelve to eliminate the reference to the drugstore building and Walgreens building.

**2016-MOD-006**

935 West Troy Avenue  
Perry Township, Council District #16  
I-4-U (FF)  
Renascent LLC, by Adam DeHart  
Modification of Commitments of 2008-ZON-836, to modify Commitment Three to provide for a revised site plan, without paving all of the access drives, loading and maneuvering areas required by the commitment.

**2016-ZON-006**

471 West 16<sup>th</sup> Place (aka 471 West 16<sup>th</sup> Street and 1601 Dr. MLK Jr. Street)  
(Approximate Address)  
Center Township, Council District #11  
Doris H. Wills  
Rezoning of 0.67 acre, from the I-4-U (W-1) district to the C-5 (W-1) classification.

**2016-ZON-007**

1365 Hiatt Street and 1918 Howard Street (Approximate Address)  
Center Township, Council District #16  
West Indianapolis Development Corporation, by David Kingen and Justin Kingen  
Rezoning of 0.22 acre, from the C-1 district to the D-5 classification.

**2016-ZON-008**

732 West Epler Avenue and 5445 Bluff Road (Approximate Address)  
Perry Township, Council District #23  
Center United Methodist Church, by Guy G. Kibbe  
Rezoning of 1.53 acres, from the D-A (W-5) district to the SU-1 (W-5) classification.

**2016-ZON-009**

130 West 16th Street, 1615 Hall Place, 1621 Hall Place and 1633 North Capitol Avenue (1625 Hall Place) (Approximate Address)  
Center Township, Council District #11  
Clarian Health Partners / Methodist Hospital of Indiana, by David Kingen and Justin Kingen  
Rezoning of 0.44 acre, from the HD-2 (W-5) District, to the HD-1 (W-5) classification.

**2016-ZON-011**

1329 and 1401 East 11th Street (Approximate Address)  
Center Township, Council District #17  
Compendium Group, LLC, by Nancy A. Long and Paul J. Lambie  
Rezoning of 0.25 acre, from the C-2 (FF) District, to the D-8 (FF) classification.

**2016-CZN-802 / 2016-CVR-802**

3715 South State Avenue (Approximate Address)  
Perry Township, Council District #21  
Birge and Held Asset Management LLC, by Steven B. Granner  
Rezoning of 2.28 acres from the D-4 district to the D-8 classification to provide for residential uses.

Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for seven, two-family dwellings, on one parcel (one primary use per lot permitted).

**2016-CAP-803 / 2016-CVR-803**

8601 South Emerson Avenue (Approximate Address)  
Franklin Township, Council District #25  
C-S (FF)  
Embree Asset Group, Inc., by Joseph D. Calderon  
Modification of Site Plan of 2005-ZON-169 to provide for a hospital.

Variance of use of the Airspace Zoning District to provide for a hospital (noise sensitive uses not permitted).

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