



# Metropolitan Development Commission (June 4, 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:** Wednesday, June 04, 2025

**Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** 5-21-2025

**Special Requests**

## Policy Resolutions:

### REAL ESTATE:

**1. 2025-R-023**

Authorizes DMD to convey a portion of the former Pearl Street, located between Maryland and Washington streets to the Indianapolis Public Transportation Corporation ("IndyGo") for uses related to its public transit.

**2. 2024-R-024**

DMD seeks to convey nine properties for redevelopment based on the evaluation and recommendation of applications by the Indianapolis Land Bank "Vacant to Vibrant" Review Committee.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**3. 2025-A-018 (For Public Hearing)**

Resolution authorizes the termination of the 2025 Personal Property Tax Abatement approved by Resolution 2024-A-038 for Georges Concrete Pumping Services, Inc., located at 1549 Churchman Ave., Council District #19, Center Township.

**4. 2025-A-019**

Preliminary Economic Revitalization Area Resolution for George's Concrete Pumping Services Inc., located at 1549 Churchman Ave., Council District #19, Center Township. (Recommend approval of six (6) years real property tax abatement.)

**5. 2025-A-021**

Preliminary Economic Revitalization Area Resolution for Holladay Property Services Midwest, Inc., located at 55 Monument Circle, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

**6. 2025-A-024 (For Public Hearing)**

Resolution authorizes the Second Amendment of the 2016 Real Property Tax Abatement approved by Resolution 2016-A-024 for Walker Information, Inc., located at 8940 River Crossing Boulevard, Council District #4, Washington Township.

**7. 2025-E-013**

Authorizes an amendment to the agreement #19372 approved by Fiscal Ordinance No. 5, 2023, Proposal No. 98, 2023 for Lafayette Square Area Coalition, Inc., d/b/a International Marketplace Coalition, located at 4233 Lafayette Road, Council District #5, Pike Township.

**8. 2025-E-014**

Authorizes use of monies from the Fall Creek East HOTIF Allocation Fund for a Project to acquire and install infrastructure improvements, including signage, seating, trash receptacles, and landscaping within the Fall Creek East HOTIF Allocation Area.

**9. 2025-E-015**

Determines the amount of incremental assessed value in each TIF allocation area necessary to make principal and interest payments on bonds described in the Redevelopment Act.

**PLANNING:**

**10. 2025-P-005**

Will establish a new road, connecting Henry Street on the west side of the White River from Harding Street to Kentucky Avenue on the east side of the river. The established new road is proposed to be named Innovator Way, as part of the redevelopment of the Elanco Animal Health Inc. property.

**11. 2025-P-007**

Establishes and approves a budget of \$275,000 for the Groundwater Protection Fund and authorizes the Department of Metropolitan Development to administer the Fund for the purposes of developing and operating education and voluntary business registration programs through the Marion County Wellfield Education Corporation (MCWEC), and administering the Wellfield Protection Secondary Zoning Districts.

**12. 2025-P-008**

Authorizes the Department of Metropolitan Development to assess the public water supply systems of Marion County \$275,000 for the purpose of funding the Groundwater Protection Fund for 2025.

**Zoning Petitions:**

**PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):**

**13. 2025-ZON-016 | 2852 East County Line Road**

Perry Township, Council District #24  
TWG Development, LLC. by Joseph D. Calderon

Rezoning of 6.67 acres from the C-S (TOD) (FW) (FF) district to the D-9 (TOD) (FW) (FF) district to provide for multi-family dwellings.

**14. 2025-ZON-034 | 2508 West Michigan Street**

Wayne Township, Council District #12  
Steven Phan

Rezoning of 0.14-acre from the C-3 district to the MU-2 district to provide for a mixed-use development with two commercial retail spaces at ground level and three dwelling units on the second level.

**15. 2025-ZON-035 | 445 Sanders Street**

Center Township, Council District #18  
Eric Hopkins, by Mark and Kim Crouch

Rezoning of 0.12-acre from the C-3 to the D-8 district to provide for residential uses.

**16. 2025-ZON-036 | 3550 North Washington Boulevard**

Center Township, Council District #8

Indianapolis Neighborhood Housing Partnership, Inc., by Tyler T. Ochs

Rezoning of 0.78-acre from the D-3 district to the C-1 district to provide for office uses.

**17. 2025-ZON-043 | 2310 Prospect Street**

Center Township, Council District #18

Andrew Fisher, by Mark and Kim Crouch

Rezoning of 0.11-acre from the C-4 district to the D-8 district for a two-unit rowhouse.

**18. 2025-CAP-804 (Amended) | 324 West Morris Street and 325 Wilkins Street**

Center Township, Council District #18

C-S

Kaur Properties, LLC, by Adam DeHart

Modification of commitments and site plan related to 2019-CZN-827, to terminate Specific Commitments for Old Southside Neighborhood Association, commitment #1, which required that the exterior of the hotel should be consistent or complimentary to the new Emrich Plaza convenience store, and, to provide for revised building footprint, indoor and outdoor amenities, minor site revisions, pedestrian access revisions, and a revised shared parking lot.

**19. 2025-REG-027 | 40 South Alabama Street**

Center Township, Council District #18

CBD-2 (RC) (TOD)

Pacers Sports and Entertainment, by Timothy Ochs and Jennifer Milliken

Regional Center Approval to provide for construction of a three-story athletic training and practice facility.

**PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):**

**20. 2025-ZON-025 | 1922 East 38th Street**

Washington Township, Council District #8

Rula Alkhasib and Rahaf Roman, by Yvonne Humphries

Rezoning of 0.37-acre from the C-4 (TOD) district to the C-5 (TOD) district to provide for automobile sales.

**Petitions for Public Hearing**

**PETITIONS FOR PUBLIC HEARING:**

**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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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.