

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

HEARING EXAMINER

July 28, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission is scheduled to hold public hearings on Thursday, July 28, 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-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-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-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-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-812 / 2016-CVR-812 (Amended)

1065 NORTH POST ROAD AND 9040 EAST 10TH STREET (APPROXIMATE ADDRESS)
WARREN TOWNSHIP, CD #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 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).

2016-CZN-816 / 2016-CVR-816 (Amended)

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.

NEW PETITIONS:

2016-MOD-010

8434 WATERTOWN DRIVE (APPROXIMATE ADDRESS), CITY OF LAWRENCE
LAWRENCE TOWNSHIP, CD #1

D-P

MERILEE ANDREWS

Modification of the Development Statement to modify Section VIII B. of the Development Statement for 97-Z-3, as modified by 98-AP-79, 98-AP-133, 99-AP-75, 2000-APP-081 2001-APP-833, and 2005-APP-052, 2005-APP-122 and 2014-MOD-012 to provide for a zero-foot rear setback (10-foot rear setback required).

2016-ZON-039

3620 MITTHOEFER ROAD (APPROXIMATE ADDRESS)
WARREN TOWNSHIP, CD #14

UNITED HOSPITAL SERVICES, LLC, by Timothy E. Ochs

Rezoning of 4.59 acres from SU-1 to the I-2 district.

2016-ZON-040

6425 MILHOUSE ROAD (APPROXIMATE ADDRESS)
DECATUR TOWNSHIP, CD #20

WESTPORT HOMES, INC., by Brian J. Tuohy

Rezoning of 27.83 acres from the D-3 District to the D-5 classification.

2016-ZON-041

6910 WATERFRONT DRIVE (APPROXIMATE ADDRESS)
WAYNE TOWNSHIP, CD #6
SELF STORAGE LOCKERS INC., by Russell L. Brown
Rezoning of 6.82 acres from the D-P (FF) (W-5) district to the D-P (FF) (W-5) classification to permit self-storage facilities as a permitted use on Parcel B11 of 73-Z-81, as amended.

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