

METROPOLITAN DEVELOPMENT COMMISSION
MARION COUNTY, INDIANA

November 2, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, November 2, 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

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

2016-MOD-005 5050 EAST 56TH STREET
WASHINGTON TOWNSHIP, CD #3
GEORGE NOVOGRODER, by Brian J. Tuohy
Modification of Commitments to Terminate Commitments, Nine and Thirteen of 92-Z-132 / 92-CV-17, to eliminate the use limitation permitting a Walgreens store only, and to eliminate the limitation on the hours of operation, and to modify Commitments Eleven and Twelve to eliminate the reference to the drugstore building and Walgreens building.

PART II

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

2016-ZON-052 6011 SOUTHEASTERN AVENUE (APPROXIMATE ADDRESS)
WARREN TOWNSHIP, CD #18
WARREN JOHNSON
Rezoning of two acres from the C-3 district to the C-4 classification to provide for a gasoline station.

PART III

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

2016-CZN-818 / 5870 NORTH COLLEGE AVENUE
2016-CVR-818 WASHINGTON TOWNSHIP, CD #2
(AMENDED) 5858 N. COLLEGE LLC, by Michael Rabinowitch
Rezoning of 2.036 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 160 parking spaces.

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

COMPANION PETITIONS TRANSFERRED FROM THE HEARING EXAMINER FOR INITIAL HEARING:

2016-CAP-825 / 2016-CVR-825 (AMENDED) 6425 MILHOUSE ROAD (APPROXIMATE ADDRESS)
DECATUR TOWNSHIP, CD #20
D-3
WESTPORT HOMES, INC., by Brian J. Tuohy
Modification of Commitments to modify commitments for 2004-ZON-828 related to lot size, house size, number of lots, lot width, minimum living area, type of housing, exterior materials, driveway width and length, minimum garage size, lighting, roof pitch, landscaping, tree preservation, common area and playground standards, street width, financial contributions, and other miscellaneous site and development standards.

Variance of the Consolidated Zoning and Subdivision Ordinance to provide for the permanent open space to be less than the proposed reduction in lot sizes (not permitted) and to provide for the minimum lot area to be less than 10,000 square feet for single-family detached dwelling (required lot area is 10,000 square feet).

PART V

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-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.

PART VI

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.

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