

NOTICE OF PUBLIC HEARING
METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY
DIVISION OF PLANNING
CURRENT PLANNING SECTION

HEARING EXAMINER

JANUARY 14, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission will hold public hearings on Thursday, January 14, 2016, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington Street, Indianapolis, on the following petitions:

CONTINUED PETITIONS:

2015-ZON-088

6440 East County Line Road (*Approximate Address*)

Franklin Township, Council District #25

Manveer Sandhu, by Ben Singh Bashal

Rezoning of 1.22 acres from the D-A district to the C-4 classification to provide for garden shop and retail nursery.

2015-ZON-089

2926 Bluff Road (*Approximate Address*)

Center Township, Council District #19

KGS Dhaliwal – Midland West Inc., by Ben Singh Bashal

Rezoning of 2.265 acres from the D-A (FF) district to the C-7 (FF) classification to provide for boat dealerships.

2015-ZON-091

3604 Madison Avenue (*Approximate Address*)

Perry Township, Council District #23

Liberty Commercial Investors, LLC, by Ravinder Chaudhary

Rezoning of three acres from the D-A district to the C-7 classification to provide for boat rental.

2015-ZON-094

2636 Senour Road (*Approximate Address*)

Warren Township, Council District #21

Ascent 121 Inc., by Mary E. Solada

Rezoning of 27.195 acres from the D-A (FF) (FW) district to the SU-7 (FF) (FW) classification to provide for a faith-based non-profit providing advocacy and recovery services for teenage girls.

2015-ZON-098

3401 North Emerson Avenue (*Approximate Address*)

Warren Township, Council District #17

M & T Investors Inc., by David Kingen and Justin Kingen

Rezoning of 0.63 acre from the D-4 district to the C-3 classification to provide for commercial retail uses.

2015-CZN-828 / 2015-CVR-828 (Amended)

932 East 38th Street (*Approximate Address*)

Washington Township, Council District #9

Mohammad Abdulla, by David Kingen and Justin Kingen

Rezoning of 0.24 acre from the D-5 (W-5) district to the C-3C (W-5) classification.

Variance of use and development standards of the Commercial Zoning Ordinance to provide for minor automobile repairs such as tune-ups, battery check and replacement and other light repairs, a tire shop, with outdoor display (not permitted), to legally establish zero-foot front yards along 38th Street and Winthrop Avenue (10-foot front yards, with landscaping, required) and zero-foot west and north side transitional yards (15-foot transitional yards, with landscaping, required), and to legally establish a trash container in front of the established front building line (not permitted).

2015-CAP-829 / 2015-CVR-829

5406 South Emerson Avenue (*Approximate Address*)

Perry Township, Council District #24

JB Hadley Real Estate LLC, by David Kingen and Justin Kingen

Modification of Commitments to terminate Commitment Three of 2008-ZON-096, limiting freestanding signs to a height of four feet.

Variance of development standards of the Sign Regulations to provide for a 12-foot tall, 77.1 square foot freestanding sign, with an electronic variable message sign (not permitted), within approximately 80 feet of a signalized intersection (minimum 125-foot separation required) and within 76 feet of the nearest protected district (maximum four-foot tall sign permitted within 600 feet of the nearest protected district).

2015-CZN-830 / 2015-CVR-830

1307, 1319 and 1334 South Meridian Street and 114 Arizona Street

Center Township, Council District #19

Zone D-8

SN and Associates, LLC, by David Kingen and Justin Kingen

Rezoning of 4.89 acres from the I-3-U, D-8 and C-1 districts to the C-S classification to provide for a 17,500-square foot building addition and the manufacturing of construction equipment, air compressors and electric motor assemblies and I-2U uses, with exceptions (1334 and 114), C-3C uses (180 feet deep along the west side of Meridian Street (1334) and 100 feet deep along the east side of Meridian Street (1307 and 1319)), multi-family dwelling units (1307, 1319, 1334 and 114), and an off-site parking lot (1307 and 1319).

Variance of development standards of the Commercial Zoning Ordinance (1307 and 1319) to legally establish and provide for a building and / or off-site parking lot, with a six-foot transitional north front setback along Orange Street, a six-foot west side setback along Meridian Street and a 10-foot front transitional setback along Charles Street (10-foot front yard

for parking and 70-foot setback from the centerline for buildings and a 20-foot front transitional yard required).

Variance of development standards of the Commercial Zoning Ordinance (1334 and 114) to provide for a zero-foot front setback along Wisconsin Street (10-foot front and 20-foot front transitional yards required), a zero-foot front yard along Meridian Street (10-foot front yard for parking and 70-foot setback from the centerline for buildings required), and 10-foot south front and west side transitional yards (20-foot front transitional setback and 15-foot side transitional setback required).

2015-CZN-835 / 2015-CVR-835 (Amended)

1102 East 16th Street

Center Township, Council District #9

TWG Development, LLC., by Joseph D. Calderon

Rezoning of 4.55 acres from the I-3-U, D-8, and C-5 districts to the C-3C classification to provide for a mixed-use development, with 142 residential units and 12,250 square feet of commercial space.

