

METROPOLITAN DEVELOPMENT COMMISSION

**Public Assembly Room
2nd Floor City-County Building
1:00 p.m.**

JANUARY 18, 2012

PETITIONS FOR PUBLIC HEARING

2011-CZN-827 2011-CVR-827	6450 GATEWAY DRIVE PIKE TOWNSHIP, CCD # 6	2
2011-MOD-011*	8550 STANSTEAD ROAD DECATUR TOWNSHIP, CCD # 22	10

PETITIONS OF NO APPEALS

2011-MOD-013	8375 EAST 96th STREET LAWRENCE TOWNSHIP, CCD # 5	34
2011-ZON-091	2208 EAST WASHINGTON STREET CENTER TOWNSHIP, CCD # 16	35
2011-ZON-093	8060 KNUE ROAD LAWRENCE TOWNSHIP, CCD # 5	35
2011-ZON-094	3810, 3820 AND 4016 EAST 82nd STREET AND 4102 CLAIRE DRIVE; WASHINGTON TOWNSHIP, CCD # 4	35

- * Automatic Continuance**
- ** Continuance Requested**
- *** Withdrawal**

PART I

**COMPANION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER,
APPEAL FILED BY A REMONSTRATOR:**

2011-CZN-827
2011-CVR-827

6450 GATEWAY DRIVE (*Approximate Address*)
INDIANAPOLIS, PIKE TOWNSHIP
COUNCIL DISTRICT # 6
SF INDUSTRIAL PROPERTIES – Indianapolis LLC, by Brian J. Tuohy, requests
Rezoning of 10.84 acres, from the C-3 and C-S Districts, to the C-7 classification to
provide for heavy commercial uses.

Variance of development standards of the Commercial Zoning Ordinance to
provide for outdoor storage higher than the fence, within zero feet of a protected
district (outdoor storage and operations within 500 feet of a protected district shall
be effectively screened by a solid wall or fence; the storage may not exceed the
height of the fence, which must not be less than six feet tall and must not be
greater than 10 feet tall).

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2011-CZN-827 (Amended) and 2011-CVR-827
Address: 6450 Gateway Drive (approximate address)
Location: Pike Township, Council District #6
Petitioner: SF Industrial Properties – Indianapolis, LLC
Request: Rezoning of 9.127 acres, from the C-S District, to the C-S classification to provide for all C-5 uses and a portable storage container business and distribution center.

Variance of development standards of the Commercial Zoning Ordinance to provide for outdoor storage higher than the fence, within zero feet of a protected district (outdoor storage and operations within 500 feet of a protected district shall be effectively screened by a solid wall or fence; the storage may not exceed the height of the fence, which must not be less than six feet tall and must not be greater than 10 feet tall).

ADDENDUM FOR JANUARY 18, 2012 METROPOLITAN DEVELOPMENT COMMISSION

This case was continued, at the request of both petitioner and remonstrator, from the January 4, 2012 meeting of the Metropolitan Development Commission, to the January 18, 2012 meeting, without additional notice. As of this writing, no additional materials have been submitted to the file, and staff's recommendation remains as indicated below.

ADDENDUM FOR JANUARY 4, 2012 METROPOLITAN DEVELOPMENT COMMISSION

This case was recommended for approval by the Hearing Examiner at his December 15, 2011 hearing. A timely appeal of that decision was subsequently filed by a remonstrator. The Hearing Examiner's memorandum, file-dated December 21, 2011, has been submitted to the file and is included in this report as Exhibit "B". In the memorandum, the Hearing Examiner counters the remonstrators' contention that a site visit to an existing portable storage container business, in addition to the subject site, is necessary; and that the weight of vehicles transferring portable containers would be problematic.

A remonstrator has submitted a written request, file-dated December 27, 2011, to continue the case to the January 18, 2012 meeting of the Metropolitan Development Commission; a written motion to dismiss the case, file-dated December 28, 2011; and a written motion to require provision of additional public notice, file-dated December 28, 2011.

As of this writing, no additional materials have been submitted to the file, and staff's recommendation remains as indicated below.

(Continued)

STAFF REPORT 2011-CZN-827 (Amended) and 2011-CVR-827 (Continued)

DECEMBER 15, 2011

Following the petitioner's submittal of a timely automatic continuance, this case was continued, with additional notice, from the November 17, 2011 hearing to the December 15, 2011 hearing. Prior, a timely automatic continuance request was submitted by a registered neighborhood organization, continuing the matter from the October 27, 2011 hearing, to the November 17, 2011 hearing, without additional notice.

RECOMMENDATIONS

Staff **recommends approval** of these petitions, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

A ten-foot tall opaque privacy fence shall be erected and maintained along the northern boundary of the outdoor storage area.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 9.127-acre site is zoned C-S and is improved with a vacant big-box store – a former home improvement center. It is abutted to the west by Interstate 465; to the south by a mini-storage facility, zoned C-S, and a post office, zoned C-S and C-3; to the east by a plasma donation center and unimproved land, both zoned C-3; and to the north by a multifamily dwelling complex, zoned D-7 and D-P.
- ◇ The site was first improved, with the existing vacant home improvement center, following approval of petition 85-Z-148, which rezoned 8.6 acres from C-S to C-S to allow for all C-5 uses and wholesale sales.

REZONING REQUEST

- ◇ This rezoning request has been amended. Initially, the petition sought to rezone a 10.84-acre site from the C-S and C-3 Districts to the C-7 classification. The amended request seeks to rezone a 9.127-acre site from the C-S District, to the C-S classification, to allow for all C-5 uses and the specific portable storage container business and distribution center described in the amended petition documentation.
- ◇ The amended request would be similar to the prior approved C-S classification, and would also be consistent with the *Comprehensive Plan*, which proposes heavy commercial use, a land use category that typically corresponds to the C-5 or C-7 zoning classifications. Staff, therefore, recommends its approval, subject to the recommended petition modification relative to the companioned variance, as detailed below.

(Continued)

STAFF REPORT 2011-CZN-827 (Amended) and 2011-CVR-827 (Continued)

VARIANCE REQUEST

- ◇ The request also seeks a variance of development standards of the Commercial Zoning Ordinance to provide for outdoor storage, within zero feet of the north-adjointing protected district, between the northern building line and the northern lot line, which would be taller than the existing fence. The Commercial Zoning Ordinance requires that any outdoor storage and operations within 500 feet of a protected district be no taller than an intervening and obscuring solid, six- to ten-foot tall wall or fence. The fence in question, along the north lot line, is approximately six feet tall, and, as a chain link fence, is substantially transparent.
- ◇ Petition materials indicate that outdoor-stored storage pods would be (maximally) single-stacked against the proposed fence, triple-stacked along the north building façade, and double-stacked in the area in between. Given the distance between the outdoor storage area and the adjoining multifamily dwellings and the relatively substantial vegetative buffering between the two, staff would regard the variance request as appropriate, given erection of a ten-foot tall, opaque privacy fence along the northern boundary of the outdoor storage area.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-S, C-3 Vacant commercial big-box structure

SURROUNDING ZONING AND LAND USE

North -	D-7	Multifamily dwellings
South -	C-S, C-3	Mini-storage facility, post office
East -	C-3	Unimproved, plasma donation center
West -	C-S, PK-2	Interstate

COMPREHENSIVE PLAN

Proposes heavy commercial use.

THOROUGHFARE PLAN

Gateway Drive is not indicated on the Official Thoroughfare Plan.

FLOODWAY/FLOODWAY FRINGE

This site is located in the floodway fringe of Mud Run.

ZONING HISTORY

96-V2-21; 6450 Gateway Drive (subject site), requested variance of development standards of the Sign Regulations to provide for a 672-square foot, 67-foot tall, double-faced advertising sign, located within 600 feet of an interstate on-ramp and another existing advertising sign, **granted**.

85-Z-148; 6450 Gateway Drive (includes subject site), requested rezoning to C-S to allow for all C-5 uses and wholesale sales, **approved**.

