

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

November 16, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, November 16, 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 APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2016-ZON-057 3402 NORTH SCHOFIELD AVENUE (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #9
JESUS INSIDE PRISON MINISTRY, INC., by Russell L. Brown
Rezoning of 0.92-acre from the D-5 (W-5) district to the SU-7 (W-5)
classification to legally establish a faith-based offender re-entry facility.

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
(AMENDED) (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

COMPANION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEALS FILED BY REMONSTRATORS:

2016-CVR-818 5870 NORTH COLLEGE AVENUE
(AMENDED) WASHINGTON TOWNSHIP, CD #2
5858 N. COLLEGE LLC, by Michael Rabinowitch
Variance of development standards of the Consolidated Zoning and
Subdivision Ordinance to provide for a mixed-use development, with a
front setback up to 54 feet (maximum 20-foot setback required) and a

building height up to 54 feet (maximum 35-foot height permitted).

PART IV

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2016-ZON-020 2730 EAST 86TH STREET, 8707, 8711, 8717 AND 8727 HAVERSTICK ROAD (APPROXIMATE ADDRESS)
WASHINGTON TOWNSHIP, CD #2
GREEN INDY, LLC, by Joseph D. Calderon
Rezoning of 12.69 acres, from the D-P district to the D-P classification to provide for a two-story, 60,000-square foot commercial/retail building, with MU-3 uses permitted within the Parcel 1 - Phase 1 parcel, and with 2005-ZON-034 / 2005-DP-12 uses permitted within the Parcel 1 – Future Development parcel, as modified by the specific references to said parcel within the development plan.

PART V

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

2016-ZON-002 1450 NORTH PENNSYLVANIA STREET (APPROXIMATE ADDRESS)
(AMENDED) CENTER TOWNSHIP, CD #11
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.

PART VI

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

2016-ZON-053 4233 LAFAYETTE ROAD (APPROXIMATE ADDRESS)
PIKE TOWNSHIP, CD #10
LAFAYETTE REALTY, LLC/ NAMDAR REALTY GROUP, by Khaleel Ifamimikomi
Rezoning of 11.25 acres from the D-A and C-4 districts to the C-4 classification.

2016-ZON-056 5251 SOUTH EAST STREET (APPROXIMATE ADDRESS)
PERRY TOWNSHIP, CD #23
ZZONE31 COMMERCIAL OFFICE SUITES, LLC, by F. Anthony Paganelli
Rezoning of 3.1 acres from the D-7 district to the C-1 classification.

PART VII

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

2016-CZN-820 1601 SOUTH HIGH SCHOOL ROAD
WAYNE TOWNSHIP, CD #22
ANTON REALTY, LLC., by Joseph Scimia and Roger Kilmer
Rezoning of 17 acres from the SU-46 and D-4 districts to the C-7
classification to provide for truck and heavy vehicles sales, rental and
repair.

2016-CZN-828 3670 CARSON AVENUE (APPROXIMATE ADDRESS)
PERRY TOWNSHIP, CD #21
HUNTER COLLEGE CROSSING, LLC, by David A. Retherford
Rezoning of 1.3 acres from the D-4 and C-3 districts to the D-8
classification.

PART VIII

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEALS FILED:

2016-ZON-058 5901 EAST WASHINGTON STREET (APPROXIMATE ADDRESS)
WARREN TOWNSHIP, CD #12
AW IRVINGTON, LLC, by Trevor M. Frye
Rezoning of 1.465 acres from the C-4 and D-5 districts to the D-8
classification.

2016-ZON-059 5529 AND 5543 BONNA AVENUE (APPROXIMATE ADDRESS)
WARREN TOWNSHIP, CD #12
IRVINGTON BREWING REAL ESTATE, LLC, by Antone Najem
Rezoning of 2.974 acres from the C-S district to the C-S classification to
provide for the uses approved by 2014-ZON-014 and residential uses.

PART IX

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

2016-REG-086 49 NORTH EAST STREET (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #17
MARK DEMERLY, DEMERLY ARCHITECTS
Regional Center Approval to provide for a multi-family residential and
retail development, with phase one consisting of a five-story building,
with 32 units and 17 covered parking spaces. Phase two would consist
of 37 units, 24 covered parking spaces and 3,400 square feet of retail
space.

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