



Metropolitan Development Commission (May 15, 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 15, 2024

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: May 1, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-009

Authorizes DMD to convey 3440 N. Capitol to the Indianapolis Neighborhood Housing Partnership, Inc. for the sale price of one thousand five hundred dollars (\$1,500) and certain commitments to be made by INHP for the purpose of creating affordable housing opportunities on City-owned vacant property.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2024-E-014

Approves a confirmatory resolution for the Allison Pointe TIF allocation area for the Allison Pointe multifamily development led by J.C. Hart Company.

3. 2024-E-015

Approves a TIF Pledge Resolution for the Allison Pointe multifamily development project led by J.C. Hart Company, Inc.

4. 2024-A-021

Revised Preliminary Economic Revitalization Area Resolution for Calumet Specialty Products Partners, L.P., located at 1060 North Capitol Avenue, Council District #12, Center Township. (Recommend approval of four (4) years personal property tax abatement.)

BOND BANK:

5. 2024-BB-001

Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of two thousand one hundred eighty-two dollars and fifty cents (\$2,182.50) but not to exceed two thousand one hundred eighty-three dollars (\$2,183.00), to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the "Prior

Projects”) that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

PLANNING:

6. 2024-P-007

Metropolitan Development Commission authorizes DMD to enter into a planning services contract with MultiStudio, Inc. for consulting services related to an audit of the Indianapolis-Marion County Zoning and Subdivision Control Ordinance.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. 2024-APP-006 | 8801 East Edgewood Avenue

Franklin Township, Council District #25

PK-1

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool, AIA

Park District One Approval to provide for new playground equipment and play surfaces, game courts, shelters, and walking paths.

8. 2024-APP-007 | 3110 Moller Road

Wayne Township, Council District #11

PK-1 (FF) (FW)

City of Indianapolis, Department of Parks and Recreation, by Kate Warpool, AIA

Park District One Approval to provide for a restored football field and bleachers, new multi-purpose playing field, new playing courts, bridge repair and walking paths.

9. 2024-ZON-022 | 1102 Pleasant Street

Center Township, Council District #18

Boomerang, LLC, by David Kingen

Rezoning of 0.10 acre from the C-5 (TOD) district to the D-8 (TOD) district to legally establish residential uses.

10. 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.

11. 2024-ZON-031 | 5312 South Emerson Avenue

Perry Township, Council District #24

Ranveer Singh Khangura

Rezoning of 1.02 acres from the D-A district to the C-1 district to provide for office uses.

12. 2024-ZON-033 | 1802 and 1808 West Morris Street

Center Township, Council District #18

West Indianapolis Development Corporation, by Lisa Laflin

Rezoning of 0.31-acre from the C-4 district to the D-5 district to provide for two, single-family dwellings.

13. 2024-ZON-034 | 412 West McCarty Street, and 717 and 721 Chadwick Street

Center Township, Council District #18

TWG Development, LLC, by Joseph D. Calderon

Rezoning of 1.97 acres from the I-3 (RC) district to the CBD-2 (RC) district to provide for a mixed-use development.

- 14. 2024-ZON-037 | 2362 English Avenue**
Center Township, Council District #18
Miguel Villasol, by Kim and Mark Crouch

Rezoning of 0.112-acre from the C-3 district to the D-5II district to provide for residential uses.

- 15. 2024-CAP-807 | 8235 Crawfordsville Road**
Wayne Township, Council District #11
Elcan and Associates, Inc., by Donna Jo Smithers

Modification of Commitments related to 94-Z-39 and 94-CV-11 (Amended) to modify Commitment #3 to allow for a single-use site (current commitment requires development as an integrated center).

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2024-ZON-012 | 1170 Kentucky Avenue
Center Township, Council District #18
KM23 Property, LLC, by David Kingen

Rezoning of 1.38 acres from the C-1 district to the I-3 district to provide for industrial uses.

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

2024-ZON-025 | 7500 East 30th Street
Warren Township, Council District #9
Calumet Civil Contractors, Inc., by John Cross

Rezoning of 68.45 acres from the C-S (FF) (FW) district to the C-S (FF) (FW) district to provide for uses permitted under 2006-ZON-110, in addition to commercial and building contractors and outdoor storage and operations.

18. REZONING PETITION TRANSFERRED BY THE HEARING EXAMINER FOR INITIAL HEARING:

2024-ZON-042 | 3404, 3432, 3434, 3438 and 3444 North Illinois Street
Center Township, Council District #8
Redline Holdings XII, LLC, by Emily Duncan and David Kingen

Rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-9 (TOD) district to provide for multi-family dwelling uses.

****Staff continuance with cause to June 26, 2024 with new Notice**

19. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-014 | 7125 Wellingshire Boulevard, 2702 West Stop 11 Road and 7750 SR 37
Perry Township, Council District #22
Wellingshire Partners, LLC, by Joseph D. Calderon

Rezoning of 57.81 acres from the D-P (FF) (W-1) district to the D-P (FF) (W-1) district to revise the list of permitted uses for Parcels 2, 12 and 13 of the Southern Dunes (formerly Wellingshire) Planned Unit Development. Permitted uses would be as follows:

Parcel 2 (7125 Wellingshire Boulevard) Public, Institutional, Religious and Civic Uses, Medical or Dental Offices, Centers or Clinics, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Financial and Insurance Services, Hair and Body Care Salon or Service, Bar or Tavern, Eating Establishment or Food Preparation (any type), Indoor Recreation and Entertainment, Hotel, Motel, Offices (Business, Professional or Government), Outdoor Recreation and Entertainment, Grocery Store, Liquor Store, Retail, Light and Heavy General, Automobile and Light Vehicle Wash, Automobile, Motorcycle, Light Vehicle Service or Repair, Vehicle Charging Station and other Accessory Uses;

Parcels 12 and 13 (2702 West Stop 11 Road & 7750 SR 37) Medical or Dental Offices, Centers or Clinics, Schools, Elementary, Middle, High, Vocational, Technical, or Industrial School or Training Facility, Day Care Center or Nursery School, Business, Art, or other Post-Secondary Proprietary School, Private Post-Secondary School (Non-Proprietary), Club or Lodge, Community Center, Religious Uses, Medical or Dental Laboratories, Animal Care, Boarding, Veterinarian Services, Artisan Food and Beverage, Farmers Market, Garden as Primary Use, Indoor Agricultural Use, including greenhouse, warehouse growing of agricultural products, Outdoor Advertising Off-Premises Signs, Wireless Communications Facility, Mini-Warehouses (Self-Storage), Renewable Energy Facility (Solar/ Geothermal), Commercial Parking Lot and other Accessory Uses.

****Automatic Continuance to June 26, 2024, filed by Registered Neighborhood Organization**

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.