

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

February 17, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, February 17, 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

REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

- 2015-ZON-071 5870 NORTH COLLEGE AVENUE
WASHINGTON TOWNSHIP, CD #3
TWG DEVELOPMENT, LLC, by Joseph D. Calderon
Rezoning of 3.51 acres from the D-3, C-1 and C-4 districts to the D-P classification to provide for multi-family uses, including townhomes and condominiums); C-1 and C-3 uses; mixed-use (residential/commercial), and accessory parking.
- 2015-ZON-109 1775 EAST 96TH STREET (APPROXIMATE ADDRESS)
WASHINGTON TOWNSHIP, CD #2
HERMAN AND KITTLE PROPERTIES, INC., by Joseph D. Calderon
Rezoning of 23.2 acres from the SU-3 district to the D-P classification to provide for a multi-family residential development with 306 units, at a density of 13.2 units per acre.

PART II

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

- 2015-APP-029 1924 AND 1928 PARK AVENUE
CENTER TOWNSHIP, CD #11
ERIC MOORE
Park District Two Approval to provide for the construction of single-family dwellings and detached garages on two existing lots.

PART III

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

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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
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).

PART IV

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

2015-ZON-061 6205 SHELBYVILLE ROAD (APPROXIMATE ADDRESS)
FRANKLIN TOWNSHIP, CD #25
STEPHEN E. DUCKWORTH, by David Kingen and Justin Kingen
Rezoning of 1.13 acres from the D-A district to the D-1 classification.

2015-ZON-097 318 EAST 28TH STREET (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #15
HCO INC., by Andy Minton
Rezoning of 0.24 acre from the D-5 district to the C-1 classification to provide for an office building.

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
Rezoning of 0.94 acre from the D-A district to the SU-1 classification to provide for religious uses.

2015-ZON-108 8939 SOUTHEASTERN AVENUE (APPROXIMATE ADDRESS)
FRANKLIN TOWNSHIP, CD #25
DAVID A. BAIRD AND HERTA MARIE BAIRD, by David A. Retherford
Rezoning of one acre from the D-3 (FF) district to the C-4 (FF) classification.

2015-ZON-111 8770 GUION ROAD (APPROXIMATE ADDRESS)
PIKE TOWNSHIP, CD#1
FORTUNE PARK ASSOCIATES BUILDING 9 LIMITED PARTNERSHIP, by
David Kingen and Justin Kingen
Rezoning of 3.42 acres from the C-S district to the C-S classification to provide
for adult day care uses in addition to the uses approved by 82-Z-61.

PART V

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

2015-CZN-825 1101 EAST 16TH STREET
CENTER TOWNSHIP, CD #9
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).

PART VI

REGIONAL CENTER APPROVALS PETITION RECOMMENDED FOR APPROVAL BY THE
REGIONAL CENTER HEARING EXAMINER, NO APPEALS FILED:

2015-REG-116B 1802 NORTH ILLINOIS STREET (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #15
NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, INC., by David
Kingen and Justin Kingen
Regional Center Approval to provide for the expansion of a surface parking lot.

2015-REG-151 350 WEST ST. CLAIR STREET (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #15
CHASE SORRICK, by Andrew Buroker
Regional Center Approval to provide for updated elevations, floor plans and site
plans, for a multi-use development, including student housing, with 194 units,
and commercial retail, along the Central Canal.

PART VII

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

2015-ZON-057 944, 946, 954 AND 1010 DR. MARTIN LUTHER KING, JR. STREET AND
507 AND 517 WEST 10TH STREET
CENTER TOWNSHIP, CD #11
Rezoning from I-3-U and C-3 to CBD-S.

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