

METROPOLITAN DEVELOPMENT COMMISSION

MARION COUNTY, INDIANA

March 18, 2015

Notice is hereby given that the Metropolitan Development Commission of Marion County, held public hearings on Wednesday, March 18, 2015, 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 APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY THE REMONSTRATOR:

2014-CZN-842 11000 East Washington Street (approximate address)
2014-CVR-842 Warren Township, CD #21
CONT'D TO Giant Eagle Inc., by Wendy J. Nichols-Lowe requests Rezoning of 4.8 acres from
4/15/2015 the SU-1 District to the C-3 classification to provide for a 6,125-square foot
convenience store / gasoline station, with outdoor seating.

Variance of development standards of the Commercial Zoning Ordinance to provide for outdoor seating and dining (not permitted), and to provide for a convenience store setback 70 feet from the centerline of German Church Road and Washington Street (80-foot setback from the centerline of German Church Road required and 90-foot setback from the centerline of Washington Street required), and a canopy setback 75 feet from the centerline of German Church Road (80-foot setback from the centerline required).

PART II

MODIFICATION PETITION TRANSFERRED BY THE HEARING EXAMINER FOR INITIAL HEARING:

2015-MOD-002 5445 EAST 16TH STREET; 1400 AND 1500 NORTH RITTER AVENUE
CONT'D TO (APPROXIMATE ADDRESS)
MDC: 4/15/2015 WARREN TOWNSHIP, CD #17
COMMUNITY HEALTH NETWORK, INC., by Timothy H. Button requests Modification of Site Plan and Elevations for Signs #55 and #56 of 2014-CAP-815 / 2014-CVR-815 to provide for 80-square foot "Emergency" signs (20-square feet permitted).

PART III

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

2015-ZON-001 4660 EAST 62ND STREET (APPROXIMATE ADDRESS)
CONT'D TO WASHINGTON TOWNSHIP, CD #3
MDC: 4/1/2015 NLH CORPORATION % ALLIANT BANK, by David and Justin Kingen requests Rezoning of 0.98 acre, from the D-A District, to the SU-1 classification to provide for religious uses.

2015-ZON-003 2605 WEST MORRIS STREET (APPROXIMATE ADDRESS)
APPROVED WAYNE TOWNSHIP, CD #16
CCC: 3/30/2015 INDIANAPOLIS POWER AND LIGHT COMPANY, by Jason P. Lueking requests Rezoning of 9.142 acres, from the D-5, C-7 and I-3-U districts, to the SU-18 classification to legally establish an electrical substation.

2015-ZON-005 437 EAST NEW YORK STREET
APPROVED CENTER TOWNSHIP, CD #15
CCC: 3/30/2015 LOCKERBIE PARTNERS LLC, by David Kingen and Justin Kingen request Rezoning of 0.21 acre from the I-3-U district to the CBD-2 classification.

PART IV

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

2014-CZN-840 6200 BROOKVILLE ROAD
APPROVED WARREN TOWNSHIP, CD #21
CCC: 3/30/2015 BROOKVILLE MH ESTATES, LLC, by David Gilman requests Rezoning of 0.5449 acre from the D-5 district to the C-S classification to provide for an automobile oil change or lubrication facility, other C-4 automotive-related uses, and limited I-1 and I-2, light industrial uses.

2015-CZN-802 748 and 750 Perry Street (Approximate Address)
CONT'D TO PERRY TOWNSHIP, CD #23
MDC: 4/15/2015 DANIEL A. SLIGHTOM AND SARAH SLIGHTOM requests Rezoning of 0.62 acre from the D-5 district to the I-2-U classification to provide for light industrial uses.

2015-CZN-804 1420 MADISON AVENUE (APPROXIMATE ADDRESS)
APPROVED CENTER TOWNSHIP, CD #16
CCC: 3/30/2015 CONCORD MADISON, LLC, by Joseph D. Calderon requests Rezoning of 1.87 acres from the C-4 district to the C-3C classification to provide for multi-family residential uses.

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