

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

January 6, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, January 6, 2016, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 East Washington St., Indianapolis, on the following petitions:

PART I

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

2015-MOD-021 5439 SOUTH EAST STREET
PERRY TOWNSHIP, CD #23
BIG RED LIQUORS, INC., by Robert S. Modisett request Modification of Commitments related to 87-Z-235 (87-CV-28) to terminate Commitment Two to permit vehicular access to and from Epler Avenue.

PART II

REZONING PETITION DENIED BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

2015-ZON-092 2307 LAFAYETTE ROAD (APPROXIMATE ADDRESS)
WAYNE TOWNSHIP, CD #15
EL CHAPIN AUTO SALES, INC., by Carlos Pedrazza requests Rezoning of 1.25 acres from the C-4 (W-5) and D-4 (W-5) districts to the C-5 (W-5) classification to provide for automobile sales.

PART III

COMPANION PETITION DENIED BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2015-CZN-836A 1399 NORTH SHADELAND AVENUE AND 7007 EAST 14TH STREET
2015-CZN-836B WARREN TOWNSHIP, CD #17
2015-CAP-836 VERONIKA RADZIWILL, by Donald W. Fisher requests Rezoning of 0.90 acre from the D-3 district to the C-3 classification to provide for commercial retail (Part of 7007).

Rezoning of 0.87 acre from the D-3 district to the C-1 classification to provide for office use (Part of 7007).

Modification of Commitments to modify Commitment One of 84-Z-188 to permit restaurants (1399).

PART IV

REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2015-ZON-103 8607 SHELBY STREET (APPROXIMATE ADDRESS)
PERRY TOWNSHIP, CD #24
AHEPA Affordable Housing Management Company, Inc., by Todd Jensen
requests Rezoning of 1.00 acre from the D-A (FW) (FF) district to the HD-2 (FW)
(FF) classification to provide for an assisted living facility.

PART V

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

2015-MOD-018 907 EAST MICHIGAN STREET (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #15
MATTHEW JOSE requests Modification of commitments, site and landscape
plans and development statement related to 95-Z-77, 97-Z-75 and 2002-ZON-
172 to provide for the raising of crops (sales permitted only), including vegetables
and annuals, by modifying Commitments Two and Eight to permit outdoor
storage related to farming and crop raising within landscape areas, and adding
Commitments for the area designated as the "Farm," including permitting storage
and shipping containers for farm equipment, supplies and resource materials; a
compost area; a farm-stand, with related support services; and other farm-related
uses.

2015-MOD-023 7650, 7726 AND 7730 BROOKVILLE ROAD AND 1228 HUBER STREET
(APPROXIMATE ADDRESS)
WARREN TOWNSHIP, CD #21
STANDARD HOLDINGS, LLC, by Michael Rabinowitch requests Modification of
Commitments related to rezoning petitions 2006-ZON-081 and 2004-ZON-150 to
modify Commitment Number Seven of both petitions to allow for free-standing
parking lot lighting (previous commitments limited outdoor lighting to fixtures on
the building).

2015-MOD-024 2950 SOUTH LYNHURST AVENUE (APPROXIMATE ADDRESS)
WAYNE TOWNSHIP, CD #22
PATRICK RILEY requests Modification of the Site Plan for Petition 99-Z-66, as
modified by 2002-ZON-852 and 2003-APP-004 to provide for a self-storage
facility.

2015-MOD-026 232-259 CHADFORD COURT; 207-217, 223 AND 234 BARDWELL COURT;
11765-11803 AND 11815-11836 ADAIR PLACE; 11828
STARMONT DRIVE; 292-296 SOCIETY DRIVE; 311-319 SOCIETY DRIVE;
11840-11917 BARTO COURT (APPROXIMATE ADDRESSES)
WARREN TOWNSHIP, CD #21

MADISON ASSETS, LLC, by Edward Anania requests Modification of Development Statement of 2003-ZON-817 to Modify Paragraph Eight, Page Five, Section VII, Commitments of the Development Statement to permit the first floor livable space to be built over a slab in addition to a basement and/or crawl space style foundation.

PART VI

MODIFICATION PETITION DENIED BY THE HEARING EXAMINER, NO APPEAL FILED:

2015-MOD-025 WATERFRONT PARKWAY, WEST DRIVE (APPROXIMATE ADDRESS)
WAYNE TOWNSHIP, CD #6
ARAMIS ADAM, LLC, by Adam Brent request Modification of Development Statement of 73-Z-81 to provide for a liquor store, in addition to the permitted gasoline station, per 2011-MOD-006, and restaurant use.

PART VII

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

2015-ZON-066 5034 LAFAYETTE ROAD (APPROXIMATE ADDRESS)
PIKE TOWNSHIP, CD #7
ROBERT E. LEEPER requests Rezoning of 2.67 acres from the D-4 district to the I-2-S classification.

2015-ZON-079 5502 EAST 16TH STREET (APPROXIMATE ADDRESS)
(AMENDED) WARREN TOWNSHIP, CD #17
13 ASSOCIATES, LLC, by Jeffrey M. Bellamy requests Rezoning of 2.53 acres from the HD-2 district to the C-S classification to provide for professional office uses in addition to offices for physicians, dentists and other professionals dealing with public health approved by 75-AP-65 and 88-AP-148.

