

# The Greater Allisonville Community Council Newsletter

Your voice in Your community!

Volume No. 4 November/December, 2007

## GACC Briefs

**Petition 2007-ZON-825 and 2007-VAR-825:** 5802, 5804, 5806, 5858, 5860 and 5880 East 71<sup>st</sup> Street, 7201 Graham Road and 6161 East 75<sup>th</sup> Street. The Kroger Company, by Michael Quinn. Rezoning to provide for regional commercial uses. a) provide for an automobile painting business (not permitted) in an approx. 11,250 square bldg, b) provide for an integrated center with 485 parking spaces (minimum 630 parking spaces required). **Petition approved** by the MDC on September 19<sup>th</sup>, 2007.

**Petition 2007-DV3-030:** 6020 East 82<sup>nd</sup> Street. Simon Property Group by Joe Calderon. Variance of the Development Standards of the Sign Regulations to provide for the construction of a 56.75-foot tall, 635.82-square foot pole sign (maximum 40 foot height permitted), with a 368 square foot EVMS component or 57.8 percent of the total sign area (maximum 254 square foot or 40 percent of the total sign area permitted), being within 15 feet of a signalized traffic intersection (minimum 125 ft. separation required). **Approved** by BZA 3 with conditions on July 24, 2007.

**T-Mobile** by attorney Timothy Ochs. Installation of a wireless communication facility in the right of way of 70<sup>th</sup> Street—West of Allisonville Road. Placement on top of IPL power pole. Petition to be presented at the GACC November 13th Public Land Use meeting.

**Petition 2007-ZON-833.** 5151 East 82<sup>nd</sup> Street. Petsmart, Inc. rezoning of 1.678 acres, from the C-S District to the C-S classification to provide for a kennel associated with retail pet store. **Petition approved** by the MDC on September 19, 2007.

### Items worth noting:

**"RAISE MORE MONEY"** a conference on Numerous Fund Raising Workshops on Wednesday, December 5, 2007 at the Indianapolis Convention Center, 1000 S Capital Ave, Indianapolis. Cost: \$125. Email [conference@iyi.org](mailto:conference@iyi.org) or call 800-343-7060.

**Philanthropy Awards Dinner** on Thursday, November 15, 2007 from 5:30 pm at the Marriott downtown, 111 Maryland Street, Indianapolis. Email [Stefanie Anderson](mailto:Stefanie.Anderson) or call 317.236.1536

The Athenaeum Foundation could use volunteers for **data entry**. Email [Cassie Stockamp](mailto:Cassie.Stockamp) or call 317.630.4569 x1.

### **November Public Land Use Meeting:**

Tuesday, November 13th -- 7 pm.

### **December Public Land Use Meeting:**

Tuesday, December 11th -- 7 pm.

### **Epworth United Methodist Church**

**6450 Allisonville Road.**

All are **welcome** to attend!

<http://www.greaterallisonville.org>

### **GACC Board Members**

President:	Lori Olivier	845-5956
Vice-President:	Bob Lehnen	253-6569
Secretary:		
Treasurer:	Don Melloy	849-3222
Members:	Mike Bivens	842-9318
	Mark Dollase	845-7307
	Daland Juberg	570-1277
	Rollin Rhea	849-8115
	Andy Seiwert	251-4761
	Keith Sims	251-4214

**Boundaries:** The GACC is bounded on the north by 82<sup>nd</sup> Street, on the east by Binford Boulevard, on the south by Kessler Boulevard and on the west by Keystone Avenue and the White River.

The **purpose and mission** of the GACC is:

To disseminate information on the environmental, social and economic issues that affect residents and businesses of the community

To provide a forum for public discussion of community issues

To act on matters of common interest to the GACC community

The Greater Allisonville Community Council, Inc. is a 501 (c) (3) organization supported solely by membership dues and donations. It receives no tax monies or subsidies.



**ACTION ALERT!!** GACC is actively seeking new board members—please contact Don Melloy at 849-3222 or Rollin Rhea at 849-8115 if interested.

### **Schools in our area:**

Just in case you haven't been following the coverage in the *Indianapolis Star*, the Sidener School at Kessler and Keystone is to be closed by IPS. This school is in GACC area. However, the good news is that the current proposal is that it reopens as a magnet school for gifted students. This sounds promising!