(Continued)

STAFF REPORT 2011-CZN-827 (Amended) and 2011-CVR-827 (Continued)

80-V2-7; 6500 Gateway Drive (subject site), requested variance of development standards of the SDZO to provide for an arcade within 500 feet of a protected district, **granted**.

79-Z-176; 6500 Gateway Drive (subject site), requested rezoning of seven acres from C-S to C-5 to provide for construction of a multipurpose recreation center, **approved**.

70-Z-5; 6450 Gateway Drive (includes subject site), requested rezoning of 28 acres from B-3 to C-S to provide for a distribution center inclusive of warehousing, small assembly and packaging, computer center, technical data processing and offices, **approved**.

DLH

2011-CZN/CVR-827, 6450 Gateway Drive

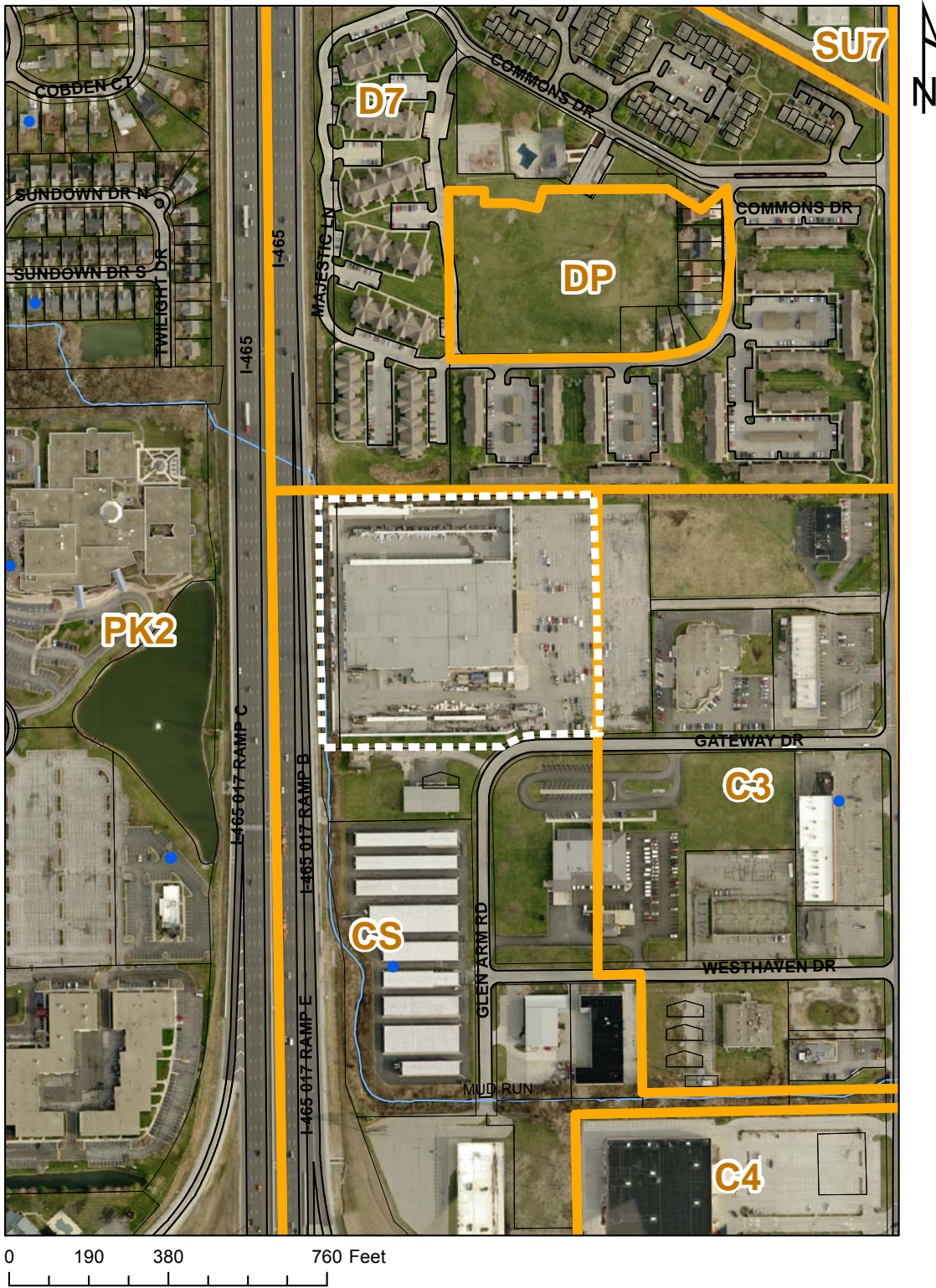


EXHIBIT "A"
AMENDED PROPOSED COMMITMENTS (file-dated November 18, 2011)

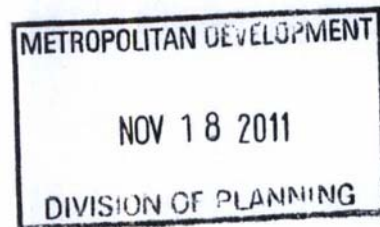
EXHIBIT 1

PROPOSED COMMITMENTS

Address: 6450 Gateway Drive

Petitioner proposes that the proposed distribution/storage business to be located on the north side of the site shall be operated in accordance with the following proposed commitments:

1. Approximately forty percent (40%) of the existing 105,000 s.f. building shall be utilized for the indoor storage of storage containers and related items which containers are approximately 8' wide, 7½' tall and 16' long (the "Containers").
2. The outdoor storage of the Containers and other items on the site shall be permitted in accordance with the following commitments:
 - a. Directly adjacent to and along the existing fence located along the northern border of the site (the "Fence"), the Containers shall not be stacked higher than one (1) unit.
 - b. On the asphalt area located between the Fence and the north side of the building, the Containers shall not be stacked higher than two (2) units.
 - c. Directly adjacent to and along the north side of the building, the Containers shall not be stacked higher than three (3) units.
3. Vinyl slats shall be inserted in the Fence with such slats extending from the point on the Fence which is directly in line with the northwest corner of the building eastward to a point on the Fence which is directly in line with the northeast corner of the building.
4. The lighting of the site shall not exceed the illumination provided by existing lighting on the building and existing lighting within the parking lot area.



PART II

MODIFICATION PETITION FOR INITIAL HEARING:

2011-MOD-011

8550 STANSTED ROAD (*Approximate Address*)
INDIANAPOLIS, DECATUR TOWNSHIP
COUNCIL DISTRICT # 22

MIDWEST LOGISTICS PARTNERS, L.P. by Eugene Valanzano, requests Modification of the Land Use Plan for Ameriplex, originally approved in conjunction with 95-Z-149 / 95-CV-29, as amended, to permit the land use plan approved on March 16, 2009 and as subsequently amended on October 1, 2010 to confirm the following changes, including

- a) the boundaries of the land use category of the subject property,
- b) the subject property is within Commercial Area 5 / Light Industrial,
- c) updated roadway alignment north of Ameriplex Parkway and adjusted land use boundaries to accommodate said alignment,
- d) remove approximately 11.3 acres of land from the land use plan that has been sold to Damar and is no longer part of Ameriplex.

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2011-MOD-011
Address: 8550 Stansted Road (approximate address)
Location: Decatur Township, Council District # 22
Petitioner: Midwest Logistics Partners, L.P.
Request: Modification of the Land Use Plan for AmeriPlex, originally approved in conjunction with 95-Z-149 / 95-CV-29, as amended, to permit the land use plan approved on March 16, 2009 and as subsequently amended on October 1, 2010 to confirm the following changes, including

- a) the boundaries of the land use category of the subject property,
- b) the subject property is within Commercial Area 5 / Light Industrial,
- c) updated roadway alignment north of AmeriPlex Parkway and adjusted land use boundaries to accommodate said alignment,
- d) remove approximately 11.3 acres of land from the land use plan that has been sold to Damar and is no longer part of AmeriPlex.

