



Metropolitan Development Commission (May 1, 2024) Meeting Notice

Meeting Details

Notice is hereby given that the Metropolitan Development Commission of Indianapolis-Marion County, IN, will hold public hearings on:

Date: Wednesday, May 01, 2024

Time: 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street

Business:

Adoption of Meeting Minutes: April 17, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-008

Authorizes DMD to accept and transfer real estate to facilitate redevelopment along the Monon Trail.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2024-E-017

Authorizes DMD to pay invoices for previously rendered and approved and outside counsel legal services.

3. 2024-E-018

Authorizes DMD to contract for outside legal services on an as-needed basis subject to MDC approval for payment.

4. 2024-E-019

Metropolitan Development Commission authorizes DMD to enter into a legal services contract with Frost Brown Todd, LLP for legal services.

5. 2024-E-020

Metropolitan Development Commission authorizes DMD to enter into a legal services contract with Taft Stettinius & Hollister for legal services related to redevelopment of the City Market and other matters.

6. 2024-E-021

Declaratory Resolution to create an Additional Professional Sports Development Area #2 and Approving a Development Area #2 Plan.

7. 2024-A-009 (For Public Hearing)

Resolution authorizes an amendment to the 2020 Real Property Tax Abatement approved by Resolution 2020-A-039 at 4725 and 4740 Victory Lane, Council District # 24, Perry Township.

8. 2024-A-016 (For Public Hearing) (Continued)

Final Economic Revitalization Area Resolution for Bila Solar Inc., located at 1301 South White River Parkway East Drive, Council District #16, Center Township. (Recommend approval of five (5) years personal property tax abatement.)

9. 2024-A-017 (Continued)

Preliminary Economic Revitalization Area Resolution for Novartis LLC, and Advanced Accelerator Applications USA, Inc., located at 8250 Challenger Drive, Council District #21, Decatur Township. (Recommend Amendment to Phase One and Approval of Phase Two of six (6) years real property tax abatement.)

10. 2024-A-018 (Continued)

Preliminary Economic Revitalization Area Resolution for Novartis LLC, and Advanced Accelerator Applications USA, Inc., located at 8250 Challenger Drive, Council District #21, Decatur Township. (Recommend Amendment to Phase One and Approval of Phase Two of six (6) years personal property tax abatement.)

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. 2024-APP-001 | 1621, 1625 and 1631 West 86th Street

Washington Township, Council District #2
HD-2
Dinneen – Ward – Shelley, LLC, by Aaron Reynolds

Hospital District-Two Approval to provide for an office building and associated parking.

12. 2023-ZON-124 | 5252 Hickory Road

Franklin Township, Council District #25
Grand Communities, LLC, by Joseph D. Calderon

Rezoning of 31.63 acres from the D-A (FW) (FF) district to the D-4 (FW) (FF) district, to provide for single-family residential development.

13. 2024-ZON-009 | 5252 West 52nd Street

Pike Township, Council District #6
Bethel United Methodist Church

Rezoning of 0.724 acre from the SU-1 district to the D-4 district to provide for residential uses.

14. 2024-ZON-021 | 3500 Sutherland Avenue

Center Township, Council District #8
Monon 35, LLC, by Chris White

Rezoning of 26.132 acres from the D-5 (FW) (FF) (TOD) district to the D-9 (FW) (FF) (TOD) district to provide for residential development.

15. 2024-ZON-027 | 1101 and 1117 South Sherman Drive

Center Township, Council District #19
Liberty Commercial Investors, LLC., by Donald W. Fisher

Rezoning of 0.68-acre from the D-5 and C-3 districts to the C-5 district to provide for automobile sales.

16. **2024-CZN-811 | 35 East Morris Street**
Center Township, Council District #18
Living Log Aquatic Services, LLC., by Matthew Kerkof

Rezoning of 0.42-acre from the D-5 district to the MU-2 district for a restaurant.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

17. APPROVAL PETITION FILED BY PETITIONER TO APPEAL THE ADMINISTRATOR'S DENIAL OF 2023-ADM-158:

2023-APP-030 | 5510 South Emerson Avenue

Perry Township, Council District #24

D-P

Haven Health Management, LLC, by J. Murray Clark

Appeal of the Administrator's Decision to deny 2023-ADM-158, which proposed the use of a drug addiction and treatment facility in the D-P classification, based on the Development Statement approved for 2007-APP-131 and 2021-ZON-052.

****Petition previously withdrawn and acknowledged on April 17, 2024**

18. REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2024-ZON-015 | 2053 Yandes Street

Center Township, Council District #13

Hollister Properties, LLC, by Kristin Hollister

Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses.

****Automatic Continuance request to June 5, 2024, filed by the Petitioner**

19. REGIONAL CENTER PETITION RECOMMENDED FOR APPROVAL BY REGIONAL CENTER HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2023-REG-027 (Amended) | 1140 Dr. Martin Luther King, Jr. Street

Center Township, Council District 12

SU-2 (RC)

Indianapolis Public Schools

Regional Center Approval to provide for demolition of an existing athletic stadium and construction of a proposed athletic field.

Additional Business:

**The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at dmdpubliccomments@indy.gov before the hearing 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. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.