Talking of schools... what's going on with Wyandotte? If it closes or is torn down, wouldn't it be positive for the GACC community if it could become park/open space? There is no public open space or parkland in the GACC area. How about a community center?

### **Renaissance Bay**

Developers are in official violation re: their construction site on the north side of 78<sup>th</sup> Street and Keystone Avenue. City action is "on hold" while the developers file for a variance to operate a commercial use on residentially zoned property. The Nora-Northside Community Council and GACC will collaborate on this issue. No word yet on a hearing date.

### **2007-DV1-050: Proposed Electronic Variable Message Sign (EVMS) at St. Matthews Church on Binford Blvd.**

Staff is recommending approval with the following commitments: a 15 foot setback from Binford Blvd. Hours of operation 7 am-9 pm. Scrolling and flashing of the EVMS component shall be prohibited and the frequency of the message changes shall not exceed one minute intervals. The existing pole sign along Binford shall be removed. The full staff report is available at:

<http://www.indygov.org/eGov/City/DMD/Planning/Zoning/Reports/home.htm>.

This petition is out of the GACC area. However, the GACC board is opposed to EVM signs for the following: allowing this type of sign sets precedence for further signs of this type along Binford.

BRAG will hear this petition at their November 7<sup>th</sup> meeting.

## **SIDEWALK ORDINANCE**

### **Proposed Sidewalk Amendments to the Zoning Ordinances:**

**THE CURRENT SITUATION--** The only ordinances now requiring sidewalks are the Subdivision Control Ordinance (for single-family subdivisions) and the D-11 district (for mobile home parks, the D-11 only requires interior sidewalks and not perimeter sidewalks) in the Dwelling District Zoning Ordinance. Because of this, many commercial, industrial, multi-family residential and institutional areas do not have sidewalks. This creates a city with poor accessibility and poor walk ability.

### **ORDINANCES TO BE AMENDED:**

Commercial Districts Zoning Ordinance, Industrial Zoning Ordinance, Special Districts Zoning Ordinance (Churches, schools, hospitals, parks, etc.) The multi-family portions of the Dwelling Districts Zoning Ordinance (D-6, D-6II, D-7, D-8, D-9, D-10 and D-P) D-11 (adds requirement for perimeter sidewalks.)

### **NOTABLE FEATURES OF THE PROPOSED AMENDMENTS:**

Width/Material. The current ordinance calls for sidewalks to be at least four feet wide and made of concrete. No mention is made of a minimum clear width, so items such as utility poles may be placed in the sidewalks. This may substantially reduce the useable width of the sidewalk. The proposed ordinances call for sidewalks to be at least five feet wide with a minimum clear width of four feet. Sidewalks will still be concrete.

Ramps: The current ordinance does not mention ramps at curbs. We are proposing to require ramps or blended transitions as appropriate. Blended transitions are connections between the level of the sidewalk and the level of the crosswalk where no curbs are present.

Compliance with ADA: Makes compliance with the Americans with Disabilities Act explicit.

Location Sidewalks will be required on both interior and bordering streets whether public or private (except for Interstates). Sidewalks

must connect with adjoining sidewalks. Final approval of the location of the sidewalk rests with the Administrator of the Division of Compliance.

Sidewalks will be required for all new construction within these zoning categories. They will also be required for significant additions to existing development when certain thresholds are met. These thresholds would catch about 80% of all additions.

**COST:** 2007 Estimated cost of construction for 5-foot wide concrete sidewalk: \$23.30 per linear foot. 2007 Estimated cost of construction for Blended Transition (ADA ramp): \$279.00 per ramp. Example: Out lot for a typical fast-food restaurant, 1-acre site with 225' frontage with two access cuts to the street, estimated cost for sidewalks and 4 blended transitions (ADA ramps): \$5,240.10.

### **Want More Information?**

[www.IndyGov.org/ReviseCode](http://www.IndyGov.org/ReviseCode)

**Comments? Questions?** Contact Planner, Tamara Tracy:  
[TTracy@IndyGov.org](mailto:TTracy@IndyGov.org)

**The GACC Board supports the proposed sidewalk ordinance. Contact Bob Lehn with question or comments at 253-6569. Bob is the GACC Transportation Chair-- comments regarding INDOT's plans for interchange improvements in our area may be directed to him as well.**