ADDENDUM FOR JANUARY 18, 2012 METROPOLITAN DEVELOPMENT COMMISSION

A timely automatic continuance request has been submitted by the petitioner, continuing this matter from the **January 18, 2012** meeting of the Metropolitan Development Commission, to the **February 15, 2012** meeting, with additional notice. Prior, the case was continued from the December 21, 2011 meeting, to the January 18, 2012 meeting, at the request of staff, without additional notice.

DECEMBER 21, 2011

This case was continued from the November 16, 2011 meeting of the Metropolitan Development Commission, to the December 21, 2011 meeting, with additional notice, following submittal of a timely automatic continuance request by a remonstrator.

RECOMMENDATION

Staff **recommends approval** of this request, subject to the following condition:

An amended landscape plan shall be submitted for and subject to Administrator's approval. Said amended plan shall, at minimum, indicate provision of overstory trees along the site's full frontage of AmeriPlex Parkway, in accordance with the requirements of the Commercial Zoning Ordinance.

(Continued)

STAFF REPORT 2011-MOD-011 (Continued)

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 31-acre site is zoned C-S and is unimproved. It is abutted by unimproved C-S-zoned property to the west, across Stanley Road, to the north, across AmeriPlex Parkway, and to the east, across Stansted Road; and is abutted to the south by unimproved property, zoned “A”, the Airport zoning classification.
- ◇ This site was the subject of an approval petition, 2011-APP-008, which requested an Appeal of the Administrator’s decision, administered via petition 2011-ADM-108, which approved on June 30, 2011 a specific amended AmeriPlex Land Use Plan, file-dated June 28, 2011. The request to Appeal the Administrator’s decision was approved, effectively voiding the subject amended Land Use Plan.
- ◇ This request seeks approval of a modified AmeriPlex Land Use Plan, included in this report as Exhibit “B”, which is substantially similar to the Plan that was the subject of 2011-ADM-108 and 2011-APP-008 – but with minor amendments, as detailed herein.
- ◇ The request also seeks approval of specific development plans that would provide for a commercial parking facility intended primarily to cater to airport travelers, also detailed herein.

PROPOSED AMENDED AMERIPLEX LAND USE PLAN

- ◇ The original AmeriPlex rezoning case, 95-Z-149, rezoned 1,217 acres from the D-A and D-3 Districts to the C-S classification to provide for the development of a mixed-use advanced technology and commerce park. Subsequent rezonings have periodically added land to the AmeriPlex complex, with each rezoning including a companioned, uniform variance petition, 95-CV-149, that assigns development standards and specific landscaping and signage requirements. The associated AmeriPlex Land Use Plan guides use within the complex, and establishes light and heavy industrial districts, five commercial districts, and a commercial/light industrial flex district. The 95-Z-149 C-S Statement assigns uses associated with the Marion County Commercial and Industrial Zoning Ordinances, and maximum allowable acreages, to each of the AmeriPlex Land Use Plan’s districts, as indicated in the table below:

<i>AmeriPlex land use district</i>	<i>Permitted uses</i>	<i>Maximum aggregate area</i>
Light Industrial	I-1-S, I-2-S	no established limit
Heavy Industrial	I-3-S, I-4-S	no established limit
Commercial Area 1	removed	10.8 acres
Commercial Area 2	C-3, I-1-S, I-2-S	10.2 acres
Commercial Area 3	C-4, I-1-S, I-2-S	5.8 acres
Commercial Area 4	C-4	54.1 acres
Commercial Area 5	C-1, C-6	130.1 acres

(Continued)

STAFF REPORT 2011-MOD-011 (Continued)

- ◇ The 95-Z-149 C-S Statement also contains a provision granting the Administrator the authority to approve minor changes in the use boundaries of the AmeriPlex Land Use Plan. The text of that provision reads:

The Administrator of Neighborhood and Development Services is hereby authorized to approve minor changes in the boundaries of land use categories depicted on the Proposed Land Use Plan and to approve installation of transportation and utility related lines or structures in and through the Commercial Areas, in consultation with affected agencies or utilities and subject to the limitations of Section I and J below, provided such changes and installations are consistent with the needs and intent of a major industrial park.
- ◇ Through rezonings within the AmeriPlex complex, and through use of the Minor Land Use Plan revision authority granted the Administrator, the AmeriPlex Land Use Plan has evolved over time. In recent years, rezoning petition 2008-ZON-859 rezoned approximately three-quarters of this subject site to the C-S classification. A March 12, 2009 Land Use Plan revision, associated with rezoning 2008-ZON-859, assigned the light industrial district to the western approximate two-thirds of the site, and the Commercial Area Four / light industrial flex district to the eastern one-third. A September 29, 2010 Minor Land Use Plan revision assigned the Commercial Area Four / light industrial flex district to the entire site, though that revision, in error, provided for a Commercial Area Four aggregate district area exceeding the 54.1-acre cap established by the original 95-Z-149 C-S Statement. Most recently, as mentioned, approval petition 2011-APP-008 overturned Administrator's approval petition 2011-ADM-108.
- ◇ This proposed AmeriPlex Land Use Plan revision would convert a portion of the subject site from the light industrial district (which allows for I-1 and I-2 uses), to the Commercial Area 5 / light industrial flex district (which allows for I-1-S, I-2-S, C-1 and C-6 uses). The proposed amended AmeriPlex Land Use Plan would also update and more accurately depict certain roadway locations north of AmeriPlex Parkway; and would indicate that an approximately 11.3-acre area south of the intersection of AmeriPlex Parkway and Decatur Boulevard has been removed from the AmeriPlex complex, and added to an adjoining residential treatment center.
- ◇ As the *Comprehensive Plan* recommends community commercial development for the eastern approximate two-thirds of the site, and light industrial development for the western approximate one-third, the request would be largely consistent with the *Plan* recommendation. Also, the proposed Land Use Map would create a contiguous, approximately 31-acre Commercial Area 5 / light industrial district at the southwest corner of AmeriPlex Parkway and Stansted Road, and would therefore provide for an aggregate, AmeriPlex-wide Commercial Area Five district area of approximately 130.1 acres. That aggregate area meets the C-S statement's requirements that the aggregate Commercial Area Five district area not exceed 130.1 acres.
- ◇ For these reasons, staff recommends approval of the proposed modified AmeriPlex Land Use Plan.

(Continued)

STAFF REPORT 2011-MOD-011 (Continued)

PROPOSED SPECIFIC DEVELOPMENT PLANS – COMMERCIAL PARKING FACILITY

- ◇ In addition to the proposed AmeriPlex Land Use Plan amendment, this request seeks approval of specific development plans that would provide for an airport-related commercial parking facility. As a parking facility is a permitted use within the C-6 District, the request would be consistent with the land use recommendation of the *Comprehensive Plan*.
- ◇ As indicated on the site plan, file-dated October 12, 2011, the facility would essentially cover the 31-acre area bounded by AmeriPlex Parkway to the north, Stansted Road to the east and south, and Stanley Road to the west. Site access would be gained via Stansted Road to the east and south (egress only).
- ◇ At the eastern entrance, incoming motorists would pass through an intake station, self-park within the facility, and wait for pickup by a shuttle. As indicated on the carport schematic, file-dated October 12, 2011, individual parking spaces would be outfitted with unenclosed canopy structures. As indicated on the Plan of Operation, file-dated December 7, 2011, motorists with disabilities would be accommodated via a proprietary valet service; as such, no dedicated handicapped customer parking spaces would be provided.
- ◇ As indicated on the landscape plan(s), file-dated October 12, 2011, the site would utilize the landscape scheme established by the original AmeriPlex companion variance petition, 95-CV-149. All landscaping would be planted on the exterior of a black vinyl chain link fence which would surround the parking area. The landscape plan, however, shows no overstory trees along the bulk of the site's frontage of AmeriPlex Parkway. Given the inherent ecological and aesthetic value of trees, the landscape plan should be amended to indicate the provision of overstory trees along the site's full frontage of AmeriPlex Parkway.
- ◇ As signage is not contemplated by the submitted petition materials, any site signage would be obligated to the requirements and restrictions of the AmeriPlex Sign Program, as detailed in companion variance 95-CV-149, relative specifically to Commercial Area Five.

