

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

HEARING EXAMINER

February 11, 2016

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission will hold public hearings on Thursday, February 25, 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-MOD-027**

115-135 North College Avenue (Approximate Address)

Center Township, CD #15

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-089**

2926 Bluff Road (Approximate Address)

Center Township, CD #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, CD #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-106**

6917 Bluff Road (Approximate Address)

Perry Township, CD #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-CZN-828 / 2015-CVR-828 (Amended)**

932 East 38th Street (Approximate Address)

Washington Township, CD #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-CZN-830 / 2015-CVR-830**

1307, 1319 and 1334 South Meridian Street and 114 Arizona Street  
Center Township, CD #19  
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-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, CDs #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.

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.

**NEW PETITIONS:**

**2016-APP-001**

2002 West 86th Street (Approximate Address)

Washington Township, CD #1

HD-2

North Willow Acquisition, LLC, by Nancy A. Long and Paul J. Lambie

Hospital District-Two Approval to provide for a four-foot tall freestanding sign.

**2015-MOD-028**

3806 West 86th Street (Approximate Address)

Pike Township, CD #1

C-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-ZON-001**

310 and 336 South Delaware Street (Approximate Address)  
Center Township, CD #16

TBR Enterprises, LLC, by Timothy Ochs

Rezoning of 2.302 acres, from the C-ID (RC) (FF), CBD-2 (RC) (FF), I-3-U (RC) (FF) and I-4-U (RC) (FF) Districts, to the CBD-2 (RC) (FF) 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