

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

MARCH 19, 2014

Notice is hereby given that the Metropolitan Development Commission of Marion County, will hold public hearings on Wednesday, March 19, 2014, 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

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

2013-CZN-821 5915 AND 5925 NORTH COLLEGE AVENUE
2013-CVR-821 WASHINGTON TOWNSHIP, CD # 3
(Amended) 59th AND COLLEGE, LLC, by Michael Rabinowitch, requests Rezoning of 0.30 acre
APPROVED from the D-5 District to the C-3C classification to provide for commercial development.

Variance of development standards of the Commercial Zoning Ordinance to provide for a 5,721-square foot commercial building, with an approximately 60-foot setback from the centerline of College Avenue (70-foot setback from the centerline required) and a five-foot north transitional yard setback (15-foot transitional yard required),

- a) with 15 parking spaces (24 parking spaces required),
- b) with a parking lot with a 3.25-foot east rear transitional yard with insufficient maneuvering (15-foot side and rear transitional yards required), and
- c) with a bike rack with a zero-foot setback from College Avenue (10-foot front setback required).

PART II

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

2013-APP-020 2034 RUCKLE STREET
APPROVED CENTER TOWNSHIP, CD # 9
AARON ADAMS, by David B. Gibson, requests Park District-Two Approval to provide for an addition to an existing single-family dwelling and to provide for the construction of a two-story detached garage, with a dwelling unit on the second floor.

PART III

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

2013-MOD-013 6930 CRAWFORDSVILLE ROAD (*Approximate Address*)
APPROVED WAYNE TOWNSHIP, CD # 6
WATERFRONT ASSOCIATES, LLC., by Keith Kleinmaier, requests Approval of modification of development statement and site plan for 73-Z-81 (73-DP-1) to provide for a 29-foot tall, 136-square foot freestanding pole sign, with a 10-foot front setback (sign provisions not included in D-P).

2014-MOD-001
APPROVED

3000 WEST WASHINGTON STREET / 202, 218 AND 240 NORTH WARMAN AVENUE AND 2910 STEEPLES DRIVE (*Approximate Address*)
WAYNE TOWNSHIP, CD # 14
CITY OF INDIANAPOLIS, DEPARTMENT OF METROPOLITAN DEVELOPMENT, by Derek Naber, requests Modification of the Development Statement for 2007-ZON-134, 2013-MOD-007 and 2013-ZON-065 to provide for additional restrictions for the Land Use Area #4 Recreation / Central Green, including, but not limited to, discouraging the following activities:

- a) The construction of fences, roads, utilities and parking lots;
- b) The mining, exploration or extraction of oil, gas or other minerals, hydrocarbons, soils or other materials from the surface of subsurface;
- c) The disposal of trash garbage, sewage, debris or other refuse;
- d) The cutting or harvesting of healthy trees or wood products;
- e) The clearing, earthmoving, grading cultivation, pasturing, burning or filling;
- f) The construction, maintenance or erection of commercial advertisements, signs or billboards other than signs identifying the Central Green;
- g) The alteration of the vegetation or hydrology in a manner diverting or impacting the natural flow of surface or groundwater into, within or out of the Central Green;
- h) The use of motorized vehicles such as snowmobiles, mopeds, dune-buggies, all-terrain vehicles and motorcycles;
- i) Any activity detrimental to soil and water conservation;
- j) Any other activity detrimental to the preservation of the Central Green.

Additionally, the general use of the site would be geared towards passive recreation, with any modification to the Central Green, with respect to buildings or man-made recreation facilities shall require Administrator's Approval, with such approval being granted no sooner than 21 days after all stakeholders have been notified.

PART IV

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

2013-ZON-022
APPROVED

4201 MOLLER ROAD (*Approximate Address*)
INDIANAPOLIS, PIKE TOWNSHIP
COUNCIL DISTRICT # 7
GREATER REFORMATION MINISTRIES, by John Bennett, requests Rezoning of 4.64 acres, being in the D-P District, to the SU-1 classification to provide for religious uses.

