

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

HEARING EXAMINER

May 12, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission will hold public hearings on Thursday, May 12, 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-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-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-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 development standards of the Dwelling Districts Zoning Ordinance to provide for seven, two-family dwellings, on one parcel (one primary use per lot permitted).

**NEW PETITIONS:**

**2016-MOD-007**

7145 East 96th Street  
Lawrence Township, Council District #3  
C-S

Menard, Inc. by Nick Brenner

Modification of Commitments to Modify Commitment Seven of 2000-ZON-017, as amended by 2008-APP-006 and 2010-MOD-007, to provide for other façade materials approved by Spinnaker Cove in addition to brick, drivet or a non-smooth face block and to add language to Commitment Seven allowing the existing overhangs on the east and south sides of the Menards Store to be enclosed with green steel panels.

**2016-MOD-008**

4500 South Keystone Avenue (Approximate Address)  
Perry Township, Council District #24  
C-S

Keystone Avenue Self Storage, LLP, by Aaron P. Culp

Modification of Commitments to terminate Commitment Four of 2004-ZON-072, prohibiting mini-warehouses, in order to permit the construction of a self-storage facility, as provided for by 97-Z-68.

**2016-ZON-018**

5540 South Meridian Street (Approximate Address)  
Indianapolis  
Perry  
23

Chin Evangelical Baptist Church, Inc., by Andi M. Metzel

Rezoning of 6.6 acres, from the D-A district to the SU-1 classification to provide for religious uses.

**2016-ZON-019**

3000 Shelby Street (Approximate Address)  
Indianapolis  
Perry  
16

Merchandise Realty Corporation, by Donald F. Foley

Rezoning of 1.2 acres from the I-4-U district to the C-S classification to provide for C-3 uses, C-3C (MU-2) uses, office uses, blueprinting, business and personal service uses, fraternal lodge, job printing, repair services, retail and temporary seasonal retail sales.

**2016-ZON-021**

3506 Bluff Road (Approximate Address)

Indianapolis

Perry

16

Platinum Financial Trust, LLC, by Carlos Pedrazza

Rezoning of 3.67 acres from the MU-1 District to the I-3-U classification to provide for automobile repair uses.

**2016-ZON-022**

5201 West 46th Street (Approximate Addresses)

Pike

10

Stephen Bobeck, by David Kingen and Justin Kingen

Rezoning of 1.56 acres from the C-7 district to the C-3 classification.

**2016-ZON-023**

343 and 345 West McCarty Street, 817 and 841 Missouri Street and 824, 826 and 844 Meikel Street (Approximate Addresses)

Indianapolis

Center

16

Stadium Partners, LLC, by David and Justin Kingen

Rezoning of 1.14 acres, from the I-3 (RC) district to the CBD-2 (RC) classification.

**2016-CZN-808 / 2016-CVR-808**

7624 South Meridian Street (Approximate Address)

Perry Township, Council District #23

LRM, LLC, by Joseph D. Calderon

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

Variance of Development Standards of the Commercial Zoning Ordinance to legally establish

- a) a five-foot front yard (10-foot front yard, with landscaping required),
- b) zero-foot north, south and west transitional yards (20-foot transitional yards required), and
- c) a trash container enclosure, with the open side facing a protected district (not permitted).

**2016-CZN-809 / 2016-CVR-809**

3010 North White River Parkway, East Drive (Approximate address)

Center Township, Council District #7

Core Redevelopment, by John Watson

Rezoning of 4.58 acres from the SU-9 (FW) (W-5) district to the SU-2 (FW) (W-5) classification to provide for a high school (not permitted).

Variance of development standards of the Flood Control Districts Zoning Ordinance to provide for a substantial improvement in the floodway (only one-time only non-substantial improvement permitted).

**2016-CZN-810 / 2016-CVR-810**

6364, 6402 and 6440 Westfield Boulevard (Approximate Address)

Washington

2

J.C. Hart Company, Inc. by Michael Rabinowitch

Rezoning of 1.4 acres from the I-3 (FF) and C-S (FF) districts to the C-S (FF) classification to provide for a mixed-use development, with 136 multi-family dwelling units, C-3 retail and office uses and 163 garage parking spaces.

Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for a 75-foot tall mixed-use building,

- a) with an east front setback 33 feet from the centerline of Westfield Boulevard (110-foot setback required or height limited to 35 feet, with minimum setback),
- b) with zero-foot north, west and south side setbacks and zero-foot north and south front setbacks along 64th Street (24-foot side and front setbacks required or height limited to 35 feet, with minimum setback),
- c) with 163 parking spaces (216 parking spaces required),
- d) with zero loading spaces (three loading spaces required), and
- e) with outdoor seating (not permitted).

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