

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

February 3, 2016

Notice is hereby given that the Metropolitan Development Commission of Marion County will hold public hearings on Wednesday, February 3, 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
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

PETITION TRANSFERRED BY THE HEARING EXAMINER FOR INITIAL HEARING:

2015-ZON-094 2636 SENOUR ROAD (APPROXIMATE ADDRESS)
WARREN TOWNSHIP, CD #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.

PART III

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

2015-APP-028 4880 CRAWFORDSVILLE ROAD, TOWN OF SPEEDWAY
WAYNE TOWNSHIP, CD #14
INDIANAPOLIS MOTOR SPEEDWAY, by Andy Taylor, PE
Speedway Main Street District Approval to provide for a parking lot, with deficient setbacks.

PART IV

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

2015-MOD-018 907 EAST MICHIGAN STREET (APPROXIMATE ADDRESS)

2015 CENTER TOWNSHIP, CD #15

MATTHEW JOSE

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 V

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-088

6440 EAST COUNTY LINE ROAD (APPROXIMATE ADDRESS)

FRANKLIN TOWNSHIP, CD #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-098

3401 NORTH EMERSON AVENUE (APPROXIMATE ADDRESS)

WARREN TOWNSHIP, CD #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-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-107 49 NORTH EAST STREET (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #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.

PART VI

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
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-835 1102 EAST 16TH STREET
CENTER TOWNSHIP, CD #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.

2015-CZN-837 756, 760, 764 AND 768 LYNN STREET AND 1941 WEST ST. CLAIR STREET
CENTER TOWNSHIP, CD #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.

PART VII

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

2015-REG-139 332 WEST ST. CLAIR STREET (APPROXIMATE ADDRESS)
CENTER TOWNSHIP, CD #15
INDY PARKS / DON COLVIN, by Chad Lothamer and Steve Schulmeyer
Regional Center Approval to provide for a recreational structure and area along the Central Canal (Canal Play Space).

PART VIII

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE IHPC, NO APPEAL FILED:

2015-ZON-105 128 SOUTH AUDUBON ROAD

WARREN TOWNSHIP, CD #21
REAL FOOD DRIVE-IN, LLC, by Brian J. Tuohy
Rezoning of the property from C1 to C-3C.

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