

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

April 20, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, April 20, 2016, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, on the following petitions:

PART I

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

2016-MOD-004      7701 EAST 42ND STREET  
LAWRENCE TOWNSHIP, CD #13  
C-5  
MENARD INC., by Tyler Edwards  
Modification of Commitments to Modify Commitment Four of Exhibit B of 2014-  
CZN-834 / 2014-CVR-834, to provide for a 35-foot tall freestanding pole sign  
along 42nd Street (commitments limit the sign on 42nd Street to a 20-foot tall  
integrated pylon sign).

PART II

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2015-ZON-035      6400, 6449, 6455, 6500, 6545 AND 6565 KENTUCKY AVENUE, 6700,  
(AMENDED)      7700, 7924 AND 8032 CAMBY ROAD AND 6503 MENDENHALL ROAD  
(APPROXIMATE ADDRESSES)  
DECATUR TOWNSHIP, CD #20  
CAMBY HOLDINGS, LLC by Mary E. Solada  
Rezoning of 155.03 acres from the D-A, D-3, D-5, D-6II, C-1, C-3 and C-5  
Districts to the I-2-S classification to provide for approximately 2,200,000  
square feet of warehouse/distribution buildings.

PART III

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2015-ZON-094      2636 SENOUR ROAD (APPROXIMATE ADDRESS)  
WARREN TOWNSHIP, CD #21  
ASCENT 121 INC., by Mary E. Solada  
Rezoning of 27.195 acres from the D-A (FF) (FW) district to the SU-7 (FF) (FW)  
classification to provide for a faith-based non-profit providing advocacy and  
recovery services for teenage girls.

PART IV

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

2016-APP-005      1901 CENTRAL AVENUE  
CENTER TOWNSHIP, CD #11  
PK-2  
DAVIS BUILDING GROUP, LLC, by Brad Davis  
Park District Two Approval to provide for primary and accessory residential development, including a single-family dwelling and a detached garage.

PART V

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

2015-MOD-018      907 EAST MICHIGAN STREET (APPROXIMATE ADDRESS)  
CENTER TOWNSHIP, CD #15  
MATTHEW JOSE  
Modification of commitments, site and landscape plans and development statement related to 95-Z-77, 97-Z-75 and 2002-ZON-172 to provide for the raising of crops (sales permitted only), including vegetables and annuals, by modifying Commitments Two and Eight to permit outdoor storage related to farming and crop raising within landscape areas, and adding Commitments for the area designated as the "Farm," including permitting storage and shipping containers for farm equipment, supplies and resource materials; a compost area; a farm-stand, with related support services; and other farm-related uses.

2015-MOD-028      3806 WEST 86<sup>TH</sup> STREET (APPROXIMATE ADDRESS)  
PIKE TOWNSHIP, CD #1  
DR. SHAUKAT KAHN, by Brad Beck  
Modification of Commitments and Site Plan related to 92-Z-108, to Modify Commitments Two and Three to provide for a revised site plan (substantial compliance with existing plan required), for the construction of an office addition and shed, and to permit an awning sign (only ground and wall signs permitted, awning sign approved by 2015-DV2-015).

2016-MOD-001      243 NORTH STATE AVENUE  
CENTER TOWNSHIP, CD #17  
JIM PEONI AND RANDY MYERS  
Modification of Commitments related to 2012-ZON-052 to modify Commitment One to eliminate the required hours of operation and to permit outdoor seating for all approved uses, including a tavern / bar (hours of

operation limited to between 7:00 am and 10:00 pm, tavern approved by 64-V-88).