TRAFFIC

- ◇ A Traffic Operations Analysis, file-dated December 14, 2011, has been submitted to the file, and its Executive Summary is included in this report. The Analysis asserts that traffic impacts on adjoining roadways created by the proposed commercial parking facility would be similar to those of a 470,000-square foot warehouse, which had been previously proposed for the site, and which would be permitted by right. The Analysis also contends that development of the proposed commercial parking facility likely would not increase traffic in the neighborhood south of the facility. Though Metropolitan Planning Organization and Department of Public Works staff, during previous reviews, have indicated that the proposed commercial parking facility would not create adverse traffic impacts, Planning staff is awaiting comment from DPW and MPO staff relative to the specific Traffic Operations Analysis submitted by the petitioner, and will relay said comments at the hearing.

(Continued)

STAFF REPORT 2011-MOD-011 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

“A” Unimproved

SURROUNDING ZONING AND LAND USE

North - C-S Unimproved

South - “A” Unimproved

East - C-S Unimproved

West - C-S Unimproved

COMPREHENSIVE PLAN Proposes community commercial development for the eastern approximate two-thirds of the site, and light industrial development for the western approximate one-third.

THOROUGHFARE PLAN Stansted Road is not indicated on the Official Thoroughfare Plan. This portion of AmeriPlex Parkway is indicated on the Official Thoroughfare Plan as a primary arterial with a proposed and existing right-of-way of 140 feet.

FLOODWAY/FLOODWAY FRINGE This site is not located within the floodway or floodway fringe.

PROPOSED AMENDED LAND USE PLAN File-dated October 12, 2011.

SITE PLAN File-dated October 12, 2011.

PLAN OF OPERATION File-dated December 7, 2011.

TRAFFIC STUDY File-dated December 14, 2011.

LANDSCAPE PLAN File-dated October 12, 2011.

BUILDING ELEVATIONS File-dated October 12, 2011.

ZONING HISTORY

2011-AP1-002; 8550 Stansted Road (subject site), requested Appeal of the Administrator’s decision to approve a Land Use Plan for 2011-ADM-108, dated June 28, 2011 and approved on June 30, 2011, **withdrawn**.

2011-APP-008; 8550 Stansted Road (subject site), requests Appeal of the Administrator’s decision to approve a Land Use Plan for 2011-ADM-108, dated June 28, 2011 and approved on June 30, 2011, **approved**.

(Continued)

STAFF REPORT 2011-MOD-011 (Continued)

2008-ZON-859 and 2008-VAR-859; 8630 and 8748 Flynn Road, requested rezoning of 19.424 acres, from the “A” District, to the C-S classification to provide for inclusion of this land as part of AmeriPlex, for land uses as described on the approved land use plan, which provides for commercial uses on the eastern portion of the site and light and heavy industrial uses on the western portion of the site as of the creation of this notice, **approved**, and variance of development standards of the Commercial Zoning Ordinance to provide for development standards associated with a previous variance grant for AmeriPlex, 95-CV-29, which generally provides for C-4 development standards within Commercial Area 4 and for development standards as outlined in petition 95-CV-29 for the Light and Heavy Industrial Areas, **granted**.

2008-ZON/VAR/VAC-832; 8501 West Thompson Road and other addresses (north of site), requested rezoning of 6.156 acres from D-A and “A” to C-S to incorporate the parcel into the AmeriPlex Phase IV; variance of development standards of the CZO to waive the development standards of the C-S district in their entirety and replace them with alternative development standards; vacation of a subdivision plat known as Colonial Acres, as recorded in Plat Book 24, Page 360 in the Office of the Marion County Recorder; and vacation of Colonial Road, **approved**.

2008-APP-040; 8310 West Thompson Road and other addresses (north of site), requested modification of development statement, variance and land use plan related to petitions 95-Z-149/95-CV-29, 98-CP-33Z/98CP-33V, 2000-ZON-854/2000-VAR-854 and 2003-ZON-821/2003-VAR-821, to provide for: a variance modification to provide for off-street parking spaces with a minimum front setback of 30 feet from a public right-of-way; a development statement modification to provide for 45-foot landscape easements from the back of curb, but not to exceed 30 feet from right-of-way; a land use plan modification to provide for C-1, C-6, I-1 and I-2 uses within AmeriPlex Phase IV, a variance of development standards of the Sign Regulations, and a modification to add a new section to the existing Sign Program, to provide for one, 800-square foot sign mounted flat on the roof of a building at 5225 Exploration Drive, **approved**.

2007-APP-137; 5805 Stanley Road (northwest of site), requested approval to modify conditions, related to petition 95-CV-29, to modify Section II.A.5 to remove the restriction of the maximum 65-foot height as permitted in the C-6 zoning district, for a portion of Commercial Area Five of AmeriPlex to provide for an Embassy Suites hotel, **approved**.

2005-ZON-066; 8446 Colonial Road (north of site), requested rezoning of 354.791 acres from C-S, D-A, and D-3 to C-S to provide for a mixed-use retail entertainment complex or all permitted AmeriPlex uses existing under land use petitions 95-Z-149, 98-CP-33Z, 2000-ZON-854, 2003-ZON-821, and 2004-ZON-825, **withdrawn**.

95-Z-149; 5757 Decatur Boulevard (site to north, east and west), requested rezoning of 1,217.24 acres from D-A and D-3 to C-S to provide for the development of a mixed-use advanced technology and commerce park to be known as AmeriPlex, **approved**

