1

[**Hello All**](https://mapletonfallcreekin.nextdoor.com/news_feed/?post=6262193)14 Aug

[Ryan McDuffee](https://mapletonfallcreekin.nextdoor.com/profile/2894377) from Mapleton Fall Creek

I like many others received our invitation in the mail today and I for one am excited. I think this could be yet another great tool, for those who care, to help and support one another. My wife and I moved here in July 2012 and have been slowly but surely renovating our home. We have seen a lot of progress made in that short time as well as a few steps back, but all in all we are optimistic. I wish I could be more involved in the meetings but our main source of income is an entertainment business which is mainly conducted on weekday nights. We enjoy gardening, great food, adult beverages and spending time with our 7 month old. Looking forward to meeting more of you. What does everyone think about the gas station going in on the north east corner of 32nd and Central (our backyard)?

Shared with Mapleton Fall Creek only in [General](https://mapletonfallcreekin.nextdoor.com/general/)

THANK 7

[Greg](https://mapletonfallcreekin.nextdoor.com/profile/2893101/), [Richard](https://mapletonfallcreekin.nextdoor.com/profile/2861568/), [Pamela](https://mapletonfallcreekin.nextdoor.com/profile/2508473/) and 4 others thanked [Ryan](https://mapletonfallcreekin.nextdoor.com/profile/2894377/)



[Casey Hopkins](https://mapletonfallcreekin.nextdoor.com/profile/2892727) from Mapleton Fall Creek14 Aug

Where on 32nd central and when does this suppose to happen

Thank Flag



[Ryan McDuffee](https://mapletonfallcreekin.nextdoor.com/profile/2894377) from Mapleton Fall Creek14 Aug

The north east corner of 32nd and Central. There is a public hearing sign. I believe the exact address is 3207 Central.

Thank Flag

[Cathy](https://mapletonfallcreekin.nextdoor.com/profile/1975058/) thanked [Ryan](https://mapletonfallcreekin.nextdoor.com/profile/2894377/)



[James Metro](https://mapletonfallcreekin.nextdoor.com/profile/2688089) from Mapleton Fall Creek15 Aug

I do not see the point. I do not feel it would help or inspire any growth to the area. It seems to me it would be better to fix and clean up either gas station at Illinois and 32 or College and 32 before adding something like this.

Thank Flag

[Cathy](https://mapletonfallcreekin.nextdoor.com/profile/1975058/) and [Ryan](https://mapletonfallcreekin.nextdoor.com/profile/2894377/) thanked [James](https://mapletonfallcreekin.nextdoor.com/profile/2688089/)



[Greg Brenner](https://mapletonfallcreekin.nextdoor.com/profile/2893101) from Mapleton Fall Creek15 Aug

This could make us a powerful entity.

Thank Flag



[Keesha Dixon](https://mapletonfallcreekin.nextdoor.com/profile/2905305) from Mapleton Fall Creek16 Aug

Greetings everyone! There isn't a gas station on 32 and College and I would prefer there never will be. I'm not in favor of one on 32 & Central either.

Thank Flag



[Ryan McDuffee](https://mapletonfallcreekin.nextdoor.com/profile/2894377) from Mapleton Fall Creek17 Aug

I have a call in to the employee overseeing the hearing. There are 3 permits that have been submitted for underground tanks to be installed and for setback easements. I'm going to post information as I get it. I have never been involved in something like this so I don't know what if anything can be done.

Thank Flag



[Keesha Dixon](https://mapletonfallcreekin.nextdoor.com/profile/2905305) from Mapleton Fall Creek17 Aug

Thanks Ryan for taking the time to keep neighbors in the loop.

Thank Flag



[Tyson Domer](https://mapletonfallcreekin.nextdoor.com/profile/2264143) from Mapleton Fall Creek17 Aug

The Mapleton-Fall Creek Development Corporation (MFCDC) Economic Development Committee voted to \*oppose\* variance requests for the proposed gas station at 32nd & Central. Contact Duane Ingram at MFCDC for more info. duane@mfcdc.org or (317) 923-5514 x227.



[Cathy Pilarski](https://mapletonfallcreekin.nextdoor.com/profile/1975058) from Mapleton Fall Creek17 Aug

As always. thanks Tyson, for being on top of things!

Thank Flag



[Ryan McDuffee](https://mapletonfallcreekin.nextdoor.com/profile/2894377) from Mapleton Fall Creek19 Aug

So apparently being zoned C3 they don't need permission to be a gas station but we could try to block the setback variance. They also recommend speaking with our mayor action center neighborhood representative.

