



Metropolitan Development Commission (September 4, 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, September 04, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: August 21, 2024

Policy Resolutions:

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

1. 2024-APP-014 | 8247 Harcourt Road

Washington Township, Council District #2

HD-1 / HD-2

RDoor Housing Corporation, by Brian. J. Tuohy

Hospital District Two Approval to provide for a proposed expansion of an existing multi-family residential development, consisting of 55 dwelling units within three buildings and outdoor amenity areas.

2. 2024-ZON-039 | 3803, 3805, 3919, 4051, and 4233 Lafayette Road, 4262, 4266, 4270, and 4360 West 38th Street, 4702, 4750, and 4825 Century Plaza Road

Pike Township, Council District #5

PFFO QOZB LLC, by Alex Intermill and Tyler Ochs

Rezoning of 126.55 acres from the C-4, C-5, and MU-2 (FF) districts to the C-S (FF) district to provide for C-4 and MU-2 permitted uses, plus commercial retail, community center, athletic fields and courts, film production studios, hotels, multi-family dwellings, and educational uses.

3. 2024-ZON-075 | 7015 Brookville Road

Warren Township, Council District #20

Liberty Boatwrks, LLC, by Joseph D. Calderon

Rezoning of 2.85 acres from the I-1 district to the I-3 district to provide for boat sales and repair.

4. 2024-ZON-077 | 122 North College Avenue

Center Township, Council District #13

Cole, Inc., by David Kingen and Emily Duncan

Rezoning of 0.45-acre from the I-3 (RC) (TOD) district to the CBD-2 (RC) (TOD) district.

5. 2024-ZON-078 | 402 South Carroll Road

Warren Township, Council District #20
Kristopher Holeyfield

Rezoning of 4.623 acres from the D-P district to the D-A district.

6. 2024-ZON-086 | 1429, 1433 & 1439 Deloss Street

Center Township, Council District #13
Structure Investments, LLC, by Elizabeth Bentz Williams

Rezoning of 0.32-acre from the I-2 district to the D-8 district to develop three single-family dwellings.

7. 2024-CAP-828 | 1013 West Morris Street

Center Township, Council District #18
C-7 (FF)
Indy Grille Family Restaurant, LLC, by Adam DeHart

Modification of Conditions and Site Plan related to 85-UV2-52 to delete Condition #3 which states that Morris Street shall be used for exit only and shall be properly identified as such and to modify the site plan related to 85-UV2-52 to provide for additions to the existing structure and additional surface parking area.

8. 2024-REG-032 | 817-831 Charles Street (odd) and 826-840 Union Street (even)

Center Township, Council District #18
CBD-2 (RC)
Honor Investments LLC, by Russell L. Brown

Regional Center Approval to provide for the construction of 16 townhomes within four, four-story buildings, with attached garages.

9. 2024-REG-041 | 40 South Alabama Street

Center Township, Council District #18
CBD-2 (RC)
City of Indianapolis, by Steve Winters

Regional Center Approval to provide for demolition of the former Marion County Jail 1 building.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

10. 2024-ZON-071 | 1302 East Stop 11 Road

Perry Township, Council District #23
HRE Brothers, LLC, by Michael Rabinowitch

Rezoning of 1.788 acres from the D-A district to the C-3 district to provide for a restaurant and other commercial uses.

****Petitioner withdrawal of the Petition**

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

11. MODIFICATION PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2024-MOD-011 (Amended) | 4001 South Keystone Avenue

Perry Township, Council District #19
C-4
Aman, LLC, by Tyler Ochs

Modification of the Commitments related to 2016-ZON-083 to Modify Commitment #2 to remove "Automobile Fueling Station" from the list of prohibited uses.

****Petitioner request for continuance to September 18, 2024**

12. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-079 | 2400 and 2406 North Tibbs Avenue

Wayne Township, Council District #11

Noble, Inc., by Joseph D. Calderon

Rezoning of 14.7 acres from the SU-7 District to the D-P District, to provide for a fire station, attached multi-family dwellings, a community center, community garden, indoor and outdoor recreation facilities, offices, medical and dental center, or clinic, surface parking and uses permitted in the SU-7 and SU-9 districts.

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.