



Metropolitan Development Commission (July 5, 2023) 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, July 05, 2023

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: June 21, 2023

Policy Resolutions:

REAL ESTATE:

1. 2023-R-026

Metropolitan Development Commission authorizes DMD to amend an existing contract for Legal Services to add time.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2023-E-020

Declaratory Resolution and Redevelopment Area Plan for the County Line Road Economic Development Area and Allocation Area, Council District #25, Franklin Township.

3. 2023-E-021

Declaratory Resolution and Economic Development Area Plan for the Near North Mass Economic Development Area, Council District #17, Center Township.

4. 2023-E-022

Declaratory Resolution for the Ingram Allocation Area, Council District #17, Center Township.

5. 2023-E-023

Declaratory Resolution for the Penn Electric Allocation Area, Council District #17, Center Township.

6. 2023-A-026 (For Public Hearing)

Final Economic Revitalization Area Resolution for GP-CM County Line Partners, LLC., located at 8615, 8640, 8721, 8814, 8816, 8840, 8914 & 8950 South Arlington Avenue and 5600 (aka 5624), 5740 & 6000 East County Line Road, Council District #25, Franklin Township. (Recommend approval of up to seven (7) years real property tax abatement.)

PLANNING:

7. 2023-P-014

Authorizes the Director of DMD to enter into a professional services agreement with Town Planning and Urban Design Collaborative, LLC, to provide an assessment and update to the Regional Center Design Guidelines, in an amount not to exceed four hundred thousand dollars (\$400,000) with the expenditure of available funds from the Downtown Consolidated Allocation Area Fund in an amount of two hundred thousand dollars (\$200,000) under the Agreement for 2023.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

8. 2023-APP-015 | 1550 East County Line Road

Perry Township, Council District #23

HD-1

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

Hospital District One Approval to provide for a 7,000-square-foot addition to the surgery center building.

9. 2023-APP-016 | 3091 East 19th Street

Center Township, Council District #17

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a picnic shelter.

10. 2023-APP-017 | 2022 Roosevelt Avenue

Center Township, Council District #17

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for new playground equipment, a rubberized play surface, and the resurfacing of a basketball court.

11. 2023-APP-018 | 2901 North Rural Street

Center Township, Council District #17

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for new playground equipment, a rubberized play surface, new walkways and sunshade structures.

12. 2023-APP-019 | 3030 East 30th Street

Center Township, Council District #17

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for new playground equipment, a rubberized play surface, new walkways and additional parking.

13. 2023-MOD-010 | 1102 West 16th Street and 1633 Rembrandt Street

Center Township, Council District #11

I-3 (W-1)

Michaelis Development, LLP, by Stephanie J. Truchan

Modification of the Commitments related to 85-Z-8 to terminate Commitment #3, which restricted the use of the site to an industrial coating operation.

14. 2023-ZON-021 | 3449 South Harding Street

Perry Township, Council District #20

RIARS, LLC, by David Gilman

Rezoning of 0.75 acre from the D-4 (FF) district to the C-3 (FF) district to provide for retail sales of accessories and parts for semi-tractors and trailers.

15. 2023-ZON-027 | 1130 and 1134 East 19th Street

Center Township, Council District #17

Anderson Benjamin, by In and Out Unlimited LLC (Jamilah Mintze)

Rezoning of 0.14 acres from the C-3 district to the D-8 district to provide for single-family dwellings.

16. 2023-ZON-040 | 10600 Prospect Street

Warren Township, Council District #19

Highlands at Grassy Creek Partners, by Chase Henderson

Rezoning of 10.45 acres from the D-3 (FW) (FF) district to the PK-1 (FW) (FF) district to park uses.

17. 2023-ZON-041 | 1328 West 30th Street

Center Township, Council District #7

Scott Middleton

Rezoning of 0.13 acre from the C-3 district to the D-5 district.

18. 2023-ZON-044 | 1305 and 1309 East 11th Street

Center Township, Council District #17

Compendium Group, LLC, by Paul J. Lambie

Rezoning of 0.18 acres from the MU-1 district to the D-8 district.