Thank Flag



[James Metro](https://mapletonfallcreekin.nextdoor.com/profile/2688089) from Mapleton Fall Creek19 Aug

Ryan, Can you be more specific with direction on what I can do to help prevent this from happening?

Thank Flag



[Ryan McDuffee](https://mapletonfallcreekin.nextdoor.com/profile/2894377) from Mapleton Fall Creek20 Aug

I'm hoping to contact Betty Smith-Beecher Northwest Center District 317-429-7806 today to see what she says. Or as Tyson said we can contact Duane Ingram at MFCDC for more info. duane@mfcdc.org or (317) 923-5514 x227. I will keep everyone abridged as to any direct action I find.

Thank Flag



[Tyson Domer](https://mapletonfallcreekin.nextdoor.com/profile/2264143) from Mapleton Fall Creek20 Aug

Duane will have the actual variance request, or you can look it up online. It may be easier to call DMD Planning to get that, and particulars on hearing dates, and the staff report if it's available.

[Ryan](https://mapletonfallcreekin.nextdoor.com/profile/2894377/) thanked you



[Tyson Domer](https://mapletonfallcreekin.nextdoor.com/profile/2264143) from Mapleton Fall Creek20 Aug

Here's the actual BZA notice for the variance request. More later...
[https://dl.dropboxusercontent.com/u/5077...](https://dl.dropboxusercontent.com/u/50773241/dropbox%40hundredyear.net/3207%20Central%202014-DV1-033.pdf)

[Ryan](https://mapletonfallcreekin.nextdoor.com/profile/2894377/) thanked you



[Hannelies Hartman](https://mapletonfallcreekin.nextdoor.com/profile/2080413) from Mapleton Fall Creek21 Aug

Hi all--a few days ago I spoke with Kathleen in City Planning. She informed me that they had withdrawn their request for a variance--therefore there would be no meeting where we could come and state our reservations about this. I have also tried to call Betty but with no luck. It is unfortunately zoned for a gas station--so now what is the next step? Thanks for your help! I may be coming to this conversation late but would love to help!

Thank Flag



[Tyson Domer](https://mapletonfallcreekin.nextdoor.com/profile/2264143) from Mapleton Fall Creek22 Aug

The Mapleton-Fall Creek Land Use Plan, a segment of the City's federally mandated Comprehensive Plan, was updated last year (previous update was 1991) following extensive community input and officially adopted in December. See [http://www.indy.gov/eGov/City/DMD/Planni...](http://www.indy.gov/eGov/City/DMD/Planning/Projects/Pages/Mapleton-Fall-Creek.aspx)

The MFC Land Use Plan proposes a zoning designation of D8 (high density residential) for the parcel at 32nd & Central. Further, this parcel is one of several that were flagged for "Commission Initiated Rezoning", which is a process where the Metropolitan Development Commission conducts proactive rezoning based on community input --- like that received by DMD Planning during the 2013 Plan Update.

The plan shows that the C3 zoning at that location was flagged by both the community as well as City planners as something that could and should be addressed in order to steer future development in the neighborhood in the right direction, i.e. away from gas stations and other allowable commercial uses at that location.

Keith Holdsworth was the Principal Planner in charge of the MFC Plan Update. It may be worthwhile to contact him to discuss the status of the potential commission initiated rezonings.



[Tyson Domer](https://mapletonfallcreekin.nextdoor.com/profile/2264143) from Mapleton Fall Creek22 Aug

This is definitely the type of situation where a well-organized neighborhood Land Use Committee can effectively weigh in with City staff and leaders to potentially influence outcomes. Land Use Committees generally need to establish that they are representative of the community, knowledgeable on land use issues and procedures, fair and open-minded, and consistent and comprehensive (i.e. weigh in on every issue, either for or against.) Thus, there's no time like the present to organize a Mapleton-Fall Creek Land Use Committee!

Look to Crown Hill NA who has recently organized their own land use committee, also around the issue of unwelcome new gas station/convenience store development at 34th & Capitol, for guidance here. Midtown Indianapolis, Inc. ([www.midtownindy.org](http://www.midtownindy.org/)) has also expressed a willingness to help incubate neighborhood land use committees.