DLH

2011-MOD-011; 8550 Stansted Road

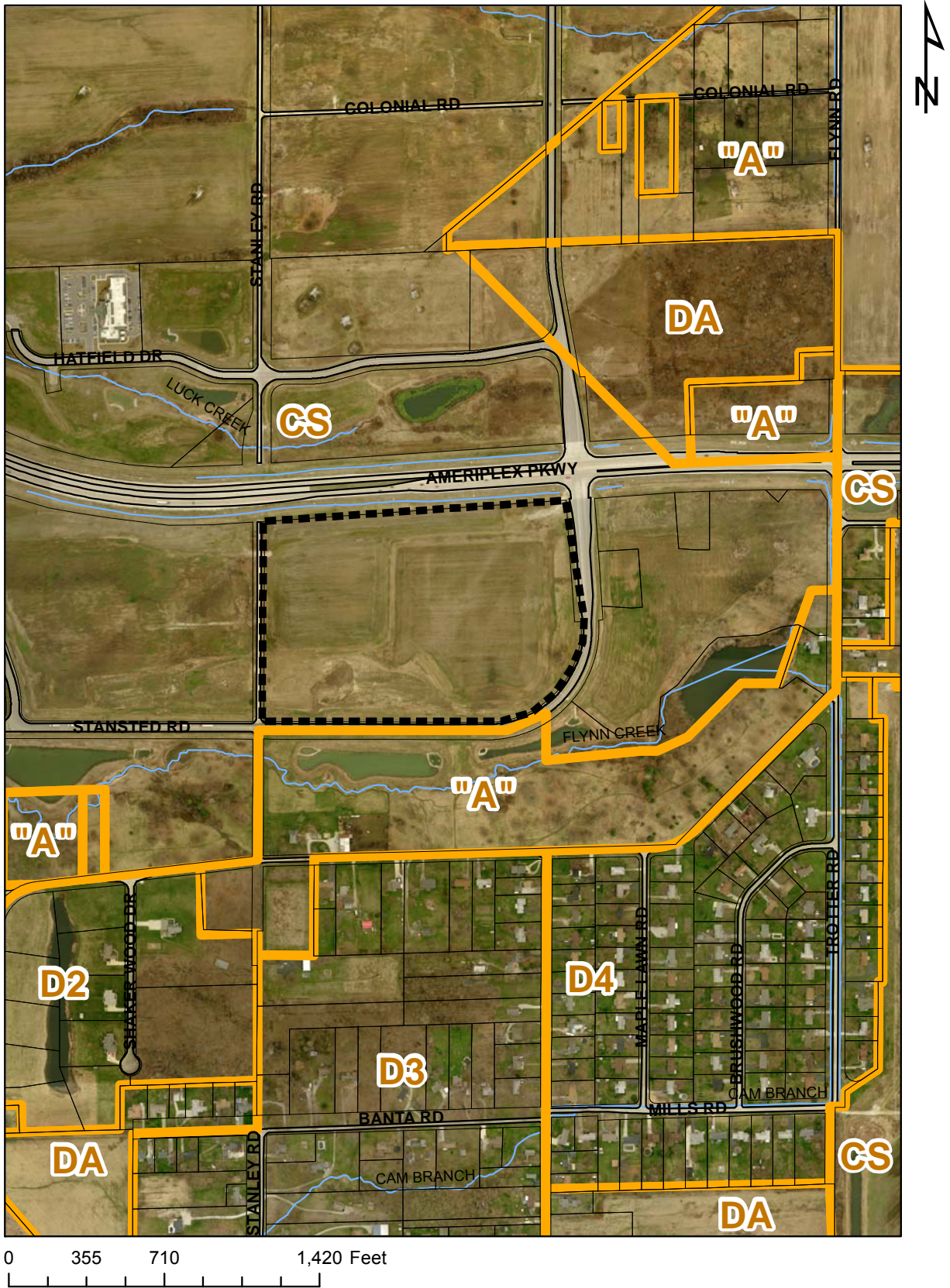


EXHIBIT “A”
Critical Area Forty-Three Text
Decatur Township Comprehensive Plan

Location:

Vicinity of Camby, northwest of Kentucky Avenue

Why critical:

The village of Camby may expect dramatic changes in surrounding land use in the foreseeable future due to three developments:

1. an anticipated future runway for Indianapolis International Airport south of I-70;
2. the construction of Ameriplex Parkway, completed in 2005; and
3. future office and industrial land use development on land surrounding Camby on the west, north, and east.

While the portion of Camby northwest of Kentucky Avenue is large enough that these events will not likely threaten its cohesiveness during this Comprehensive Plan period, inappropriate land uses established adjacent to the village’s outermost lots could have negative effects on residential uses. The Community Values Component of this Comprehensive Plan seeks to “discourage or prevent the encroachment of incompatible uses into each other.” It is critical to buffer the residential portions of Camby from the more intense uses surrounding it. It is also critical to direct commercial traffic away from Camby’s residential streets.

North of Camby, the existence of environmental features can serve a dual purpose. Given the possibility of linking a linear park along Flynn Creek to a similar linear park along the east fork of White Lick Creek in Hendricks County, it is wise to take advantage of the opportunity to preserve wetland and woodland north of Camby. This preserved area would also serve as a land use buffer between the residential uses of Camby and proposed industrial uses to the north.

The unique character of the airport in proximity to residential areas requires considerations not present in other areas of the township. Federal regulations regarding noise abatement and height restrictions dictate land use to some extent. It is also prudent to limit areas of congregation and areas of petroleum-related uses near flight paths.

With its Airport-Related Mixed-Use designation, varying combinations of retail, office and industrial uses might be developed in the area enclosed by I-70, Ameriplex Parkway and the proposed third runway. However, the roads in this area, including the newly constructed Ameriplex Parkway, were designed for a certain volume of traffic. It is critical that the land use mix in this area does not overburden the road system.

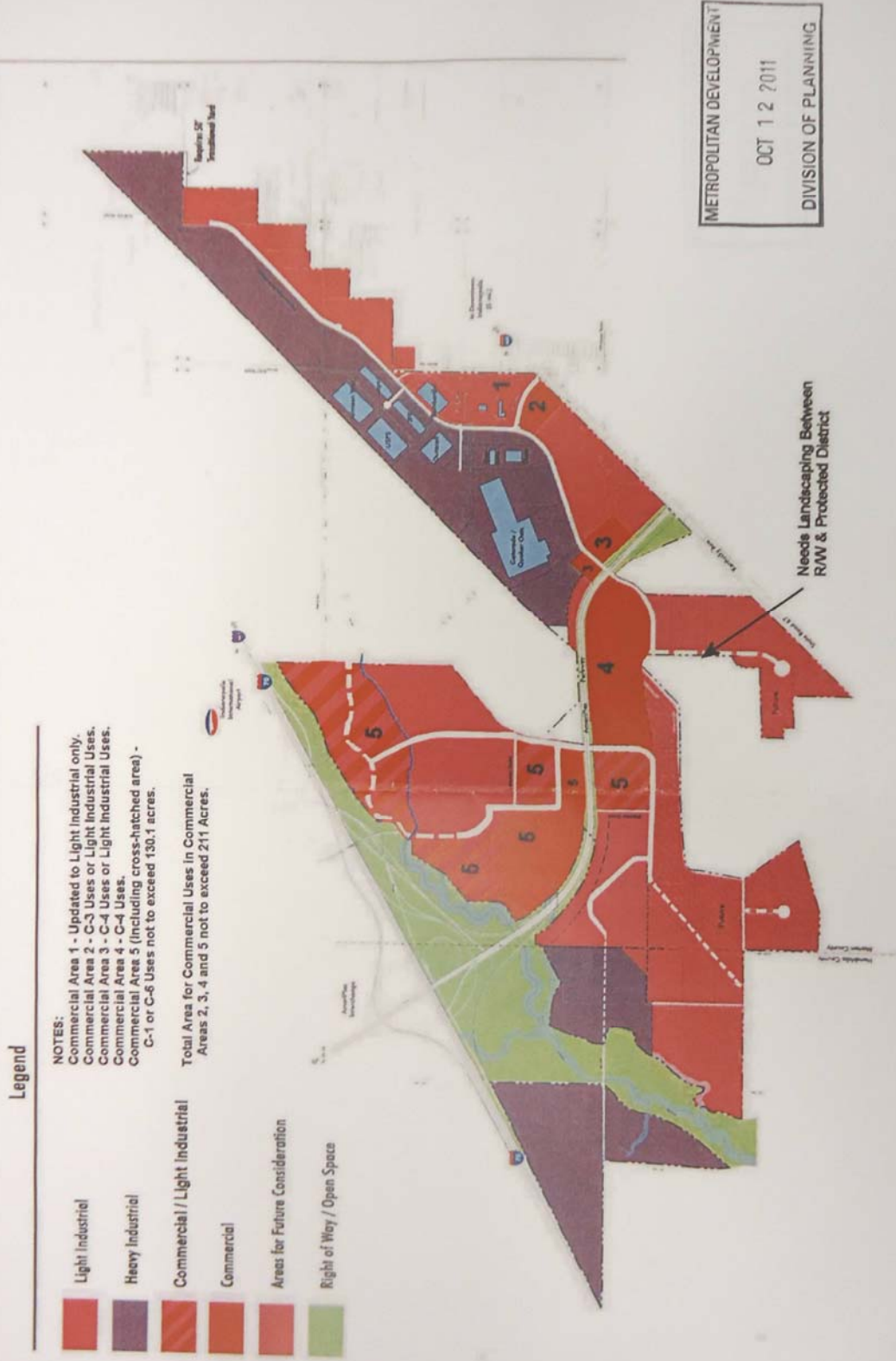
Recommendations:

- ◇ Prohibit heavy industrial uses within 250 feet of Flynn Creek, between Stanley Road and Flynn Road, by designation of a linear park along the creek’s length, incorporating wetland area on the west side of Flynn Road.
- ◇ Protect wetland and high-quality woodland west of Camby by designating this environmentally sensitive area for its current low-density residential uses, but strongly discourage any new such noise-incompatible uses north of Kentucky Avenue.

