

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

HEARING EXAMINER

May 26, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission is scheduled to hold public hearings on Thursday, May 26, 2016, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington Street, Indianapolis, 46204, on the following petitions:

CONTINUED PETITIONS:

2015-ZON-089 (Amended)

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 (Amended)

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-013 (Amended)

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-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-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).

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).

NEW PETITIONS:

2016-MOD-009

10440 Indian Creek Road (Approximate Address)

Franklin Township, Council District #25

SU-2

Franklin Township Community School Corporation, by Steven B. Granner

Modification of Commitments to modify Commitment Six of 2005-ZON-174, to require sidewalk construction within six months of the construction of a Franklin Township Community School Corporation building within 1,000 feet of the Edgewood Avenue right-of-way or when sidewalks are constructed on either of the two abutting properties along Edgewood Avenue. If sidewalks are not constructed by January 1, 2027, sidewalks must be constructed within six months (sidewalks required to be constructed along Indian Creek Road and Edgewood Avenue with the submittal of an Improvement Location Permit).

2016-ZON-024

1648 Spann Avenue (Approximate Address)

Center Township, Council District #17

Khaleel Ifamimikomi

Rezoning of 0.1 acre from the C-1 district to the D-5 classification.

2016-ZON-025

167 Van Dyke Street, City of Southport
Perry Township, Council District #24
Randy Faulkner and Associates, Inc., by Eric A. Harvey and Pat Rooney
Rezoning of 1.68 acres from the D-4 and C-7 districts to the C-4 classification.

2016-ZON-026

3000, 3050, 3060, 3140 and 3190 North Meridian Street (Approximate Address)
Indianapolis
Center
9
The Children’s Museum of Indianapolis, Inc., by Brian J. Tuohy
Rezoning of 10.2 acres from the D-9, HD-1, HD-2 and C-S districts to the C-S classification to provide for a Sports Legend Experience, including, but not limited to, a 15,000 square foot museum pavilion, an 18-hole putting/mini-golf course, pedal car race tracks (both oval and drag race tracks), track and family fitness loops, street hockey area, soccer field, tennis area, basketball and recreational areas, other sports-related amenities, and an event/tent space, with an access drive from Meridian Street, per plans filed.

2016-ZON-027

3130 Central Avenue (Approximate Address)
Indianapolis
Center
9
Mapleton Fall Creek Development Corporation, by David Kingen and Justin Kingen
Rezoning of 0.12 acre from the PK-1 district to the D-8 classification.

2016-CAP-811 and 2016-CVR-811

(Approximate Address)
Indianapolis
Washington
7
Butler University, by Eugene Valanzano
University Quarter One Approval to provide for building signs, including wall, projecting, awning, canopy (including pin-mounted letters on the top of a canopy), suspended, window and marquee signs, and specifically a projecting / blade sign, per plans filed.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for projecting, awning, canopy (including pin-mounted letters on the top of a canopy) and marquee signs (not permitted in UQ-1).

2016-CZN-812 and 2016-CVR-812

1065 North Post Road and 9040 East 10th Street (Approximate Address)
Indianapolis
Warren
19

Purple Chip Investments LLC and TCDJ Properties LLC, by David Kingen and Justin Kingen

Rezoning of 5.23 acres from the C-3 and C-S districts to the C-S classification to provide for a self-storage facility.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a) to provide for a zero-foot south side yard and one-foot transitional side yard, without landscaping (10-foot side and 15-foot transitional side yard required, with landscaping), and
- b) to provide for a freestanding sign, with a 5.5-foot front setback from North Post Road (15-foot setback required).

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