2013-ZON-070
APPROVED

6725 SOUTH FRANKLIN ROAD (*Approximate Address*)
FRANKLIN TOWNSHIP, CD # 25
AJ PARTNERSHIP, by David A. Retherford, requests Rezoning of three acres from the D-A district to the C-3 classification to provide for a gas station and convenience store.

2013-ZON-074
APPROVED

4903 AND 4907 WINTHROP AVENUE (*Approximate Address*)
WASHINGTON TOWNSHIP, CD # 9
WILLIAM A. NEWTON AND LINDA L. NEWTON, TRUSTEES OF THE LINDA L. NEWTON LIVING TRUST, by David and Justin Kingen, requests Rezoning of 0.33 acre from the D-5 (W-1) district to the C-S (W-1) classification to provide for a hostel, a yoga fitness facility and studio, an employee apartment, an indoor/outdoor event center for weddings, small parties, festivals, concerts, recitals with live entertainment, outside cooking and dining for hostel occupants and guests, single-family dwelling units,

neighborhood crime watch meetings, and with a detached garage expansion, with a second floor dwelling unit.

2013-ZON-077
APPROVED

2821-2841 (ODD), 2911, AND 2919 TROPICAL DRIVE (*Approximate Address*)
WASHINGTON TOWNSHIP, CD # 4
WATER EDGE ON HERON LAKE, LLC, by David and Justin Kingen, requests Rezoning of 0.78 acre from the D-9 (W-5) District to the D-8 classification to provide for residential development.

2013-ZON-078
APPROVED

1720 EAST 38TH STREET (*Approximate Address*)
WASHINGTON TOWNSHIP, CD # 9
GARY HOBBS, by Lewis Kinkead, requests Rezoning of 1.52 acres from the C-4 (W-1) district to the C-3C (W-1) classification to provide for mixed-use development, including multi-family residential and commercial uses.

2013-ZON-079
APPROVED

5805 EAST SOUTHPORT ROAD (*Approximate Address*)
FRANKLIN TOWNSHIP, CD # 25
BRAD SHAFFER, by David A. Retherford, requests Rezoning of 24 acres from the D-A district to the D-2 classification to provide for single-family development.

2014-ZON-001
APPROVED

143 WEST 40TH STREET (*Approximate Address*)
WASHINGTON TOWNSHIP, CD # 8
BARRY LOGAN requests Rezoning of 0.22 acre, from the SU-1 District, to the D-5 classification to provide for residential development.

2014-ZON-002
APPROVED

5432 SOUTH EAST STREET (*Approximate Address*)
PERRY TOWNSHIP, CD # 23
MANNA INVESTMENTS, LLC, by Pierre Braganza, requests Rezoning of 0.5-acre from the D-A district to the C-3 classification to provide for commercial development.

PART V

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

2013-CAP-836
APPROVED

555 WEST 52ND STREET AND 4600 SUNSET AVENUE
WASHINGTON TOWNSHIP, CD #8
BUTLER UNIVERSITY, by David Lach, requests University Quarter One Approval to provide for a 2.92-foot tall, 9.75-square foot freestanding sign, with a one-foot front setback from 52nd Street.

2013-CZN-838
APPROVED

5540 SOUTH EAST STREET
PERRY TOWNSHIP, CD # 23
H & H INDY DQ DEVELOPMENT, LLC, by Kenneth Zumstein, requests Rezoning of 0.77 acre from the C-S district to the C-3 classification to provide for a drive-through fast-food restaurant.

PART VI

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

2014-ZON-004

534 EAST MICHIGAN STREET

APPROVED

CENTER TOWNSHIP, CD # 9

NEIGHBORHOOD DOWNTOWN ZONING ASSISTANCE, by David Kingen, requests Rezoning of 1.13 acres, from the I-3-U (HPS) District to the CBD-2 classification.

Public hearings are accessible to persons with disabilities. For accommodations needed by persons with disabilities planning to attend the hearing, please call 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 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.

Division of Planning
Current Planning Section
Department of Metropolitan Development