2015-ZON-082 3501 EAST 96TH STREET
WASHINGTON TOWNSHIP, CD #4
SECURE HOLDINGS, LLC, by Brian J. Tuohy requests Rezoning of 12.2 acres from the C-6 District to the C-5 classification, with the termination of commitments related to 84-Z-75 (Instrument #84-45239).

2015-ZON-090 4852 SOUTHEASTERN AVENUE (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #20
BUBBLES, LLC, by Brian J. Tuohy request Rezoning of 0.54 acre from the D-3 district to the C-3 classification

2015-ZON-093 4458 GUION ROAD (APPROXIMATE ADDRESS)
PIKE TOWNSHIP, CD #7
EXTRASTEP, LLC, by Jeffrey M. Bellamy requests Rezoning of 2.72 acres, from the D-A and SU-34 districts, to the SU-16 classification to legally establish a racquet club with pro-shop.

- 2015-ZON-095 269 WEST 16TH STREET AND 1515 NORTH SENATE AVENUE
(APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #15
INDIANA UNIVERSITY HEALTH INC. AND METHODIST HOSPITAL OF
INDIANA INC., by David Kingen and Justin Kingen request Rezoning of 3.51
acres from the C-4 (RC) (W-5) and I-3-U (RC) (W-5) districts to the HD-1 (RC)
(W-5) district.
- 2015-ZON-096 7601 EAST 88TH PLACE AND 8750 HAGUE ROAD (APPROXIMATE
ADDRESS)
LAWRENCE TOWNSHIP, CD #5
STARKEY INCORPORATED, by Andi M. Metzger requests Rezoning of 4.639
acres from the I-1-S and I-2-S districts to the C-S classification to provide for C-5,
C-7 and I-2-S uses.
- 2015-ZON-100 4445 DECATUR BOULEVARD (APPROXIMATE ADDRESS)
DECATUR TOWNSHIP, CD #22
INTERSTATE-TRUCKWAY INC., by Joseph D. Calderon requests Rezoning of
11.19 acres from the C-S district to the C-S classification to provide for a truck
trailer dealership, with sales, leasing, rental, repair and service of semi-trailers
and tractor trucks and the sales of parts and accessories in addition to the heavy
industrial uses, approved by 95-Z-149 (95-CV-29), as amended.
- 2015-ZON-101 2109 STOP 12 ROAD AND 8522 MADISON AVENUE (APPROXIMATE
ADDRESS)
PERRY TOWNSHIP, CD #24
INDIANA CHIN BAPTIST CHURCH, by Gregory J. Ilko requests Rezoning of
0.94 acre from the D-A district to the SU-1 classification to provide for religious
uses.

PART VIII

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

- 2015-CZN-825 1101 EAST 16TH STREET
CENTER TOWNSHIP, CD #9
KING PARK DEVELOPMENT PROPERTIES, LLC, by David Gilman request
Rezoning of 0.80 acre from the C-S district to the C-S classification to provide for
C-3C uses, with a few exclusions and without a maximum size limitation; coffee
roasting; malt products; brewing and distillation of liquor and spirits; and C-1
uses, and to terminate all commitments related to 2005-ZON-197 (Commitments
included restrictions on alcohol sales and live entertainment).
- 2015-CZN-827 2214, 2200, 2226 AND 2228 WEST MICHIGAN STREET AND 521 NORTH
PERSHING AVENUE
WAYNE TOWNSHIP, CD # 15
WESTSIDE COMMUNITY DEVELOPMENT CORPORATION AND RILEY AREA

DEVELOPMENT CORPORATION, by Eric Strickland request Rezoning of 0.11 acre from the C-3 (W-5) district to the C-3C (W-5) classification to provide for a mixed-use development.

2015-CZN-832 4500 KENTUCKY AVENUE
DECATUR TOWNSHIP, CD #22
ACET DEVELOPMENT, LLC, by Joseph D. Calderon requests Rezoning of 8.8 acres from the D-A district to the I-2-S classification to provide for a contractor.

2015-CAP-833 1720 BADE ROAD, 1732-1807 JESSICA DRIVE, 1726-1758 MANDOLIN WAY,
1710-1802 JAMES RUN WAY, 10004-10415 JENNA LANE
WARREN TOWNSHIP, CD #21
FERSCH AND DIMARTINO, LLC, by Brian J. Tuohy request Modification of Commitments related to 2004-ZON-135 to terminate Commitment #22, which required the removal of a cul-de-sac and the construction of a second entrance to Bade Road and to modify Commitment #21 to replace the reference to Exhibit "B" with the site plan / cluster plan filed with this petition.

2015-CAP-834 4425 EAST 82ND STREET
WASHINGTON TOWNSHIP, CD #4
4225, LLC, by Mary E. Solada requests Modification of Commitments to modify Commitment #14 of 2006-ZON-087 to provide for a 10-foot tall pylon sign (six-foot tall pylon sign 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