

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

HEARING EXAMINER

August 11, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission is scheduled to hold public hearings on Thursday, August 11, 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-030 (Amended)**

3808 Shelby Street (Approximate Address)  
Indianapolis  
Perry Township, CD #16  
William Zink

Rezoning of 1.21 acres, from the UQ-1 District, to the MU-2 classification to provide for artisan food and beverage production, with outdoor seating.

**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-CZN-813 / 2016-CVR-813**

3435 and 3451 South Post Road (approximate address)  
Indianapolis  
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).

**NEW PETITIONS:**

**2016-APP-012**

3701 Shelby Street (Approximate Address)

Perry Township, CD #16  
Strategic Capital Partners, LLC, by Liming Zhang  
University Quarter One Approval to provide for two, 240-square foot wall signs.

**2016-ZON-044**

746 and 790 Hanna Avenue and 3850 Corliss Street (Approximate Address)  
Perry Township, CD #16  
Kevin and Laura Anderson, by Patrick Rooney  
Rezoning of 18 acres from the D-A (FF) District to the I-3 (FF) classification.

**2016-ZON-045**

1714 and 1716 Prospect Street (Approximate Address)  
Center Township, CD #21  
Northgate Redevelopment Group, LLC, by David Kingen and Justin Kingen  
Rezoning of 0.13 acre from the C-4 district to the D-8 classification.

**2016-CPL-817 / 2016-CVR-817**

5525 Allisonville Road  
Washington Township, CD #3  
D-3  
Louis R. and Eliza Gordner, by Jeffrey M. Bellamy  
Approval of a Subdivision Plat to be known as Gordner's Minor Subdivision, dividing 3.8 acres into two lots.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot without direct access to a public street and without frontage on a public street (not permitted).

**2016-CZN-818 / 2016-CVR-818**

5870 North College Avenue  
Washington Township, CD #2  
5858 N. College LLC, by Michael Rabinowitch  
Rezoning of 3.02 acres from the D-3 and C-1 districts to the MU-2 classification to provide for 100 apartments, 9,200 square feet of retail and 125 parking spaces.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mixed-use development, with a 30.75-foot front setback (maximum 20-foot setback required) and a 50-foot building height (maximum 35-foot height 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