- ◇ Specify office commercial uses immediately adjacent to Camby's northwest side to serve as a buffer from anticipated industrial uses shown for the extreme western portion of the Ameriplex plan.
- ◇ Buffering of the Light Industrial land east of Camby from the existing residential uses should take the form of on-site mounding, landscaping, and/or fencing.
- ◇ Strongly discourage activities that may feature storage of petroleum-based material, and those that may feature congregations of persons, in the area north of Kentucky Avenue near Camby.
- ◇ Encourage disbursement of higher traffic-generating uses north of Ameriplex Parkway, south of I-70, and west of Flynn Road. An overall land use mix in this area should not generate traffic levels greater than that anticipated by the approved Ameriplex development plan and the design standards of Ameriplex Parkway and the I-70 interchange, unless improvements to the capacity of these roadways are made.
- ◇ An updated traffic analysis should accompany any major proposed change to the commercial and industrial land uses in this area, whether in amount, location or concentration.
- ◇ Prohibit direct access to Ratliff Road from the industrial/commercial properties to the east.
- ◇ Review of site plans accompanying land use petitions for this area should be sensitive to the possibility of adverse traffic impact on Camby streets. This is particularly important in the area proposed as "Linear Park," in the event that such a park cannot be established. To this end, efforts should be directed at prohibiting or discouraging future curb cuts onto the portion of Flynn Road between Stanley Road and Trotter Road.

EXHIBIT "B"
PROPOSED AMENDED AMERIPLEX LAND USE PLAN
 (file-dated October 12, 2011)

Proposed Land Use Plan



**2011-MOD-011 TRAFFIC OPERATIONS ANALYSIS EXECUTIVE SUMMARY
SUBMITTED BY PETITIONER
(file-dated December 14, 2011)**

TRAFFIC OPERATIONS ANALYSIS

FOR

**Fast Park and Relax
Ameriplex
Indianapolis, Indiana**

Prepared for:

**Holladay Properties
5715 Decatur Boulevard
Indianapolis, Indiana 46241**

Prepared by:

American Structurepoint, Inc.
7260 Shadeland Station
Indianapolis, IN 46256
Telephone: 317-547-5580
Facsimile: 317-543-0270

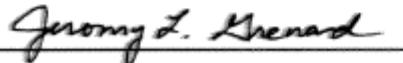
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American Structurepoint Project No. 2011.01173

I certify that this TRAFFIC OPERATIONS ANALYSIS has been prepared by me or under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering.



Jeromy L. Grenard, PE, PTOE
Indiana Registration #10504827

December 9, 2011

2011-MOD-011 TRAFFIC OPERATIONS ANALYSIS EXECUTIVE SUMMARY (Continued)
SUBMITTED BY PETITIONER
(file-dated December 14, 2011)

Executive Summary

This traffic analysis was performed to determine the relative impact of locating a proposed Fast Park and Relax facility versus a 470,000 square foot warehouse facility in the Ameriplex Development located south of the Indianapolis International Airport and I-70 on Ameriplex Parkway. Existing traffic volumes were based upon traffic counts collected on September 14, 2011. Projections for the warehouse and Fast Park and Relax were based upon a memo by Jacobi, Toombs & Lanz (JTL), the ITE *Trip Generation* report, and a traffic study performed by Walter P Moore (WPM).

The current ADT on Ameriplex Parkway is approximately 18,000 vehicles per day, and the current ADT on Stansted Drive is approximately 2,500 vehicles per day. It is noted the capacity of Ameriplex Parkway has previously been calculated to be approximately 38,500 vehicles per day.

The following items summarize the significant findings of this study:

- The Fast Park and Relax is anticipated to have a similar impact on the study area roadways than the previously proposed warehouse during both the AM and the PM peak hours. This is due to two primary factors:
 - 1) Traffic going to/from the Fast Park and Relax is not newly generated traffic. Fast Park and Relax will only be capturing a portion of existing traffic that is currently going to/from the airport. However, the warehouse traffic is anticipated to be new traffic to the area.
 - 2) **Unlike a warehouse's traffic that** would likely be concentrated in the morning and evening peak hours, **Fast Park and Relax's traffic is expected** to be spread in a less concentrated fashion over 16 hours of the day (see Appendix B for an hourly breakdown of the daily flight schedule and the corresponding Fast Park and Relax vehicular traffic) without such concentrated peak hours of traffic.
- Traffic that will access the proposed Fast Park and Relax site from the south on SR 67 is traffic that is *currently* using SR 67 and Ameriplex Parkway to get to existing airport parking lots or other off-site parking facilities, and thus traffic from the south approach is not expected to increase on SR 67 or Ameriplex Parkway south of Stansted Drive (see Figure 2 for approach routes to the Fast Park and Relax). There is no evidence that any of this existing traffic is currently using the neighborhood to the south to access the existing airport parking lots or other off-site parking facilities. As such, there is no reason to believe that the existing

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2011-MOD-011 TRAFFIC OPERATIONS ANALYSIS EXECUTIVE SUMMARY (Continued)
SUBMITTED BY PETITIONER
(file-dated December 14, 2011)

traffic would switch from SR 67 and Ameriplex Parkway to the neighborhood streets to access the Fast Park and Relax facility.

- Traffic accessing the site to/from the south on SR 67 has been estimated to be only 7.5% of the total traffic accessing the site. This translates to only 10 vehicles in the peak hour accessing the site to/from the south on SR 67. Again, this indicates that it is highly unlikely that traffic will increase in the neighborhood south of the proposed facility.
- Further evaluation of routes through the neighborhood to the south of the proposed development shows that most drivers will prefer to stay on Ameriplex Parkway and SR 67, rather than drive through the neighborhood. The table below summarizes the alternative routes, provides the travel distance, speed limit, number of turns required (right or left), and the travel time as calculated by one of the leading travel direction websites.

Route	Distance (mi)	Speed Limit of Longest Portion (mph)	# of Turns	Travel Time (min)*
1 - SR 67 to Ameriplex Pkwy to Stansted Dr	2.08	55	2	3
2 - CR 700 S to Ratliff Rd to Flynn Rd to Ameriplex Pkwy to Stansted Dr	1.84	30	5	6
3 - CR 700 S to Ratliff Rd to Flynn Rd to Stanley Rd to Stansted Dr	1.57	30	5	5
4 - CR 700 S to County Line Rd to Flynn Rd to Stanley Rd to Stansted Dr	2.51	40	5	7

* Travel time calculated by Bing Maps (www.bing.com/maps)



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**2011-MOD-011 PROPOSED PLAN OF OPERATION
(file-dated December 7, 2011)**

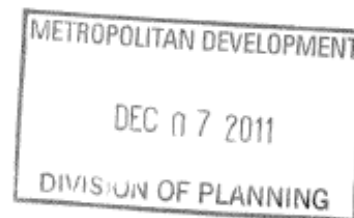
PLAN OF OPERATION

**Fast Park & Relax
8550 Stansted Road**

In the event that the approximately 31 acre site located at 8550 Stansted Road is developed as a "Fast Park & Relax" facility for airport patrons, said parking facility shall be constructed and operated in substantial compliance with the following:

1. Perimeter yard landscape screening shall include a combination of: black vinyl chain link fencing round the perimeter of the site; a continuous hedge row (except the northeast corner which features "prairie grasses"); overstory trees; ornamental trees; and, prairie grasses / wildflowers, consistent with the approved landscape concept for AmeriPlex.
2. All customer vehicle long term parking spaces shall be under a carport structure. Each carport structure shall be designed to accommodate the future installation of solar panels on the roof (see Item 8 (c), below).
3. All individual customer access to and from the Fast Park & Relax facility shall be from the eastern driveway located just south of AmeriPlex Parkway. The driveway on the south boundary of the real estate shall be limited to shuttles / buses.
4. Pedestrian Accommodations
 - (a) A pedestrian connection shall be provided from the sidewalk/path along Stansted Road to the main office building.
 - (b) Any designated pedestrian crosswalk at any interior access drive within the Fast Park & Relax site shall be striped.
 - (c) Pedestrian crosswalks across the driveways into the Fast Park & Relax facility shall be striped.
5. Handicapped Parking Accommodations

In lieu of the provision of designated handicapped parking spaces for customers, the following process shall be used. When a handicapped customer arrives at Fast Park & Relax, they identify themselves to the Manager on Duty. The Manager on Duty then drives the customer to the terminal in the customer's own car. Once the customer has unloaded and is safely at the airport, the Manager on Duty takes the customer's car back to the Fast Park & Relax facility and parks it. Upon return to the airport, the customer calls Fast Park & Relax and the Manager on Duty drives the customer's car back to the terminal for the customer to take their car from there.



