

METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA

October 19, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, October 19, 2016, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, 46204 on the following petitions:

PART I

REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER,  
APPEAL FILED BY PETITIONER:

2015-ZON-091      3604 MADISON AVENUE (APPROXIMATE ADDRESS)  
(AMENDED)      PERRY TOWNSHIP, CD #16  
LIBERTY COMMERCIAL INVESTORS, LLC, by Patrick Rooney  
Rezoning of three acres from the D-A district to the C-3 classification  
provide for truck and trailer repair.

PART II

COMPANION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING  
EXAMINER, APPEAL FILED BY REMONSTRATOR:

2016-CVR-812      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  
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), and a 10-foot north side  
transitional side yard (15-foot transitional side yard required).

PART III

MODIFICATION PETITION TRANSFERRED FROM THE HEARING EXAMINER FOR INITIAL  
HEARING:

2016-MOD-013      7330 EAST 82ND STREET (APPROXIMATE ADDRESS)  
LAWRENCE TOWNSHIP, CD #4  
C-S  
ASH, LLC, by Michael Pflum  
Modification of the Commitments to terminate Section II. (Development  
Plan) D. (Signage) of the Final Revised Version of the Detailed  
Description of the Proposed Development of 83-Z-201 / 83-CV-30

(Instrument #84-2980, to provide for and legally establish wall signs on the south façade along 82nd Street.

PART IV

COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2016-CAP-833 / 2016-CVR-833      11000 AND 11012 EAST WASHINGTON STREET (APPROXIMATE ADDRESS)  
WARREN TOWNSHIP, CD #19  
C-3  
TWG DEVELOPMENT, LLC, by Joseph D. Calderon  
Modification of Commitment Two of 2014-CZN-842 / 2014-CVR-842 to amend the 80-foot half right-of-way required for Washington Street and the 70-foot half right-of-way required for German Church Road to match the current requirements of the Thoroughfare Plan.

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for primary and accessory multi-family residential uses (not permitted).

PART V

APPROVAL PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2016-APP-014      8450 NORTHWEST BOULEVARD (APPROXIMATE ADDRESS)  
PIKE TOWNSHIP, CD #1  
HD-1  
VENTAS INC., by Doug Staley Jr.  
Hospital District One Approval to provide for wall signs for an existing hospital.

PART VI

MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2016-MOD-012      2032 EAST 10TH STREET (APPROXIMATE ADDRESS),  
CENTER TOWNSHIP, CD #17  
MU-2  
JOHN AND NANCY HILL, by Joe Smoker  
Modification of Commitments to modify Commitment Six of 2005-ZON-191 to eliminate the prohibition on carryout alcohol sales.

PART VII

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEALS FILED:

- 2016-ZON-051      2779 NORTH RACEWAY ROAD AND 2636 TANSEL ROAD  
 (APPROXIMATE ADDRESS)  
 WAYNE TOWNSHIP, CD #6  
 WESTPORT HOMES, INC., by Brian J. Tuohy  
 Rezoning of 37 acres from the D-A and D-4 districts to the D-4 district, and  
 the termination of commitments for Petition 2007-ZON-064 (Instrument  
 #2007-0126580) involving 16.3 acres.
- 2016-ZON-055      8002 OAKLANDON ROAD (APPROXIMATE ADDRESS), CITY OF  
 LAWRENCE  
 LAWRENCE TOWNSHIP, CD #5  
 CROWN CASTLE GT COMPANY, LLC, by Michael Gasser  
 Rezoning of 0.95 acre from the C-S district to the SU-18 classification to  
 provide for the continued operation of a wireless communications facility,  
 with the construction of a 170-foot tall tower, and to permit two towers to  
 remain on the site for no more than five years.

PART VIII

REGIONAL CENTER APPROVAL PETITIONS RECOMMENDED FOR APPROVAL BY THE  
 REGIONAL CENTER HEARING EXAMINER, NO APPEALS FILED:

- 2016-REG-078      351 WEST 10TH STREET (APPROXIMATE ADDRESS)  
 CENTER TOWNSHIP, CD #11  
 CAPSTONE COLLEGIATE COMMUNITIES, LLC, by Joseph D.  
 Calderon  
 Regional Center Approval to provide for demolition of an office building  
 and development of a multi-family housing complex, including four  
 residential buildings, with amenity space and commercial leased space  
 and a parking garage.
- 2016-REG-088      106 EAST NORTH STREET (APPROXIMATE ADDRESS)  
 CENTER TOWNSHIP, CD #11  
 ONYX AND EAST, LLC., by Michael Rabinowitch  
 Regional Center Approval to provide for a multi-family residential  
 development, with 12 units.

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