

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

September 7, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, September 7, 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

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

2016-MOD-005      5050 EAST 56TH STREET  
WASHINGTON TOWNSHIP, CD #3  
GEORGE NOVOGRODER, by Brian J. Tuohy  
Modification of Commitments to Terminate Commitments, Nine and Thirteen of 92-Z-132 / 92-CV-17, to eliminate the use limitation permitting a Walgreens store only, and to eliminate the limitation on the hours of operation, and to modify Commitments Eleven and Twelve to eliminate the reference to the drugstore building and Walgreens building.

PART II

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

2015-ZON-091      3604 MADISON AVENUE (APPROXIMATE ADDRESS)  
(AMENDED)      PERRY TOWNSHIP, CD #16  
LIBERTY COMMERCIAL INVESTORS, LLC, by Jeffrey L. Robbins  
Rezoning of three acres from the D-A district to the C-7 classification provide for truck and trailer repair.

PART III

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 IV

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

2016-APP-012      3701 SHELBY STREET (APPROXIMATE ADDRESS)  
PERRY TOWNSHIP, CD #16  
STRATEGIC CAPITAL PARTNERS, LLC, by Liming Zhang  
University Quarter One Approval to provide for two, 240-square foot wall signs.

PART V

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

2016-ZON-031      6508, 6516 AND 6520 WESTFIELD BOULEVARD (APPROXIMATE ADDRESS)  
WASHINGTON TOWNSHIP, CD #2  
WILLIAM J. AND NANCY DAROSETT AND 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-039      3620 MITTHOEFER ROAD (APPROXIMATE ADDRESS)  
WARREN TOWNSHIP, CD #14  
UNITED HOSPITAL SERVICES, LLC, By Timothy E. Ochs  
Rezoning of 4.59 acres from SU-1 to the I-2 district.

2016-ZON-045      1714 AND 1716 PROSPECT STREET (APPROXIMATE ADDRESS)  
CENTER TOWNSHIP, CD #21  
NORTHGATE REDEVELOPMENT GROUP, LLC, by David Kingen and Justin Kingen  
Rezoning of 0.13 acre from the C-4 district to the D-8 classification.

PART VI

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

Comment [WNG1]:

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

2016-ZON-042      2141 and 2143 NORTH TALBOTT STREET  
CENTER TOWNSHIP, CD # 11  
POWER PROPERTIES, LLC by Brent Mather  
Rezoning of 0.10 acre from CS 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