

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

HEARING EXAMINER

February 25, 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-ZON-102

1605 East Southport Road, 7014 Madison Avenue and 7130 Griffith Road (Approximate Address)

Perry Township, CD #24

Falam Baptist Church of Indiana, by Mary D. Johnson

Rezoning of 11.25 acres from the D-A (FW) (FF) and D-5II (FW) (FF) districts to the SU-1 (FW) (FF) classification to provide for religious uses.

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-ZON-110

4560 and 4610 East 62nd Street (Approximate Address)

Washington Township, CD #3

Moeish and Tanna Patel, by David Gilman

Rezoning of 2.536 acres from the D-A district to the C-1 classification to provide for a daycare.

2015-CAP-829

5406 South Emerson Avenue (Approximate Address)

Perry Township, CD #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.

NEW PETITIONS:

2016-APP-002

547 East 20th Street (Approximate Address)

Center Township, CD #11

PK-2

Page Ronieka and Lavern Carter, by John Karamanski

Park District Two Approval to provide for single-family residential development.

2016-MOD-001

243 North State Avenue

Center Township, CD #17

C-S

Jim Peoni and Randy Myers

Modification of Commitments related to 2012-ZON-052 to modify Commitment One to eliminate the required hours of operation and to permit outdoor seating for all approved uses, including a tavern / bar (hours of operation limited to between 7:00 am and 10:00 pm, tavern approved by 64-V-88).

2016-MOD-003

1151 West Southport Road (Approximate Address)

Perry Township, CD #23

D-P

Arbor Homes, LLC, by Brian J. Tuohy

Modification of Development Statement related to 97-Z-161, to modify the development standards for the lots within Parcel "A," by deleting the text for the following section: "Parcel A, as depicted on Exhibit C" (Approximately 50 acres) on Page Four of the development statement, and replacing it with language to provide for the following:

- a) to preserve 3.5 acres of woodland in the northeast corner as common area (not previously required),
- b) to provide for 80-foot wide lots along the east lot line, bordering Springbrook Subdivision and to provide for 60-foot wide lots, at a minimum of 6,000 square feet for the all other lots (12,000-square foot lots, with Ordinance exception, required, 80-foot lot widths required),
- c) to require the developer to install a three to four-foot tall mound in the rear yard of lots abutting the Southport Road right-of-way, with three evergreen and one shade tree planted within the rear of each lot (not previously required), and
- d) to limit the maximum number of dwellings to 134.

Modify the section titled "Development Standards Summary for Above Parcels" on Page Five of the development statement, to modify the development standards for Parcel "A," as follows:

- a) to provide for a minimum living area of 1,600 square feet for a single-story dwelling and 2,000 square feet for a multi-story dwelling, with a minimum floor area of 900 square feet (remains unchanged),
- b) to provide for a roof pitch of 6/12 (8/12 required),
- c) to permit a combination of exterior materials, including brick, stone, masonry, fiber cement or vinyl siding, with the front elevation required to be a minimum 50% brick, stone or masonry, with roof, doors, garage doors and areas above roof lines

- excluded, and a minimum two-car garage and hard-surfaced driveway (required 100% brick, stone or masonry on the first floor or a minimum three-car garage and hard-surfaced driveway),
- d) to provide for D-3 development standards, except for D-4 side setbacks of five-foot minimum and 13-foot aggregate (remains unchanged),
 - e) to provide for a minimum lot size of 8,000 square feet (12,000 square foot lot size required),
 - f) to restrict duplicate home styles on adjoining lots (remains unchanged), and
 - g) prohibits manufactured homes (remains unchanged).

2016-ZON-002

1450 North Pennsylvania Street (Approximate Address)

Center Township, CD #11

C-2 (RC) (W-5)

French Property Management, by Brian J. Tuohy

Rezoning of 1.62 acres from the C-2 (RC) (W-5) district to the C-S (RC) (W-5) classification to provide for a self-storage facility.

2016-CZN-800 / 2016-CVR-800

2305 West Michigan Road (Approximate Address)

Wayne Township, CD #11

Eddie and Linda Wheeler, by David Kingen and Justin Kingen

Rezoning of 1.2 acres from the I-3-U (W-5) district to the C-3 (W-5) district to provide for a retail store.

Variance of development standards of the Commercial Zoning Ordinance and the Sign Regulations to provide for an approximately 9,200-square foot retail store, with 10-foot front setback (40 feet from the centerline) from Michigan Street (70-foot setback from the centerline required) and a 15-foot tall pylon sign, with a five-foot front setback from Michigan Street (15-foot setback required).

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