



# Metropolitan Development Commission (April 3, 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, April 03, 2024

**Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** March 20, 2024

## Policy Resolutions:

### ECONOMIC DEVELOPMENT / INCENTIVES:

**1. 2024-E-013**

Authorizes DMD to expend fifty thousand dollars (\$50,000.00) for services to stabilize the Powerhouse building on the Central State campus and for such costs to be paid from the Central State Allocation Fund.

### PLANNING:

**2. 2024-P-006**

Authorizes the Director of DMD to accept funds from Reclaim Indiana Avenue on behalf of the MDC in an amount not to exceed fifteen thousand dollars (\$15,000) and to use those funds to support creation of the Indiana Avenue Certified Strategic Plan.

## Zoning Petitions:

### Special Requests

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

**3. 2024-APP-002 | 2035 North Park Avenue**

Center Township, Council District #13

PK-1

Indy Parks and Recreation, by Kate Warpool

Park District One approval to provide for park improvements including landmark/gateway structures, walking paths, landscaping and parking.

**4. 2024-APP-003 | 1550 County Line Road and 8615 Shelby Street**

Perry Township, Council District #23

HD-2

Community Health Network & Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two Approval to provide for 58,576 sq. foot expansion of the existing Cancer Center and additional parking.

**5. 2024-APP-004 | 1313 South Post Road**

Warren Township, Council District #20  
PK-1  
Indy Parks and Recreation, by Kate Warpool

Park District One approval to provide for a new pavilion, parking and sidewalks.

**6. 2023-ZON-086 | 6185, 6421, 6423, 6441 and 6531 East 34th Street**

Warren Township, Council District #13  
Ben Singh Bashal, by David Gilman

Rezoning of 6.32 acres from the D-3 and C-S districts to the C-7 district to provide for truck/trailer parking and repair.

**7. 2023-ZON-101 | 3905 East Raymond Street and 3820 and 3912 Bethel Avenue**

Center Township, Council District #21 (#19 Beginning 2024)  
Malwa Truck & Tire Repair Shop, LLC, by David Gilman

Rezoning of 17.25 acres from the D-3 (FW) (FF), C-7 (FF) and I-3 districts to the C-7 (FW) (FF) district to provide for heavy commercial uses.

**8. 2023-ZON-118 | 5181 North High School Road**

Pike Township, Council District #10 (#5 Beginning 2024)  
Abdulateef O. Aregbe

Rezoning of 1.98 acres from the D-A (FW) (FF) and D-6 districts to the D-6 (FW) (FF) district to provide for a residential triplex.

**9. 2024-ZON-005 | 977 Roache Street**

Center Township, Council District #12  
Inno Properties, LLC, by Anthony Morman

Rezoning of 0.086 acre from the C-1 district to the D-5II district to provide for residential uses.

**10. 2024-ZON-008 | 8560 North College Avenue**

Washington Township, Council District #2  
Blake and Associates, by Jonathan Blake

Rezoning of 0.64 acre from the SU-7 district to the SU-1 district to provide for religious uses.

**11. 2024-ZON-011 | 1031 & 1033 Udell Street**

Center Township, Council District #12  
Indy Parks and Recreation, by Kate Warpool

Rezoning of 0.174 acre from the D-5 district to the PK-1 district to provide for park uses.

**12. 2024-ZON-013 | 2018 Yandes Street**

Center Township, Council District #13  
Matthew Peyton

Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses

**13. 2024-ZON-016 | 930 Daly Street**

Center Township, Council District #18  
Joshua Conrad, by Brian J. Tuohy

Rezoning of 1.3 acres from the I-3 (TOD) district to the C-4 (TOD) district to provide for an event center and other regional commercial uses.

**14. 2024-ZON-017 | 8468 Union Chapel Road**

Washington Township, Council District #2  
Keystone Investment, LLC, by Brian J. Tuohy

Rezoning of 1.82 acres from the C-S district to the C-S district to add multi-family residential to the list of permitted uses.

**15. 2024-ZON-018 | 922 East 17th Street**

Center Township, Council District #13  
DeAnna Jones

Rezoning of 0.09 acre from the I-3 district to the D-8 district to provide for residential uses.

**16. 2023-CZN-869 / 2023-CAP-869 (Amended) | 4105 and 4151 East 96th Street**

Washington Township, Council District #4  
96th Street Developers, LLC, by Joseph D. Calderon

Rezoning of 30.64 acres from the C-S (FW) (FF) district to the C-S (FW) (FF) district to provide for the following uses: Commercial and Building Contractor, Offices, Light Manufacturing, Artisan Manufacturing, Recycling Station, Research and Development, Warehousing, Wholesaling and Distribution (including showroom with retail), Consumer Services, repair of Consumer Goods, Medical or Dental Office, Center or Clinic, Hair and Body Care Salon or Service, Financial and Insurance Services, Eating Establishment or Food Preparation, including brewery, distillery or tap room, Indoor Recreation/Entertainment, Retail, Light and Heavy General, Automobile, Motorcycle, and Light Vehicle Service or Repair, Hotel or Motel, Food Trucks, Vocational, Technical or Industrial School or Training Facility, Day Care Center or Nursery School and other Accessory Uses.

Modification of Commitments related to 85-Z-128 and 98-Z-76 to terminate all existing commitments related to these two rezoning petitions.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

#### Additional Business:

**17. ADOPTION OF NEGATIVE FINDINGS OF FACT FOR VARIANCE PETITION DENIED ON MARCH 20, 2024**

**2023-UV3-022 | 8345 Bash Street**

Lawrence Township, Council District #3 (#4 Beginning 2024)

C-4

CF Laughner Associates, by David Gilman

\*\*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 [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@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) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.