

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

HEARING EXAMINER

April 28, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission will hold public hearings on Thursday, April 28, 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-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).

**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).

**NEW PETITIONS:**

**2016-APP-006**

8601 and 8607 Shelby Street  
Perry Township, Council District #23  
HD-2 (FW) (FF)

AHEPA Affordable Housing Management Company Inc., by Todd Jensen

Hospital District-Two Approval to provide for a 125-unit affordable assisted living facility.

**2016-APP-007**

1827 Central Avenue

Center Township, Council District #11

PK-2

John Heberden and Raginae Laughlin, by Patrick Stroup

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

**2016-ZON-013**

414 West Vermont Street (Approximate Address)

Center Township, Council District #11

Bharat Patel, by Mary E. Solada

Rezoning of 1.1 acres, from the SU-1 (RC) District, to the CBD-2 (RC) classification.

**2016-ZON-014**

823 Chadwick Street and 828 South Missouri Street (Approximate Address)

Center Township, Council District #16

Overton, LLC, by David Kingen and Justin Kingen

Rezoning of 0.43 acre, from the I-3U (RC) District, to the CBD-2 (RC) classification.

**2016-ZON-015**

1263 South East Street (Approximate Address)

Center Township, Council District #21

Sarah Jones

Rezoning of 0.11 acre, from the D-P District, to the D-5 classification.

**2016-ZON-016**

6225 South Franklin Road (Approximate Address)

Franklin Township, Council District #25

HR Enterprises, LLC – “Hoosier Realtors”, by David A. Retherford

Rezoning of 1.03 acres, from the D-A district, to the C-1 classification.

**2016-ZON-017**

1021 Jefferson Avenue (Approximate Address)

Center Township, Council District #17

Brookside Commercial, LLC, by Kenneth B. Chigges

Rezoning of 0.15 acre, from the D-5 district, to the SU-38 classification.

**2016-CPL-801 / 2016-CVR-801**

7899 High Drive

Washington Township, Council District #2

D-S

Williams Creek Manor, LLC, by Timothy E. Ochs

Approval of a Subdivision Plat, to be known as Williams Creek Manor, subdividing 7.12 acres into four lots, with a waiver of sidewalks along the private street.

Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for four lots on a private street, without the required lot width (75 feet of frontage on and direct access from a public street required, 150-foot lot width required).

**2016-CZN-804 / 2016-CZN-804 / 2016-CVR-804**

6311 Westfield Boulevard

Washington Township, Council District #2

Birch Tree, LLC, by Michael Rabinowitch

Rezoning of 0.87 acre from the C-1 (FF) district to the C-S (FF) district to provide for C-3 uses and dwellings units, specifically an 80-foot tall, six-story mixed used development, with 105 multi-family dwellings, 5,000 square feet of retail and 110 parking spaces.

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

- a) an 80-foot tall building (maximum 65-foot height permitted), with a zero-foot north side setback and a five-foot (30 feet from the centerline) front setback from Westfield Boulevard (10-foot north side setback and 70-foot setback from the centerline required),
- b) to provide for an outdoor seating area (not permitted for taverns, liquor stores, drive-through restaurants and fast-food restaurants),
- c) with a fence and wall for the outdoor seating area, with a zero-foot front setback, encroaching partially into the right-of-way and clear sight triangle of Westfield Boulevard and Riviera Drive, and with a handicapped ramp with a five-foot setback from Westfield Boulevard (70-foot setback from the centerline required, structures between two to nine feet tall not permitted in the clear sight triangle, structures not permitted in the right-of-way).

**2016-CAP-807 / 2016-CVR-807**

4721 Sunset Avenue (Approximate Address)

Indianapolis

Washington

7

UQ-2

Alpha Alpha Zeta Alumni of Lamda Chi Alpha, Inc., by Rex Ramage

University Quarter-Two Approval to provide for a building addition to an existing fraternity house.

Variance of development standards of the Special Districts Zoning Ordinance to provide for a building addition, with a nine-foot side setback and building mechanicals, with an eight-foot rear setback (40-foot side and rear setback required), to provide for a maximum building height of 40 feet, including rooftop mechanicals (maximum 35 feet permitted).

**ASSESSMENT OF BENEFITS**

**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

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.

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.

For accommodations needed by persons with disabilities to attend, please call (317) 327-5155.

Division of Planning  
Current Planning Section  
Department of Metropolitan Development