



Metropolitan Development Commission (October 2, 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, October 02, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: September 18, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-018

Metropolitan Development Commission authorizes DMD to enter into an amendment to add time to a contract for maintenance and operation of City-owned properties for through June of 2025.

2. 2024-R-019

Metropolitan Development Commission authorizes DMD to enter into a new agreement with the Indianapolis-Marion County Building Authority ("Authority") for an overall not-to-exceed amount of \$1,200,000 the maintenance and operation of City-owned properties through 2025.

3. 2024-R-021

Resolution to amend contract #19105 between the Dept of Metropolitan Development and Stevenson Legal Group for legal services pertaining to eminent domain cases. Amendment will extend contract by one year (thereby ending on December 31, 2025) and add \$36,950 in available funding.

ECONOMIC DEVELOPMENT / INCENTIVES:

4. 2024-A-030

Preliminary Economic Revitalization Area Resolution for Holladay Property Services Midwest, Inc., located at 130 East Washington Street, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

5. 2024-A-031 (For Public Hearing)

Resolution authorizes a waiver of the 2023 pay 2024 deduction application filing deadlines for the tax abatement approved by Resolution 2020-A-039 at 4725 and 4740 Victory Lane, Council District # 24, Perry Township.

6. 2024-E-030

Declaratory resolution creating the Norwood Redevelopment Area and Norwood Housing Tax Increment Financing Allocation Area.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. **2024-ZON-039 | 3803, 3805, 3919, 4051, and 4233 Lafayette Road, 4262, 4266, 4270, and 4360 West 38th Street, 4702, 4750, and 4825 Century Plaza Road**
Pike Township, Council District #5
PFFO QOZB LLC, by Alex Intermill and Tyler Ochs

Rezoning of 126.55 acres from the C-4, C-5, and MU-2 (FF) districts to the C-S (FF) district to provide for C-4 and MU-2 permitted uses, plus commercial retail, community center, athletic fields and courts, film production studios, hotels, multi-family dwellings, and educational uses.

8. **2024-ZON-062 | 1025 Jefferson Avenue**
Center Township, Council District #13
Brookside Commercial, LLC, by Joseph D. Calderon

Rezoning of 0.15-acre from the D-5 district to the SU-38 district to provide for additional surface parking area for a community center and apartments.

9. **2024-ZON-095 | 230, 238, and 240 South Pennsylvania Street**
Center Township, Council District #18
Boxcar Development, LLC, by Timothy Ochs

Rezoning of 1.89 acres from the I-3 (FF) (TOD) (RC) district to the CBD-2 (FF) (TOD) (RC) district for a Mixed-Use Development.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

10. ORDINANCE AMENDMENT FOR INITIAL HEARING:

2024-AO-002 | Indianapolis-Marion County

A proposal for a General Ordinance to amend Chapter 744, pertaining to sign maintenance and outdoor advertising signs, of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

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.