

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

May 4, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, May 4, 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

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

2016-APP-003      5445 EAST 16TH STREET  
WARREN TOWNSHIP, CD #12  
HD-1  
COMMUNITY HEALTH NETWORK, INC., by Timothy H. Button  
Hospital District-One Approval to provide for the construction of an approximately 640,000-square foot, 150 bed hospital, and a connector to the Indiana Neuro-Diagnostic Institute, with the existing hospital remaining during the construction process.

PART II

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).
- 2016-MOD-006      935 WEST TROY AVENUE  
 PERRY TOWNSHIP, CD #16  
 RENASCENT LLC, by Adam DeHart  
 Modification of Commitments of 2008-ZON-836, to modify Commitment  
 Three to provide for a revised site plan, without paving all of the access  
 drives, loading and maneuvering areas required by the commitment.

PART III

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.
- 2016-ZON-003      3101 SOUTH ARLINGTON AVENUE (APPROXIMATE ADDRESS)  
 FRANKLIN TOWNSHIP, CD #18  
 STAR GROUP INVESTMENTS, LLC, by Raymond A. Basile  
 Rezoning of 1.455 acres, from the C-3 District, to the C-4 classification to  
 provide for the development of a convenience store and gasoline station.
- 2016-ZON-007      1365 HIATT STREET AND 1918 HOWARD STREET (APPROXIMATE  
 ADDRESS)  
 CENTER TOWNSHIP, CD #16  
 WEST INDIANAPOLIS DEVELOPMENT CORPORATION, by David Kingen  
 and Justin Kingen  
 Rezoning of 0.22 acre, from the C-1 district to the D-5 classification.
- 2016-ZON-008      732 WEST EPLER AVENUE AND 5445 BLUFF ROAD (APPROXIMATE  
 ADDRESS)  
 PERRY TOWNSHIP, CD #23  
 CENTER UNITED METHODIST CHURCH, by Guy G. Kibbe  
 Rezoning of 1.53 acres, from the D-A (W-5) district to the SU-1 (W-5)  
 classification.
- 2016-ZON-009      130 WEST 16TH STREET, 1615 HALL PLACE, 1621 HALL PLACE AND  
 1633 NORTH CAPITOL AVENUE (1625 HALL PLACE) (APPROXIMATE  
 ADDRESS)

CENTER TOWNSHIP, CD #11  
CLARIAN HEALTH PARTNERS / METHODIST HOSPITAL OF INDIANA,  
by David Kingen and Justin Kingen  
Rezoning of 0.44 acre, from the HD-2 (W-5) District, to the HD-1 (W-5)  
classification.

2016-ZON-011 1329 AND 1401 EAST 11TH STREET (APPROXIMATE ADDRESS)  
CENTER TOWNSHIP, CD #17  
COMPENDIUM GROUP, LLC, by Nancy A. Long and Paul J. Lambie  
Rezoning of 0.25 acre, from the C-2 (FF) District, to the D-8 (FF)  
classification.

#### PART IV

#### 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-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  
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 V

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

2016-REG-026 16 WEST HENRY STREET (APPROXIMATE ADDRESS)  
CENTER TOWNSHIP, CD #16  
CBD-2 (RC)  
SHAWN CANNON  
Regional Center Approval to provide for a hotel, with retail space and a  
parking garage.

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