

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

HEARING EXAMINER

July 14, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission is scheduled to hold public hearings on Thursday, July 14, 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-091**

3604 MADISON AVENUE (APPROXIMATE ADDRESS)

PERRY TOWNSHIP, CD #16

LIBERTY COMMERCIAL INVESTORS, LLC, by Jeffrey L. Robbins

Rezoning of three acres from the D-A district to the C-7 classification to provide for truck and trailer repair.

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

7899 HIGH DRIVE  
WASHINGTON TOWNSHIP, CD #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-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.

**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).

**2016-CZN-814 / 2016-CVR-814 (Amended)**

2542 NORTH DELAWARE STREET  
CENTER TOWNSHIP, CD #11

ZMC PROPERTIES, INC., by David Kingen and Justin Kingen

Rezoning of 0.84 acre from the SU-7 district to the D-8 classification to provide for single-family residential uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for eight single-family dwellings, with a five-foot front setback (25-foot front setback required), with two-foot side setbacks and 6.5 feet between dwellings (minimum four-foot side setback and 10 feet between buildings required), and with accessory buildings, with two-foot and three-foot side setbacks (minimum four-foot side setbacks required), and to provide for 47% open space (55% open space required).

**NEW PETITIONS:**

**2016-APP-010**

545 EAST 19TH STREET (APPROXIMATE ADDRESS)  
CENTER TOWNSHIP, CD #11

PK-2

INDIANAPOLIS PUBLIC SCHOOLS, by Russell McClure  
Park District-Two Approval to provide for four wall signs.

**2016-APP-011**

4600 SUNSET AVENUE  
WASHINGTON TOWNSHIP, CD #7

UQ-1

BUTLER UNIVERSITY, by Murray Clark

University Quarter One Approval to provide for a 60-foot tall residence hall, a reconfigured parking lot, with administrative approval of the final parking layout, ground / monument signs and wall signs.

**2016-ZON-033**

5401 WEST 16TH STREET (APPROXIMATE ADDRESS), TOWN OF SPEEDWAY  
WAYNE TOWNSHIP, CD #15

ROMAN CATHOLIC ARCHDIOCESE OF INDIANAPOLIS PROPERTIES, INC., by David Kingen and Justin Kingen

Rezoning of 0.62 acre, from the D-3 district to the SU-1 classification to provide for religious uses.

**2016-ZON-035**

1660, 1702, 1706, 1710, 1714 AND 1718 BELLEFONTAINE STREET AND 902 EAST 17TH STREET (APPROXIMATE ADDRESSES)

CENTER TOWNSHIP, CD #17

KARA B. HIESER

Rezoning of 0.95 acre from the D-8 District to the MU-2 classification.

**2016-ZON-036**

5225 WEST 10TH STREET (APPROXIMATE ADDRESS), TOWN OF SPEEDWAY  
WAYNE TOWNSHIP, CD #15

CHARLES L. HUNT

Rezoning of 1.72 acres from the I-2 and C-4 Districts to the C-4 classification.

**2016-ZON-037**

305, 315 AND 325 CABLE STREET; 1817, 1819, 1901, 1910, 1911, 1912, 1914, 1921 AND 2005 WEST MICHIGAN STREET; 226, 229, 241, 245, 246, 253, 262, 266 AND 267 NORTH RICHLAND AVENUE AND 1621 AND 1625 WEST VERMONT STREET (APPROXIMATE ADDRESSES)

CENTER TOWNSHIP, CD #11 AND CD #16

METROPOLITAN DEVELOPMENT COMMISSION, by Jeff Miller

Rezoning of 2.5 acres from the I-4 (RC) (W-5) and C-3 (W-5) districts to the D-8 (RC) (W-5) and the D-8 (W-5) classifications.

**2016-ZON-038**

1730 ASTOR STREET, 261 AND 269 NORTH ELDER STREET; 1721 WEST MARKET STREET; 1746 WEST MIAMI STREET; 221, 252, 259, 266, 268, 271, 275 AND 280 MILEY AVENUE; 1815 WEST NEW YORK STREET; 210, 211, 215, 217, 218 AND 224 NORTH RICHLAND STREET; 410 NORTH WHITE RIVER PARKWAY; 1519 WILCOX STREET (APPROXIMATE ADDRESSES)

CENTER TOWNSHIP, CD #16

METROPOLITAN DEVELOPMENT COMMISSION, by Jeff Miller

Rezoning of 2.6 acres from the I-4 (RC) (W-5), I-4 (W-5) and C-3 (RC) (W-1) districts to the D-5 (RC) (W-1) and the D-5 (RC) (W-5) and D-5 (W-5) classifications.

**2016-CZN-816 / 2016-CVR-816**

1427, 1431, 1433, 1437 AND 1443 EAST PROSPECT STREET AND 1116 SPRUCE STREET CENTER TOWNSHIP, CD #21

JACKSON DEVELOPMENT, LLC, by Rex Ramage

Rezoning of 1.28 acres from the C-4 district to the MU-2 classification to provide for a mixed-use district.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 64-foot tall (maximum 35-foot height permitted) mixed-use development, with commercial businesses exceeding 8,000 square feet (not permitted), to provide for a zero-foot front setback, without landscaping (five-foot setback, with landscaping required), to provide for a five-foot rear transitional setback, without landscaping (10-foot setback, with landscaping required), and without interior landscaping (interior 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