**2011-MOD-011 PROPOSED PLAN OF OPERATION (Continued)
(file-dated December 7, 2011)**

6. Green Building Techniques and Technology

(a) Lighting

- (i) Energy Efficient Lighting Design – Efficient fluorescent fixtures and lamps shall be used.
- (ii) LED Sign Lighting on Entrance/Exit Canopy – High efficiency LED sign lighting shall be used on the Entrance/Exit Canopy.
- (iii) Building occupancy sensors shall be utilized to turn lighting fixtures on and off.

(b) Expanded Day Lighting

- (i) Skylights shall be used to provide expanded day lighting of the garage area.
- (ii) Oversized Windows with advanced woven shade cloths shall be used to reduce solar heat-gain while allowing ample day light.

(c) Reduced Heat Island Effect

- (i) Carports over all long-term parking spaces shall: (i) shade the parking surface; (ii) protect customer vehicles; and, (iii) lower the radiant heat island effect.
- (ii) A white membrane roofing system shall be used on the office and garage building to reduce heat island effect.
- (iii) A perimeter landscaping screen and buffer shall exceed current ordinance requirements.

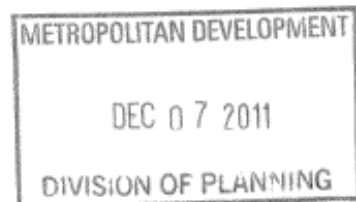
(d) Light Trespass Reduction

- (i) The majority of site lighting fixtures shall be mounted under the carport and canopy structures so that light is directed down toward the ground.
- (ii) Any pole mounted light fixtures shall be full cut-off fixtures with flat lens so that light is directed down toward the ground.

(e) Additional Innovative Design Features

The Fast Park & Relax facility shall utilize the following energy saving features:

- (i) Water Efficient Plumbing Fixtures.
- (ii) Paperless high efficiency restroom hand driers.



**2011-MOD-011 PROPOSED PLAN OF OPERATION (Continued)
(file-dated December 7, 2011)**

- (iii) CO2 Sensors Integrated with HVAC System.
- (iv) Low VOC Materials – Paint, carpeting, paint, & high quality Icynene insulation in all exterior walls of the office area.
- (v) Green Guard Label Furniture, Carpeting, etc.
- (vi) Fuel-Efficient Shuttles Choices: Fast Park & Relax shall utilize clean burning CNG vehicles, clean burning diesel technology shuttle vehicles, or equivalently clean powered vehicles.

7. Transportation

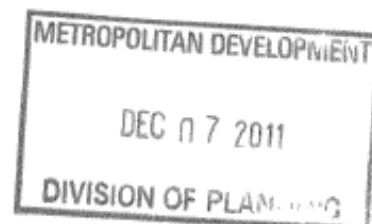
The Fast Park & Relax facility shall provide the following:

- (a) Bike Storage – Bicycle racks shall be provided for employees who ride to work.
- (b) Electric Car Charging Stations – Charging stations for customer vehicles shall be provided.
- (c) Ride Share – Upon request, parking spaces for ride share vehicles shall be reserved and shuttles shall pick-up customers at their vehicle.
- (d) Preferential Carpool Parking – Upon request, carpool groups shall be given preferential parking, on either short notice or a reserved basis, based upon travel frequency, and shuttles shall pick-up customers at their vehicle.
- (e) Bus Travel Accommodations – Upon request, tour bus customers shall be accommodated at Fast Park & Relax to provide ride-share parking locations for special events, tours, casinos, sporting events, etc. Such tour bus customers shall be directed to special areas/rows for efficient group parking and tour bus pick-up.

8. Energy

The Fast Park & Relax facility shall feature:

- (a) A building envelope for both the office and the garage which shall exceed COMCHECK and ASHRAE 90.1-2007 requirements.
- (b) Solar Potential – A PV (photo-voltaic) system conduit infrastructure system for an approximately 2 MW system shall be installed on all carport structures. Size and timing of the installation of an actual PV system will be determined based on IPL incentives (“feed in tariff” allowances and extensions), tax credits and depreciation, and cost effectiveness of the project.

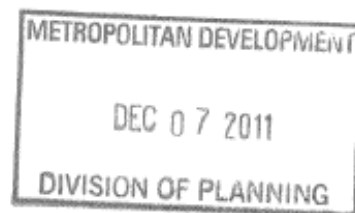


**2011-MOD-011 PROPOSED PLAN OF OPERATION (Continued)
(file-dated December 7, 2011)**

9. Materials

Building or construction materials used for the Fast Park & Relax facility shall comply with the following:

- (a) The project shall use its best efforts to collect and divert 50% of construction waste for reuse or recycling from a final disposal facility
- (b) The project shall use its best efforts to use a minimum 10% regionally sourced (within 500 miles of Marion Co.) building materials
- (c) A portion of the paving materials used on the project shall consist of recycled asphalt
- (d) The project shall use its best efforts to see that excess topsoil removed from the property shall be used for landscaping and farming needs locally



2011-MOD-011 PROPOSED COMMITMENTS
(file-dated December 7, 2011)

STATEMENT OF COMMITMENTS

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING OF PROPERTY OR PLAN APPROVAL**

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-614, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

Legal Description:

A part of the Northeast Quarter of Section 9, Township 14 North, Range 2 East and a part of the Southeast Quarter of Section 4, Township 14 North, Range 2 East, Marion County, Indiana, being more particularly described as follows:

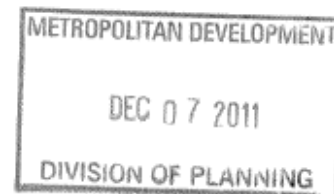
Commencing at the Northwest Corner of said Northeast Quarter Section; thence South 00 degrees 14 minutes 29 seconds West (assumed bearing) along the west line thereof a distance of 804.32 feet to the north line of Stansted Road as described in Instrument Number 2007-0161771 as recorded in the Office of the Recorder of Marion County, Indiana, the following 5 courses are along the north and westerly lines thereof; (1) thence South 89 degrees 51 minutes 55 seconds East a distance of 55.00 feet to the Point of Beginning; (2) thence South 89 degrees 51 minutes 55 seconds East a distance of 992.94 feet a curve concave northwesterly, having a radius of 430.00 feet and a radius point which bears North 00 degrees 08 minutes 05 seconds East; (3) thence northeasterly along said curve an arc distance of 706.61 feet to a point which bears North 85 degrees 58 minutes 53 seconds East from the radius point; (4) thence South 85 degrees 58 minutes 53 seconds West a distance of 30.00 feet; (5) thence North 04 degrees 01 minutes 07 seconds West a distance of 567.93 feet to the south line of AmeriPlex Parkway, as described in Instrument Number 20040177967; thence South 85 degrees 57 minutes 50 seconds West along the south line thereof a distance of 1352.75 feet to a point being 55.00 feet east of and perpendicular to the west line of the Southeast Quarter Section of said Section 4; thence South 00 degrees 10 minutes 42 seconds West parallel to the west line thereof a distance of 122.77 feet; thence South 00 degrees 14 minutes 29 seconds West parallel to and 55.00 feet east of and perpendicular to the west line of the Northeast Quarter of said Section 9 a distance of 804.25 feet to the Point of Beginning, containing 30.369 acres, more or less.

