

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

HEARING EXAMINER

July 11, 2013

Notice is hereby given that the Hearing Examiner for the Metropolitan Development Commission, will hold public hearings on Thurs., July 11, 2013, beginning at 1:00 P.M., in the Public Assembly Room, City-County Bldg., 200 E. Washington St., Indianapolis, on the following petitions:

CONTINUED PETITIONS:

2013-APP-007  
**APPROVED** 1313 SOUTH POST ROAD AND 9200 PROSPECT STREET (*Approximate Addresses*)  
INDIANAPOLIS, WARREN TOWNSHIP  
COUNCIL DISTRICT # 21  
INDY PARKS, by Todd Wilson, requests Park District-One Approval of multiple sports fields (including Gaelic fields, multi-use fields and cricket fields), walking trails, parking lots, comfort stations and concession buildings.

2013-ZON-013  
2013-VAR-001  
(Amended)  
**Cont'd 7/25/13**  
**w/o notice** 702, 705, 709 AND 713 EAST 63<sup>RD</sup> PLACE, 6349 NORTH COLLEGE AVENUE,  
710 EAST LAVEROCK ROAD (*Approximate Address*)  
INDIANAPOLIS, WASHINGTON TOWNSHIP  
COUNCIL DISTRICT # 3  
BROAD RIPPLE ASSOCIATES, LLC., by Joseph Scimia, requests Rezoning of 1.9 acres, from the C-2 (FF) district to the C-S (FF) classification to provide for the following general use categories:  
Dwelling units; eating places, personal service establishments and retail establishments, with a maximum gross floor area of 12,000 square feet; membership organization and club; health services; office uses; public and semi-public uses; food stores, and other uses similar and comparable in character.

Variance of development standards of the Commercial Zoning Ordinance to provide for the following:

- a) outdoor seating (not permitted with taverns, liquor stores, fast-food or drive-through restaurants),
- b) a building height of 75 feet to the roof deck, with a parapet extending five feet above the roof deck, and architectural corner elements and an open air roof-top shelter extending 15 feet above the roof deck (one additional foot of setback required for every three feet of height above 35 feet required), and
- c) 340 parking spaces (372 parking spaces required).

2013-ZON-030  
**APPROVED**  
**MDC 8/7/13** 15 AND 21 EASTERN AVENUE (*Approximate Addresses*)  
INDIANAPOLIS, CENTER TOWNSHIP  
COUNCIL DISTRICT # 16  
GOOD NEWS MISSION, INC., by Dan Evans, requests Rezoning of 0.203 acre, from the D-5 District, to the SU-7 classification to provide for an accessory parking lot for an existing health clinic, youth center and men's shelter.

NEW PETITIONS:

2013-ZON-037  
**APPROVED**  
**MDC 8/7/13**

4201 MILLERSVILLE ROAD (*Approximate Address*)  
INDIANAPOLIS, WASHINGTON TOWNSHIP  
COUNCIL DISTRICT # 4

ARBO4201, LLC., by Donald Arbogast, requests Rezoning of 13.4 acres from the C-S (W-5) district to the C-S (W-5) classification to provide for a landscape design and installation business, including offices, nursery, material and equipment storage, as well as a sculpture garden and retail sales area; offices and production space for the design and fabrication of landscape features, fencing and artwork for hardscape installations; urban farming and associated uses, aquaponics and related operations; fabrication and warehouse space; general office and flex space; schools and ancillary facilities; other compatible uses and I-2-S uses.

2013-ZON-038  
**Cont'd 8/15/13**  
**w/o notice**

3820 NORTH CAPITOL AVENUE (*Approximate Address*)  
INDIANAPOLIS, WASHINGTON TOWNSHIP  
COUNCIL DISTRICT # 8

HARGUR INC. AND BHAGWANT KAUR, by David Kingen, requests Rezoning of 0.12 acre from the D-5 district to the C-3 classification to provide for commercial uses.

2013-ZON-041  
**APPROVED**  
**MDC 8/7/13**

7202 NORTH KEYSTONE AVENUE (*Approximate Address*)  
INDIANAPOLIS, WASHINGTON TOWNSHIP  
COUNCIL DISTRICT # 3

71<sup>st</sup> & KEYSTONE, LLC, by Michael Rabinowitch, requests zoning of 0.55 acre from the SU-34 (FF) district to the C-4 (FF) classification to provide for commercial development.

2013-ZON-042  
**Cont'd 8/15/13**  
**WITH notice**

1704 NORTH SHADELAND AVENUE (*Approximate Address*)  
INDIANAPOLIS, WARREN TOWNSHIP  
COUNCIL DISTRICT # 17

ENTERPRISE LEASING COMPANY OF INDIANAPOLIS, LLC, by Joseph D. Calderon, requests Rezoning of 2.98 acres from the C-4 and C-S districts to the C-5 classification to provide for automobile rental and sales.

2013-CZN-814  
2013-CVR-814  
**Cont'd 8/15/13**  
**w/o notice**

148 WEST 38<sup>TH</sup> STREET  
INDIANAPOLIS, WASHINGTON TOWNSHIP  
COUNCIL DISTRICT # 8

MARTIN PETROLEUM INC., by David Kingen, requests Rezoning of 0.33 acre from the C-4 district to the C-3 classification to provide for a convenience store / gasoline station.

Variance of development standards of the Commercial Zoning Ordinance to provide for a gasoline station and a 484-square foot addition to an existing building,

- a) with a canopy with a 64.42-foot setback from the centerline of Capitol Avenue (70-foot setback from centerline required),
- b) with a parking area with a zero-foot setback from Capitol Avenue (10-foot front setback required),
- c) with access drives with a 1.5-foot front setback along Capitol Avenue and a 2.5-foot front setback along 38<sup>th</sup> Street (10-foot front setback required),
- d) with carryout food service within 10 feet of a D-5 zoned protected district (100-foot separation required).

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 1821 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.

For accommodations needed by persons with disabilities to attend, please call (317) 327-5155.

Division of Planning/Current Planning Section  
Department of Metropolitan Development