The next meeting of the Crown Hill Land Use Committee is:
WHEN: Tuesday September 2nd, 7:00pm
WHERE: The Renaissance Center - 3549 N Boulevard Place 46208

Guest speaker is Jeff Roeder from DMD to discuss Renew Indianapolis ([www.renewindy.org](http://www.renewindy.org/)) --- the "new land bank."

contact Tony Knight at CHNA for more info
tknight@warren.k12.in.us



##### [Christin Cruz](https://mapletonfallcreekin.nextdoor.com/profile/2090134) from East Fall Creek23 Aug

Hello Neighbors!

Did you all know there is a proposed gas station at 32nd and Central asking for a variance at the Sept 2nd meeting? I'll post more info on the specifics of the meeting as I get them.

How do you feel about having a gas station at 32nd and Central? I have a feeling about the way this will lean : ) So, if you can't make it to the meeting and I can include your comments with other neighbor input at the variance meeting please explicitly state so.

I will post more info as I get it and what you can do to help make our neighborhood better.

Shared with East Fall Creek + 10 neighborhoods in [General](https://mapletonfallcreekin.nextdoor.com/general/)

THANK



###### [Karla Chrisler Johnson](https://mapletonfallcreekin.nextdoor.com/profile/498613) from Meridian Park23 Aug

We have a gas station at 30th and College, 38th and Illinois and another Shell (i believe) on 38th near the dollar General. So why do we need ANOTHER one at 32nd and Central? We have a gas station at 30th and College, 38th and Illinois and another Shell (i believe) on 38th near the dollar General. So why do we need ANOTHER one at 32nd and Central? Gas stations, pawn shops, dollar stores and the like are not the kind of business that we need in our neighborhoods and shouldn't be dumped here because we don't meet a certain demographic. I cannot make the meeting but would appreciate you using my comments if you choose. Thank you for the information.

Thank Flag

[Daniel](https://mapletonfallcreekin.nextdoor.com/profile/2642602/) thanked [Karla](https://mapletonfallcreekin.nextdoor.com/profile/498613/)



###### [Crystal Owhoso](https://mapletonfallcreekin.nextdoor.com/profile/1923399) from Pennsylvania Corridor23 Aug

Why don't they put a freaking community center there with a pool???? Seriously!

Thank Flag

[Marilyn](https://mapletonfallcreekin.nextdoor.com/profile/2412402/) and [Sheryl](https://mapletonfallcreekin.nextdoor.com/profile/2679546/) thanked [Crystal](https://mapletonfallcreekin.nextdoor.com/profile/1923399/)



###### [David Michael Paxton](https://mapletonfallcreekin.nextdoor.com/profile/1094828) from Fall Creek Place23 Aug

I have no problem with a petrol bunk there. More stations will hopefully mean more competition and lower prices. Right now I have to drive to E 10th or the south side to get the best price.

Thank Flag

[](https://mapletonfallcreekin.nextdoor.com/profile/2898303)

##### [MysyVon Ingram](https://mapletonfallcreekin.nextdoor.com/profile/2898303) from Mapleton Fall Creek23 Aug

I agree, there is already a hangout station at 38th & meridian, already one at 30 & college drawing crime, central is more close knit residential, since they shut down hospital at 32 & Meridian, a medical facility, such as doctor's office, dental etc. Medical facility IU Medical students graduating, or church, would be more respectable, just because lots are vacant doesn't merit putting just anything in mapleton fallcreek, almost same as a city function that comes through mapleton fallcreek, every november

Shared with Mapleton Fall Creek only in [General](https://mapletonfallcreekin.nextdoor.com/general/)

THANK



###### [Yolanda L Evans](https://mapletonfallcreekin.nextdoor.com/profile/2922614) from Mapleton Fall Creek23 Aug

If this is true about not being able to transfer the thread, is there a way to email our concerns to be shared at the meeting? I'm against the proposal. It would only bring more loitering to the area and traffic issues. When the decision was made to make Central a 2-way street it caused accident after accident because people were complacent and did not pay attention. The gas station at 30th and College has seen it's share of crime and that's one thing this area does not need.

Thank Flag



###### [Christin Cruz](https://mapletonfallcreekin.nextdoor.com/profile/2090134) from East Fall Creek23 Aug

Hello Yolanda!

I am the Secretary of the Mapleton-Fall Creek Neighborhood Association and I can compile neighbor's opinions, from Nextdoor (as long as you have given permission) or you can email mapletonfallcreekna@gmail.com. However, the impact of individuals reaching out cannot be understated, once we have a clear understanding and know of the best way to move forward. I will know more after Tuesday night, but I encourage anyone else to share if they have inside contacts.

Thank Flag