



Metropolitan Development Commission (Thursday, January 2, 2025) Meeting Notice

Meeting Details

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

Date: Thursday, January 02, 2025

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: December 18, 2024

Policy Resolutions:

REAL ESTATE:

1. 2025-R-001

Metropolitan Development Commission authorizes the Department of Metropolitan Development to amend and reinstate an Interlocal Cooperation Agreement with the Capital Improvement Board (CIB).

2. 2025-R-002

Metropolitan Development Commission authorizes the Department of Metropolitan Development to acquire property and pay up to the average of two fair market appraisals to acquire and potentially dispose of the property at 51 S. New Jersey Street to facilitate redevelopment in the downtown area.

3. 2024-R-003

Authorizes DMD to amend agreement with RHC Shelby Street, LLC Development to reflect City/DMD's role as developer, to authorize acquisition of additional real estate necessary to the project and to reimburse RHC for remaining amounts due.

PLANNING:

4. 2025-P-001

Authorizes the Department of Metropolitan Development to enter into an Agreement with the Marion County Wellfield Education Corporation to provide for services to conduct general wellfield education and to register and provide targeted education for businesses that pose a potential risk to groundwater for a period of three years ending December 31, 2027 for an amount not to exceed \$110,000.00 per year.

5. 2025-P-002

Authorizes the Department of Metropolitan Development to enter into an Agreement with Mundell and Associates to provide for services of the Technically Qualified Person (TQP) as required by the Consolidated Zoning and

Subdivision Control Ordinance of Indianapolis-Marion County for a period of three years ending December 31, 2027 for an amount not to exceed \$90,000.00 per year.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

6. 2024-MOD-022 | 3985 Meadows Drive

Washington Township, Council District #8

D-P

The Health & Hospital Corporation of Marion County, by Joseph D. Calderon

Modification of Development Statement and Site Plan related to rezoning petition 2010-ZON-042, to amend the site plan and Development Statement to allow an EMS Headquarters (current site plan has a 15-acre Woods and Valley Area).

7. 2024-ZON-080 (2nd Amended) | 3720 East Washington Street

Center Township, Council District #18

Marybeth McShea

Rezoning of 0.14-acre from the C-1 (TOD) District to the D-8 (TOD) District to provide for a four-unit multi-family residential development.

8. 2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road

Decatur Township, Council District #21

Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

****Petitioner request for continuance for cause to March 5, 2025**

9. 2024-ZON-128 | 8040 East Southport Road

Franklin Township, Council District #25

Kopetsky's Auto Wash, by Elizabeth Bentz Williams

Rezoning of 1.21 acres from the C-3 district to the C-4 district to provide for an automobile and light vehicle wash use.

10. 2024-ZON-133 | 629 and 655 West Hampton Drive

Washington Township, Council District #7

Butler University, by Brian J. Tuohy

Rezoning of 2.37 acres from the UQ-1 district to the C-S district to renovate Ross Hall Dormitory into a 105-room hotel, restaurant, and University-related uses as outlined in the C-S Statement.

11. 2024-CZN-839 | 7747 Mountain Stream Way

Warren Township, Council District #20

Moses Daly

Rezoning of 0.49-acre from the D-6II district to the D-5II district to provide for a single-family development.

12. 2024-CZN-844 (Amended) | 1366 West County Line Road

Perry Township, Council District #22

Eugene Gradient, Deborah Roush, Janet Massey, and Jenny Perry, by David Gilman

Rezoning of 3.77 acres from the D-A (W-5) district to the D-3 (W-5) district to provide for two single-family detached dwellings.

13. **2024-CAP-847 | 2001 West 86th Street**
Washington Township, Council District #1
St. Vincent Hospital and Health, by Kandyn Leach

Hospital District One Approval to provide for building identification and wayfinding signage for the Brain and Spine medical facility.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

14. **2024-ZON-100 (Amended) | 3550 Division Street**
Perry Township, Council District # 22
KM International, Inc., by David Gilman

Rezoning of 5.09 acres from the D-4 district to the D-6 district to provide for residential development.

****Petition has been withdrawn**

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2024-ZON-127 | 6018 North Keystone Avenue
Washington Township, Council District #7
Evolution Process Service, LLC, by Rebekah Phillips

Rezoning of 0.219-acre from the D-3 district to the C-1 district, to provide for office uses.

16. REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2024-ZON-050 | 3739 North Kitley Avenue
Warren Township, Council District #9
Patrium LLC, by Luis Gomez

Rezoning of 1.22 acres from the D-3 (TOD) district to the C-7 (TOD) classification to provide for a commercial contractor.

17. REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2024-ZON-124 | 10026 East 21st Street
Warren Township, Council District #15
Mitthoeffer Properties, by David D. Wilson

Rezoning of 0.46-acre from the C-3 district to the C-5 district, to provide for retail uses.

18. COMPANION PETITIONS TRANSFERRED TO THE MDC FOR INITIAL HEARING:

2024-ZON-096 / 2024-VAR-013 (2nd Amended) | 6158 West 10th Street
Wayne Township, Council District #16
Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an expansion of an existing accessory structure, with a total accessory structure size of 1,215.35 square feet (maximum 10% of the primary structure, or 141 square feet permitted), a six-foot-tall fence (maximum 3.5 feet

height required) and to permit outdoor storage and operations consisting of four trailers, one skid steer loader, one mini excavator and one mini backhoe (not permitted).

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 planneroncall@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) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.