

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

July 20, 2016

Notice is hereby given that the Metropolitan Development Commission + of Marion County will hold public hearings on Wednesday, July 20, 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-025 167 VAN DYKE STREET, CITY OF SOUTHPORT
PERRY TOWNSHIP, CD #24
RANDY FAULKNER AND ASSOCIATES, INC., by Eric A. Harvey and Pat Rooney
Rezoning of 1.68 acres from the D-4 and C-7 districts to the C-4 classification.

PART II

MODIFICATION PETITION SCHEDULED FOR INITIAL HEARING:

2016-MOD-011 3000 WEST WASHINGTON STREET (*APPROXIMATE ADDRESS*)
WAYNE TOWNSHIP, CD #15
D-P
CITY OF INDIANAPOLIS, by Jon Hunsberger
Modification of the Development Statement of a Planned Unit Development to modify the Preliminary Development Statement of 2007-ZON-134, as approved on February 26, 2008, and as amended, to clarify that residential uses are permitted in the Commercial Center land use category (MU-2, which replaced the C-3C district referenced by the development statement, no longer permits single-family detached dwellings), and to permit the western half of the Residential land use category, to permit existing and proposed facilities for the Indianapolis Mounted Police, and to permit nine acres of the Recreation land use category, west of the Cultural Village, to be used for uses permitted within the Cultural Village land use category.

PART III

COMPANION PETITION SCHEDULED FOR INITIAL HEARING:

2015-CZN-825 (AMENDED) 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 IV

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

PART V

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

2016-ZON-029 517, 521 AND 523 EASTERN AVENUE (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #17
ROMAN CATHOLIC ARCHDIOCESE OF INDIANAPOLIS
PROPERTIES, INC., by Paul J. Carroll
Rezoning of 0.36 acre, from the D-5 District, to the SU-1 classification to provide for religious uses, specifically an area for a playground / greenspace.

PART VI

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

2016-CZN-809 3010 NORTH WHITE RIVER PARKWAY, EAST DRIVE
(APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #7
CORE REDEVELOPMENT, by John Watson
Rezoning of 4.58 acres from the SU-9 (FW) (W-5) district to the SU-2 (FW) (W-5) classification to provide for a high school (not permitted).

PART VII

Comment [WNG1]:

REZONING PETITIONS RECOMMENDED FOR APPROVAL BY THE IHPC, NO APPEAL FILED:

2015-ZON-104 319 EAST 16TH STREET
CENTER TOWNSHIP, CD #11
DAN MCMICHAEL, BY 16 NEW JERSEY, LLC c/o Michael Eaton
Rezoning of 0.5 acre from the C-4 district to the M-U classification.

2016-ZON-034 1007 BROADWAY STREET
CENTER TOWNSHIP, CD #17
JEFFREY AND KIMBERLY PRESTON, by Patricia Perrin
Rezoning of 0.129 acre from the D-8 district and D-10 district 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