Statement of COMMITMENTS:

1. The Owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
2. Subject to the provisions for Administrator's Approval of Detailed Plans pursuant to the C-S District Zoning Ordinance, in the event that the Real Estate is developed as a "Fast Park & Relax" facility for airport patrons, said parking facility shall be developed in substantial compliance with the site and landscape plans file-dated October 12, 2011.
3. In the event that the Real Estate is developed as a "Fast Park & Relax" facility for airport patrons, said parking facility shall be constructed and operated in substantial compliance with the Plan of Operation file-dated _____.

BDDb01 9024178v1

MDC's Exhibit B - - page 1 of 4



2011-MOD-011 PROPOSED COMMITMENTS (Continued)
(file-dated December 7, 2011)

4. In the event that the Real Estate is developed as a "Fast Park & Relax" facility for airport patrons, the proposed operations / garage portion of the building shall be used only for the maintenance of Fast Park & Relax company vehicles and no on-site work shall be permitted to be done to customer vehicles, including but not limited to oil changes, mechanical repairs and the like.
5. In the event that the Real Estate is developed as a "Fast Park & Relax" facility for airport patrons, parking shall be limited to passenger vehicles and the storage or parking of commercial vehicles, boats, semis, etc., shall be prohibited.
6. In the event that the Real Estate is developed as a "Fast Park & Relax" facility for airport patrons, the operator thereof shall (a) in all efforts at providing business patrons directions to said facility or (b) in all business marketing related to the facility, use reasonable business efforts to provide the preferred route to and from said facility, which said route shall not include any of the local or neighborhood streets in the residential areas south of the site and north of Camby Road (i.e., Trotter Road, Brushwood Road, Maple Lawn Road, Mills Road, Ratliff Road, Flynn Road, Morgan Avenue, Stanley Road).

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated herein by reference. These COMMITMENTS may be modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) ~~the adoption of rezoning petition # _____ by the City County Council changing the zoning classification of the real estate from a _____ zoning classification to a _____ zoning classification; or~~
- (b) the adoption of approval petition # 2011-MOD-011 by the Metropolitan Development Commission;

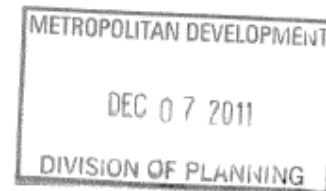
and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the C-S zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The Metropolitan Development Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
3. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
4. *N/A*

BDD801 9024178v1

MDC's Exhibit B - - page 2 of 4



2011-MOD-011 PROPOSED COMMITMENTS (Continued)
(file-dated December 7, 2011)

The undersigned hereby authorizes the Division of Planning of the Department of Metropolitan Development to record this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # 2011-MOD-011.

IN WITNESS WHEREOF, owner has executed this instrument this _____ day of _____, 20_____.

MIDWEST LOGISTICS PARTNERS, L.P.

By: _____
Printed: _____
Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared _____, owner(s) of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this
_____ day of _____, 20_____

Notary Public

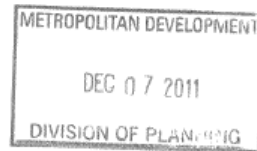
Printed Name of Notary Public
My Commission expires: _____
My County of residence: _____

This instrument was prepared by:
J. Murray Clark, Baker & Daniels, LLP, 600 E. 96th St., Ste. 600, Indianapolis, IN 46240

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Eugene Valanzano.

BDD801 9024178v1

MDC's Exhibit B -- page 3 of 4

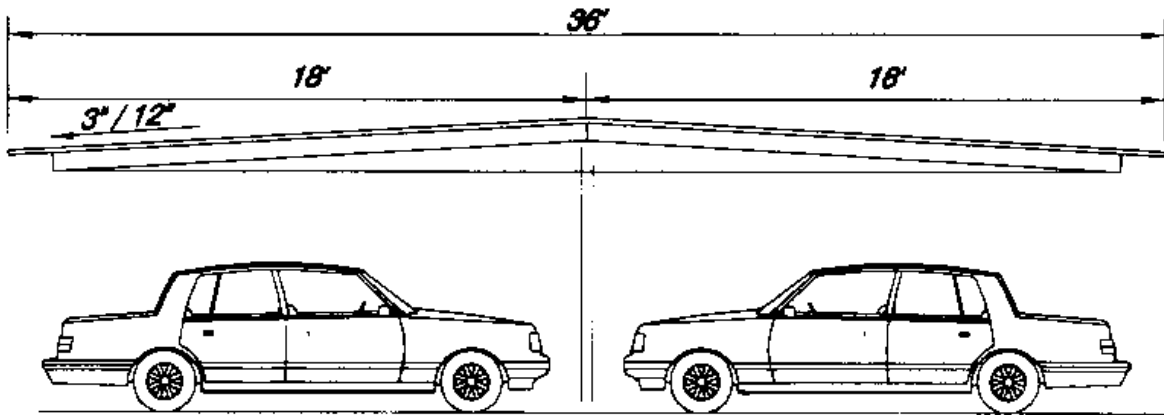


2011-MOD-011 PROPOSED CARPORT SCHEMATIC
(file-dated October 12, 2011)

METROPOLITAN DEVELOPMENT

OCT 12 2011

DIVISION OF PLANNING



UNENCLOSED STEEL CARPORT SCHEMATIC
SEE STRUCTURAL DRAWINGS FOR DETAILS

PART III

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

2011-MOD-013 8375 EAST 96TH STREET (*Approximate Address*)
INDIANAPOLIS, LAWRENCE TOWNSHIP
COUNCIL DISTRICT # 5
MEIJER STORES LIMITED PARTNERSHIP, by Michael Lang, requests
Modification of Commitments related to 95-Z-55 and 2010-MOD-004 to terminate
Commitment Two of Instrument # 1995-0116318 and the commitment for
Instrument # 2010-50873, requiring adherence to a site plan file-dated August 22,
1995, as modified.

PART IV

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

- 2011-ZON-091 2208 EAST WASHINGTON STREET (*Approximate Addresses*)
INDIANAPOLIS, CENTER TOWNSHIP
COUNCIL DISTRICT # 16
RODOLFO MARTINEZ requests Rezoning of 0.28 acre, from the C-2 District, to the C-5 classification to provide for commercial uses.
- 2011-ZON-093 8060 KNUE ROAD (*Approximate Address*)
INDIANAPOLIS, LAWRENCE TOWNSHIP
COUNCIL DISTRICT # 5
SELECT MEDICAL PROPERTY VENTURES, LLC, by Joseph D. Calderon, requests Rezoning of 4.19 acres, from the C-S District, to the C-S classification, with a modification of Commitment Two of 2001-ZON-817 (Instrument # 2001-0152908) to provide for hospital uses, including acute care services.
- 2011-ZON-094 3810, 3820 AND 4016 EAST 82nd STREET AND 4102 CLAIRE DRIVE
(*Approximate Address*), INDIANAPOLIS, WASHINGTON TOWNSHIP
COUNCIL DISTRICT # 4
BROOKVIEW PROPERTIES, LLC, by Eugene Valanzano, requests Rezoning of 9.25 acres, from the C-S (FF) District, to the C-S (FF) classification to provide for multifamily uses on Parcels D and F and a portion of Parcel G of Area "B" in addition to the uses permitted by 89-Z-208 (Instrument #900078860), as modified by 94-Z-103 (1994-0124554), 2003-ZON-114 and 2011-CZN-800.