

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

HEARING EXAMINER

June 9, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission is scheduled to hold public hearings on Thursday, June 9, 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:

2016-MOD-005

5050 EAST 56TH STREET
WASHINGTON TOWNSHIP, CD #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-007

7145 EAST 96TH STREET
LAWRENCE TOWNSHIP, CD #3
C-S

MENARD, INC. by Nick Brenner

Modification of Commitments to Modify Commitment Seven of 2000-ZON-017, as amended by 2008-APP-066 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, CD #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-002 (Amended)

1450 NORTH PENNSYLVANIA STREET (APPROXIMATE ADDRESS)

CENTER TOWNSHIP, CD #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, with first-floor retail/office use on the southeast corner of the building, office use on the northeast corner of the building, and a park area on the southern portion of the site.

2016-ZON-021

3506 BLUFF ROAD (APPROXIMATE ADDRESS)

PERRY TOWNSHIP, CD #16

PLATINUM FINANCIAL TRUST, LLC, by Carlos Pedrazza

Rezoning of 3.67 acres from the MU-1 District to the I-3 classification to provide for a fleet terminal.

2016-ZON-022

5201 WEST 46TH STREET (APPROXIMATE ADDRESSES)

PIKE TOWNSHIP, CD #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)

CENTER TOWNSHIP, CD #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, CD #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, CD #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 TOWNSHIP, CD #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.

NEW PETITIONS:

2016-ZON-010

1801 NORTH SENATE BOULEVARD (APPROXIMATE ADDRESS)

CENTER TOWNSHIP, CD #11

CLARIAN HEALTH PARTNERS / METHODIST HOSPITAL OF INDIANA, by David Kingen and Justin Kingen

Rezoning of 0.93 acre, from the HD-2 (W-5) District, to the HD-1 (W-5) classification.

2016-ZON-028

7711 HOLIDAY DRIVE, EAST (APPROXIMATE ADDRESS), TOWN OF MERIDIAN HILLS

WASHINGTON TOWNSHIP, CD #2

ROMAN CATHOLIC ARCHDIOCESE OF INDIANAPOLIS, INC., AS TRUSTEE FOR ST. LUKE, by Paul J. Carroll

Rezoning of 0.83 acre, from the D-1 District, to the SU-1 classification to provide for religious uses, specifically a daycare facility.

2016-ZON-029

517, 521 AND 523 EASTERN AVENUE (APPROXIMATE ADDRESS), INDIANAPOLIS CENTER TOWNSHIP, CD #17

ROMAN CATHOLIC ARCHDIOCESE OF INDIANAPOLIS PROPERTIES INC., by Paul J. Carroll

Rezoning of 0.36 acre, from the D-5 District, to the SU-1 classification to provide for religious uses, specifically an area for a playground / greenspace.

2016-ZON-030

3808 SHELBY STREET (APPROXIMATE ADDRESS)

PERRY TOWNSHIP, CD #16

WILLIAM ZINK

Rezoning of 1.21 acres, from the UQ-1 District, to the C-7 classification to provide for artisan food and beverage production, with outdoor seating.

2016-ZON-031

6508, 6516 AND 6520 WESTFIELD BOULEVARD (APPROXIMATE ADDRESS)
WASHINGTON TOWNSHIP, CD #2
WILLIAM J. AND NANCY DAROSETT AND SHEILA BARTON DDS, SHEILA BARTON
DDS LLC AND HOTEL BROAD RIPPLE LLC, by David Kingen and Justin Kingen
Rezoning of 0.65 acre, from the C-S (FF) district to the C-S (FF) classification to provide
for MU-1 and MU-2 uses, a hotel, and event center with live entertainment.

2016-CZN-813 / 2016-CVR-813 (Amended)

3435 AND 3451 SOUTH POST ROAD (APPROXIMATE ADDRESS)
FRANKLIN TOWNSHIP, CD #18
S & S GAS STATION, LLC, by Joseph D. Calderon
Rezoning of 5.2 acres from the D-A and C-4 districts to the C-7 classification to provide
for a tractor-trailer truck stop, with a truck fueling station, truck parking and a truck
wash.

Variance of development standards of the Consolidated Zoning and Subdivision
Ordinance to provide for a 20-foot transitional side yard, without landscaping and
without interior parking lot landscaping (40-foot transitional yard with landscaping
required, interior parking lot landscaping 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