

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

April 6, 2016

Please note the MDC Hearing on April 6, 2016 will not have a Quorum of Commissioners. As a result, all of the petitions and resolutions will be automatically continued to the next regularly scheduled meeting on April 20, 2016, at 1:00 p.m., in the Public Assembly Room, T 230, in the City-County Building.

PART I

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2015-ZON-035
(AMENDED) 6400, 6449, 6455, 6500, 6545 AND 6565 KENTUCKY AVENUE, 6700,
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 II

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

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).

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 86TH 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).

PART III

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

2016-ZON-004 1322, 1326, 1330, 1402 AND 1406 EAST 10TH 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.

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-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.

PART IV

COMPANION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER,
NO APPEAL 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).

PART V

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 VI

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