## PART VI

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

- 2015-ZON-061      6205 SHELBYVILLE ROAD (APPROXIMATE ADDRESS)  
FRANKLIN TOWNSHIP, CD #25  
STEPHEN E. DUCKWORTH, by David Kingen and Justin Kingen  
Rezoning of 1.13 acres from the D-A district to the D-1 classification.
- 2015-ZON-102      1605 EAST SOUTHPORT ROAD, 7014 MADISON AVENUE AND 7130  
GRIFFITH ROAD (APPROXIMATE ADDRESS)  
PERRY TOWNSHIP, CD #24  
FALAM BAPTIST CHURCH OF INDIANA, by Mary D. Johnson  
Rezoning of 11.25 acres from the D-A (FW) (FF) and D-5II (FW) (FF)  
districts to the SU-1 (FW) (FF) classification to provide for religious uses.
- 2015-ZON-106      6917 BLUFF ROAD (APPROXIMATE ADDRESS)  
PERRY TOWNSHIP, CD #22  
CCREATIONS, LLC, by David Gilman  
Rezoning of 0.90 acre from the D-A (W-5) district to the C-3 (W-5)  
classification to provide for fast-food restaurants, with drive-through lanes.
- 2015-ZON-108      8939 SOUTHEASTERN AVENUE (APPROXIMATE ADDRESS)  
FRANKLIN TOWNSHIP, CD #25  
DAVID A. BAIRD AND HERTA MARIE BAIRD, by David A. Retherford  
Rezoning of one acre from the D-3 (FF) district to the C-4 (FF) classification.
- 2016-ZON-004      1322, 1326, 1330, 1402 AND 1406 EAST 10<sup>TH</sup> STREET (APPROXIMATE  
ADDRESS)  
CENTER TOWNSHIP, CD #17  
NEAR EAST AREA RENEWAL, by Joseph Smoker  
Rezoning of 0.42 acre, from the C-2 (FF) District, to the D-8 (FF) classification.
- 2016-ZON-005      2457 MADISON AVENUE (APPROXIMATE ADDRESS)  
CENTER TOWNSHIP, CD #16  
PLATINUM COMMERCIAL GROUP, IV, LLC, by David Kingen and Justin  
Kingen  
Rezoning of 0.52 acre, from the D-5 district to the C-3C (MU-2) classification.

## PART VII

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

- 2015-CZN-825      1101 EAST 16TH STREET  
CENTER TOWNSHIP, CD #9

KING PARK REDEVELOPMENT PROPERTIES, LLC, by David Gilman  
Rezoning of 0.80 acre from the C-S district to the C-S classification to provide for C-3C uses, with a few exclusions and without a maximum size limitation; coffee roasting; malt products; brewing and distillation of liquor and spirits; and C-1 uses, and to terminate all commitments related to 2005-ZON-197 (Commitments included restrictions on alcohol sales and live entertainment).

2015-CZN-828 (AMENDED) 932 EAST 38TH STREET (APPROXIMATE ADDRESS)  
WASHINGTON TOWNSHIP, COUNCIL DISTRICT #9  
MOHAMMAD ABDULLA, by David Kingen and Justin Kingen  
Rezoning of 0.24 acre from the D-5 (W-5) district to the C-3C (W-5) classification.

2015-CZN-838 510 EAST FALL CREEK PARKWAY, NORTH DRIVE; 2819-2957 (ODD)  
NORTH CENTRAL AVENUE; 2802-2810 AND 2826-2844 (EVEN)  
RUCKLE STREET; 512 AND 518 EAST 28TH STREET; 507 AND 508  
EAST 29TH STREET  
CENTER TOWNSHIP, CD #9 AND #15  
C-3C (PENDING)  
MAPLETON FALL CREEK DEVELOPMENT ASSOCIATION, URBAN  
ELITE PROPERTIES, LP AND THE CITY OF INDIANAPOLIS, by David  
and Justin Kingen  
Rezoning of 0.79 acre from the C-1 and C-4 districts to the C-3C district to provide for commercial and residential development.

#### PART VIII

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

2016-APP-004 1045 (FILED AS 1067) MAIN STREET, TOWN OF SPEEDWAY  
WAYNE TOWNSHIP, CD #15  
SMO ENTERTAINMENT/SPEEDWAY INDOOR KARTING/1911 GRILL  
Speedway Main Street District Approval to provide for five wall signs.

#### PART IX

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

2015-REG-150 115-135 NORTH COLLEGE AVENUE (APPROXIMATE ADDRESS)  
CENTER TOWNSHIP, CD #15  
SUN KING BREWING COMPANY, LLC, by Alex Beatty  
Regional Center Approval to provide for the construction of a 2,100-square foot building addition to accommodate brewing tanks.

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