



Metropolitan Development Commission (September 6, 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, September 06, 2023 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: August 16, 2023

Policy Resolutions:

ECONOMIC DEVELOPMENT / INCENTIVES:

1. 2023-E-029

A resolution accepting certain funds from IEDC, approving the loan of such funds received from IEDC to support redevelopment within the Consolidated Allocation Area, and approving repayment to IEDC from cash on hand in the Consolidated Allocation Fund.

2. 2023-E-031 (For Public Hearing)

Confirmatory Resolution to create the County Line Road Economic Development Area and Allocation Area therein, and adopting a economic development plan in accordance therewith, Council District #25, Franklin Township.

3. 2023-E-032

Authorizes a pledge of tax increment from the County Line Road Allocation Area to the payment of certain economic development revenue bonds for the County Line Road Project, Council District #25, Franklin Township.

4. 2023-E-033 (For Public Hearing)

Confirmatory Resolution to create the Near North Mass Economic Development Area, and adopting a redevelopment plan in accordance therewith, Council District #17, Center Township.

5. 2023-E-034 (For Public Hearing)

Confirmatory Resolution to create the Ingram Allocation Area, Council District #17, Center Township.

6. 2023-E-035

Authorizes a pledge of tax increment from the Ingram Allocation Area to the payment of certain economic development revenue bonds for the Ingram Project, Council District #17, Center Township.

7. 2023-E-036 (For Public Hearing)

Confirmatory Resolution to create the Penn Electric Allocation Area, Council District #17, Center Township.

8. 2023-E-037

Authorizes a pledge of tax increment from the Penn Electric Allocation Area to the payment of certain economic development revenue bonds for the Penn Electric Project, Council District #17, Center Township.

9. 2023-A-034

Preliminary Economic Revitalization Area Resolution for Bila Solar, Inc., located at 1301 South White River Parkway East Drive, Council District #16, Center Township. (Recommend approval of eight (8) years personal property tax abatement.)

10. 2023-E-038

Resolution to approve two hundred thousand dollars (\$200,000) from the Hillside HOTIF to support the Ralston Townhomes affordable housing development by Martindale Brightwood CDC.

COMMUNITY INVESTMENTS:

11. 2023-C-007

Authorizes the Department of Metropolitan Development to appoint Valerie Davis to the Housing Trust Fund Advisory Committee with a term that will expire September 6, 2027 as a representative of the community at large, in accordance with I.C. § 36-7-15.1-35.5 (j)(5).

12. 2023-C-008

Authorizes the Department of Metropolitan Development to appoint Wahid Ahmed to the Housing Trust Fund Advisory Committee with a term that will expire September 6, 2027 as a representative of the community at large, in accordance with I.C. § 36-7-15.1-35.5 (j)(5).

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

13. 2023-MOD-015 | 3150 East Thompson Road

Perry Township, Council District #24
C-3
Steven H. Huth & Linda J. Huth

Modification of the Commitments related to petition 85-Z-137 to terminate Commitments #1 and #4 to allow for a building addition to the existing flower shop, an access drive and additional parking (current commitments limit the use of the northern 100 feet of the property to office uses and require conformance with renderings from the 85-Z-137 hearing).

14. 2023-ZON-026 | 6501 Brookville Road

Warren Township, Council District #18
Brookville Mart, Inc., by Cindy Thrasher

Rezoning of 2.9 acres from the I-3 district to the C-4 district to provide for a gas station and convenience store.

15. 2023-ZON-055 | 8850 E 21st Street

Warren Township, Council District #19
8850 Twenty First Street, Inc, by David E. Dearing

Rezoning of 3.433 acres from the C-4 district to the D-7 district to provide for multi-family housing.

****Petitioner request for continuance**

16. 2023-ZON-056 | 3700 and 3818 South Post Road

Franklin Township, Council District #18
West Side Tractor Sales, by David A Retherford

Rezoning of 23.56 acres from the D-A and SU-43 districts to the C-S district to provide for a business headquarters and tractor and equipment sales and service.

17. 2023-ZON-071 | 707 & 711 East McCarty Street

Center Township, Council District #16
Lindsay and Patrick Mullen, by Jason Wolfe

Rezoning of 0.26 acre from the I-3 (RC) district to the D-8 (RC) district to provide for a single-family dwelling.

18. 2023-CAP-822 | 1625, 1631 and 1637 Nowland Avenue and 1258 Windsor Street

Center Township, Council District #17
MU-2

1625 Nowland, LLC, 1631 Nowland, LLC, Raymond Street Partners, LLC and Indianapolis Film Project, by David Kingen

Modification of the Site Plan and Commitments for 2017-CZN-816 / 2017-CVR-816 as modified by 2018-MOD-006 to:

- A. Modify Commitment #1 requiring adherence to the Site plan file-dated June 21, 2018 and the Plan of Operation file-dated July 18, 2018 to provide for an amended site plan and to provide for an outdoor seating area for the serving and sales of alcohol.
- B. Terminate Commitment #18 which required certain building materials and colors for the building façade and former window openings.
- C. Modify Commitment #22 to allow the selling and serving of alcohol (previous commitment prohibited alcohol sales).

19. 2023-CZN-833 | 3815 North Lawndale Avenue

Pike Township, Council District #10
317 Realty Group LLC, by Jynell D. Berkshire

Rezoning of 1.192 acres from the D-7 District to the D-5II District to provide for single-family residential development.

20. 2023-CZN-838 | 5437 Greenfield Avenue

Warren Township, Council District #12
Glenroy Construction Co. Inc, by Brian J. Tuohy

Rezoning of 0.73 acre from the D-5 District to the I-2 District.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

21. APPROVAL PETITION TO APPEAL THE DECISION OF THE ADMINISTRATOR TO APPROVE 2023-REG-047:

2023-APP-025 | 711 South Illinois Street

Center Township, Council District #16
D-8 (RC)
Amanda Miller

Appeal of the Administrator's Decision to Approve 2023-REG-047 permitting the construction of a two-story detached single-family dwelling.

****Petitioner withdrawal of the Petition**

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

2023-ZON-053 | 2500 Lafayette Road

Wayne Township, Council District #11

Luis Antonio & Maria E. Mena, by Don Fisher

Rezoning of 0.762 acres from the C-4 district to the C-5 district to allow for vehicle sales.

23. COMPANION PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

2023-VAR-001 (Amended) | 2802 South Holt Road

Wayne Township, Council District #16

Maninder Singh

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. A six-foot tall perimeter chain link fence (fence height limited to 3.5 feet in front yards, chain link not permitted within front yards in Commercial Districts, chain link within side yards must be coated in vinyl within Commercial Districts);
- b. Outdoor Storage and Operations associated with automobile repair (not permitted);
- c. The temporary location of a portable storage structure, until a permanent building is constructed (limited to 30 consecutive days); and
- d. Two sliding gates within the clear sight triangles of the vehicular access drives along Farnsworth Street and Holt Road (encroachment of clear sight triangles not permitted).

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.