



Metropolitan Development Commission (August 21, 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, August 21, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: August 7, 2024

Bid Opening: Request for Proposal: Master Developer for Sherman Park

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2024-A-026 (Public Hearing)

Resolution authorizing a hearing regarding termination of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2015-A-051, 2015, for Exploration Center I, LLC and Republic Airways Holdings, Inc., located at 5303 Stanley Rd (aka 5151 Exploration Drive), Council District #21, Decatur Township.

2. 2024-A-024 (Public Hearing)

Final Economic Revitalization Area Resolution for TWG 412 McCarty LLC, located at 412 West McCarty Street, Council District #18, Center Township. (Recommended approval of ten (10) years real property tax abatement).

3. 2024-A-028

Preliminary Economic Revitalization Area Resolution for OMR North America, Inc., located at 4655 Gilman Street, Council District #16, Wayne Township. (Recommend approval of six (6) years personal tax abatement).

4. 2024-E-029 (Public Hearing)

Confirmatory Resolution for the expansion of the Greater Martindale Brightwood Redevelopment Area and the creation of the Reagan Park HOTIF Allocation Area.

BOND BANK:

5. 2024-BB-002

Authorizes the pledge of Tax Increment and issuance of Indiana Redevelopment District Tax Increment Revenue Bonds in Series 2024D (with such further series or other designation as determined to be necessary, desirable or appropriate), in a maximum aggregate principal amount not to exceed Sixty Million Dollars (\$60,000,000) (the "2024D Bonds"), with a maximum term not to exceed twenty-five (25) years, and bear ordinary interest rates not to exceed 8 percent (8%), and which shall be issued in the name of the City, for and on behalf of the District, and approving and authorizing other actions in respect hereto.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

6. 2024-MOD-013 (Amended) | 6904 and 6908 North Tacoma Avenue

Washington Township, Council District #3
C-S
Patrick Sullivan, LLC, by Brian J. Tuohy

Modification of the Development Statement and Site Plan related to 2015-CZN-800 (6908) to provide for a greenhouse, and a Modification of Development Statement, Site Plan and Commitments related to petition 2018-ZON-029 (6904), to provide for a greenhouse and to terminate Commitment #2, which required development of the site to be in substantial compliance with the site plan, file-dated April 28, 2018.

7. 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.

8. 2024-ZON-076 | 4701 East Thompson Road

Perry Township, Council District #24
Grace Bible Christian Church of Indiana, by Misha Rabinowitch

Rezoning of 3.65 acres from the D-A (FF) and SU-1 (FF) districts to the SU-1 (FF) district to provide for religious uses.

9. 2024-CZN-824 (Amended) | 1402 Shelby Street

Center Township, Council District #18
Carnivore Properties, LLC, by Emily Duncan and David Kingen

Rezoning of 0.14-acre from the MU-1 (TOD) district to the C-3 (TOD) district.

10. 2024-REG-038 | 752 East Market Street and 730 East Washington Street

Center Township, Council District #13
CBD-2 (RC)
1820, LLC, by Jeremy Stephenson

Regional Center Approval to provide for the renovation of two former industrial buildings into mixed-use structures, with new windows and masonry reconstruction, and providing for 30,000 square feet of commercial space, 213 dwelling units, amenities and utility space, and reconfigured surface parking areas.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2024-ZON-059 (Amended) | 2345 South Arlington Avenue

Warren Township, Council District #20
Doris M. Lambert, by Teri L. Hutchison

Rezoning of five acres from the D-A (FF) district to the C-1 (FF) district to provide for office-buffer commercial uses.

12. REZONING HEARING 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.

****Staff request for continuance to September 4, 2024, with Notice**

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.