Variance of development standards of the Commercial Zoning Ordinance to provide for and legally establish multi-family buildings setback 35 feet from the centerline of 16th Street (70-foot setback from the centerline required), with 152 parking spaces (262 parking spaces required).

NEW PETITIONS:

2015-MOD-027

115-135 North College Avenue (approximate address)

Center Township, Council District #15

Zone CBD-S (RC) (FF)

Sun King Brewing Company, LLC, by Alex Beatty

Modification of Site Plan related to 99-Z-43 to provide for a site plan, with a building and brewing tank addition.

2015-ZON-106

6917 Bluff Road (*Approximate Address*)

Perry Township, Council District #22

CCreations, LLC, by David Gilman

Rezoning of 0.90 acre from the D-A (W-5) district to the C-3 (W-5) classification to provide for fast-food restaurants, with drive-through lanes.

2015-ZON-107

49 North East Street (*Approximate Address*)

Center Township, Council District #15

RLB Market Street Real Estate, LLC, by David Kingen and Justin Kingen

Rezoning of 0.45 acre from the I-3-U (RC) district to the CBD-2 (RC) classification.

2015-CZN-837 / 2015-CVC-837

756, 760, 764 and 768 Lynn Street and 1941 West St. Clair Street

Center Township, Council District #15

Westside Missionary Baptist Church Inc., by Howard L. Stevenson

Rezoning of 0.51 acre from the D-5 (W-1) district to the SU-1 (W-1) classification to provide for religious uses.

Vacation of Traub Avenue, being 40 feet wide, beginning at the south right-of-way line of West St. Clair Street, also being the northwest corner of Lot 62 of Jefferson Park Subdivision, as recorded in Plat Book 10, Page 13 of the Office of the Marion County Recorder, thence south 186.29 feet to the southwest corner of Lot 66 of said subdivision, with a waiver of the assessment of benefits.

Vacation of the first north-south alley, west of Lynn Street, being 10 feet wide, beginning at the south right-of-way line of West St. Clair Street, also being the northeast corner of Lot 62 of said subdivision, thence south 187.18 feet to the southwest corner of Lot 67 of said subdivision, with a waiver of the assessment of benefits.

2015-CZN-838 / 2015-CVR-838 / 2015-CVC-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, Council Districts #9 and 15

Zone C-3C (pending)

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.

Variance of development standards of the Commercial Zoning Ordinance to provide for:

- a) Two apartment buildings, with twenty-foot front setbacks (50 feet from the centerline along Central Avenue (70-foot setback from the centerline required),
- b) a parking lot with a zero-foot front setback along Central Avenue (ten-foot front setback required),
- c) a parking lot with a ten-foot front transitional setback from 29th and Ruckle Streets (20-foot front transitional setback required),
- d) with a dumpster located in front of the established front setback line along Ruckle Avenue (not permitted),
- e) with 108 parking spaces (171 parking spaces required),
- f) with a building height of 50 feet (maximum 35-foot building height permitted), and
- g) to provide for a five-foot east side transitional yard (15-foot side transitional yard required).

Vacation of 28th Street, being 50 feet wide, from the east right-of-way line of Central Avenue, 277.78 feet to the west right-of-way line of Ruckle Street, as platted in Fleming's Fourth North Park Addition to the City of Indianapolis, as recorded in Plat Book 10, Page 130 of the Office of the Marion County Recorder, with a waiver of the assessment of benefits.

Vacation of part of the north-south alley, being 15.5 feet wide, east of Central Avenue and west of Ruckle Street, from the north right-of-way line of 28th Street, being the southeast corner of Lot 11 of Fleming's Third North Park Addition to the City of Indianapolis, as recorded

in Plat Book Nine, Page 174 of the Office of the Marion County Recorder, to a point 103.74 feet to the north along the east line of Lot Nine of said subdivision, with a waiver of the assessment of benefits.

Vacation of part of the north-south alley, being 15.5 feet wide, east of Central Avenue and west of Ruckle Street, from the south right-of-way line of 29th Street, being the northeast corner of Lot 1 of Fleming's Third North Park Addition to the City of Indianapolis, as recorded in Plat Book Nine, Page 174 of the Office of the Marion County Recorder, to a point 183.57 feet to the south along the east line of Lot Five of said subdivision, with a waiver of the assessment of benefits.

2015-CZN-839 / 2015-CPL-839

9017 and 9119 Maze Road

Franklin Township, Council District #25

Ray Theaker

Rezoning of 29.52 acres from the D-A (FF) to the D-1 (FF) classification to provide for residential development.

Approval of a Subdivision Plat to be known as Creekside Reserve, dividing 29.52 acres into 17 lots with a waiver of the maximum cul-de-sac length requirement to allow for a new 1,605-foot long cul-de-sac (maximum 650-foot length permitted).

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