19. 2023-ZON-045 | 601 and 701 Kentucky Avenue and 602 West McCarty Street

Center Township, Council District #16

701 Kentucky Ave, LLC, by Joseph D. Calderon

Rezoning of 10.85 acres from the I-4 (RC) district to the CBD-2 (RC) district.

20. 2023-CAP-820 | 6640 Heron Neck Drive

Perry Township, Council District #20

WTS Inc., by Michael Rabinowitch

Modification of Commitments related to the approval of 2008-ZON-853 terminating Commitments Two and Three and replace them with commitments updating the regulatory site plan, elevations, renderings, and plan of operation.

21. 2023-CZN-821 | 4359 and 4361 East 75th Street

Washington Township, Council District #3

Thomas D. & Cynthia W. Mattingly and Michael R. & Carly A. Dury, by Anthony B. Syers

Rezoning of 7.194 acres from the D-A district to the D-S district.

22. 2023-CAP-825 and 2023-CZN-825 | 1940 Forest Manor Avenue

Center Township, Council District #17

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One approval to provide for new playground equipment, play surface, walkways and parking.

Rezoning of 12.77 acres from the D-5 (FW) (FF) and I-3 (FW) (FF) districts to the PK-1 (FW) (FF) district to provide for park uses.

23. 2023-CAP-826 | 4195 Millersville Road

Washington Township, Council District #9

Garvey Properties, LLC, by Joseph D. Calderon

C-S (W-5)

Modification of Development Statement and Site Plan related to 2013-ZON-037 to remove the requirement for landscaping and buffering along Millersville Road and Meadows Parkway, and to provide for storage buildings as shown on the site plan submitted with this petition.

24. 2023-CZN-827 | 6209 East Edgewood Avenue

Franklin Township, Council District #25
Salina and Jaime Hernandez, by David Gilman

Rezoning of 4.83 acres from the D-A district to the D-1 district.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

25. COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2022-CZN-847 / 2022-CVR-847 (Amended) | 2619, 2625 and 2627 West Washington Street

Wayne Township, Council District #16
Purewal Holdings, Inc., by David Kingen and Emily Duncan

Rezoning of 0.39 acre from the C-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development.

Variance of Development Standards to provide for:

1. A parking lot to be accessed from Holmes Avenue (access from adjacent alley required),
2. A front building line of 42.4% along Holmes Avenue (minimum 60% building frontage required),
3. A parking lot totaling 43.9% of the lot width along Holmes Avenue (maximum 40% of lot width permitted).

26. COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

2023-CZN-823 / 2023-CVC-823 | 1545 Van Buren Street and 2014, 2016 and 2018 Draper Street

Center Township, Council District #21
GSS, LLC, by Mary E. Solada

Rezoning of 9.56 acres from the D-10 (TOD) and I-3 (TOD) districts to the I-2 (TOD) district.

Vacation of the first 15-foot wide alley west of Draper Street, from the north lot line of Lot 69 of The Justice C. Adams South Park subdivision as recorded in Plat Book 16, Page 177 in the Office of the Recorder of Marion County, Indiana, north 44 feet to the north lot line of Lot 70 in said subdivision.

Vacation of an irregular portion of right-of-way adjacent to the first north-south alley west of Draper Street, being part of Lot 57 in The Justice C Adams subdivision, as described in Instrument Number 76-53438 in the Office of the Recorder of Marion County, Indiana, all with a waiver of the Assessment of Benefits.

****Automatic Continuance filed by the Petitioner to the August 2, 2023 meeting**

27. COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-CZN-831 / 2023-CVR-831 | 4185, 4191, 4197 and 4201 College Avenue

Washington Township, Council District #7
City of Indianapolis, by Kathleen Blackham

Rezoning of 1.48 acres from the SU-9 (TOD) District to the MU-1 (TOD) District to provide for mixed-use development.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 70-foot-tall building (maximum 45-foot-tall building height permitted) and a zero-foot transitional side setback (15-foot transitional side setback required).

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 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.**