

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

September 21, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, September 21, 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

COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2016-CZN-810 / 6364, 6402 AND 6440 WESTFIELD BOULEVARD (APPROXIMATE
2016-CVR-810 ADDRESS)
WASHINGTON TOWNSHIP, CD #2
J.C. HART COMPANY, INC. by Michael Rabinowitch
Rezoning of 1.4 acres from the I-3 (FF) and C-S (FF) districts to the C-S (FF) classification to provide for a mixed-use development, with 136 multi-family dwelling units, C-3 retail and office uses and 163 garage parking spaces.

Variance of development standards of the Commercial Zoning Ordinance to provide for a 75-foot tall mixed-use building,

- a) with an east front setback 33 feet from the centerline of Westfield Boulevard (110-foot setback required or height limited to 35 feet, with minimum setback),
- b) with zero-foot north, west and south side setbacks and zero-foot north and south front setbacks along 64th Street (24-foot side and front setbacks required or height limited to 35 feet, with minimum setback),
- c) with 163 parking spaces (216 parking spaces required),
- d) with zero loading spaces (three loading spaces required), and
- e) with outdoor seating (not permitted).

PART II

COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2016-CVR-812 1065 NORTH POST ROAD AND 9040 EAST 10TH STREET
(APPROXIMATE ADDRESS)
WARREN TOWNSHIP, CD #19
PURPLE CHIP INVESTMENTS LLC AND TCDJ PROPERTIES LLC, by
David Kingen and Justin Kingen
Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a zero-foot south side yard and one-foot transitional side yard, without landscaping (10-foot side and 15-foot

transitional side yard required, with landscaping), and a 10-foot north side transitional side yard (15-foot transitional side yard required).

PART III

COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2016-CZN-821 / 272 LYNN STREET (APPROXIMATE ADDRESS)
2016-CVR-821 CENTER TOWNSHIP, CD #16
(AMENDED) CRESTLINE INVESTMENTS, LLC, by Allie Kregers
Rezoning of 1.72 acres from the I-4 (W-5) district to the MU-2 (W-5) classification to provide for a multi-family mixed-use development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a mixed-use development, with a height of 50 feet (maximum 35-foot height permitted) and vehicle access from a public street, without the required street frontage (vehicle access shall be exclusively from an improved alley if the street frontage is less than 200 feet).

PART IV

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

2016-APP-013 1460-1636 NATIONAL AVENUE AND 1461-1641 STANDISH AVENUE
PERRY TOWNSHIP, CD #16
UQ-1
UNIVERSITY OF INDIANAPOLIS, by Eugene Valanzano
University Quarter One Approval to provide for 7 - 9-foot tall, light towers, with 50-foot candle lighting fixtures for an existing multi-purpose athletic field.

PART V

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

2016-ZON-030 3808 SHELBY STREET (APPROXIMATE ADDRESS)
(AMENDED) PERRY TOWNSHIP, CD #16
WILLIAM ZINK
Rezoning of 1.21 acres, from the UQ-1 District, to the MU-2 classification to provide for artisan food and beverage production.

2016-ZON-031 6508, 6516 AND 6520 WESTFIELD BOULEVARD (APPROXIMATE)
ADDRESS)
WASHINGTON TOWNSHIP, CD #2
WILLIAM J. AND NANCY DAROSETT AND SHEILA BARTON DDS,
SHEILA BARTON DDS LLC AND HOTEL BROAD RIPPLE LLC, by David
Kingen and Justin Kingen

Rezoning of 0.65 acre, from the C-S (FF) district to the C-S (FF) classification to provide for MU-1 and MU-2 uses, a hotel, and event center with live entertainment.

2016-ZON-046 6348 WEST WASHINGTON STREET (APPROXIMATE ADDRESS)
WAYNE TOWNSHIP, CD #22
21ST AMENDMENT INC., by Timothy E. Ochs and Roger Kilmer
Rezoning of 0.32 acre from the D-3 District to the C-4 classification.

PART VI

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

2016-CZN-812 1065 NORTH POST ROAD AND 9040 EAST 10TH STREET
WARREN TOWNSHIP, CD #19
PURPLE CHIP INVESTMENTS LLC AND TCDJ PROPERTIES LLC, by
David Kingen and Justin Kingen
Rezoning of 5.23 acres from the C-3 and C-S districts to the C-S
classification to provide for a self-storage facility.

PART VII

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEAL FILED:

2016-ZON-048 1836-1860 CENTRAL AVENUE
CENTER TOWNSHIP, CD #11
WARWICK & ASSOCIATES, LLC, by Samantha R. Hargitt
Rezoning of 0.999 acre from the C-3 (W-5) district to the D-8 (W-5)
classification.

2016-ZON-049 1842 AND 1846 NORTH ALABAMA STREET
CENTER TOWNSHIP, CD #11
CRAIG RAPP
Rezoning of 0.123 acre from the C-3 district to the D-8 classification.

PART VIII

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

2016-REG-042 414 WEST VERMONT STREET
CENTER TOWNSHIP, CD #11
BHARAT PATEL, by Mary E. Solada
Regional Center Approval to provide for demolition of a church and for the
development of a hotel and retail commercial uses.

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