



Metropolitan Development Commission (November 1, 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, November 01, 2023 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: October 18, 2023

Bid Opening: RFP-13DMD-2023-6-The Drake Apartments

Policy Resolutions:

REAL ESTATE:

1. 2023-R-034

Metropolitan Development Commission authorizes DMD to enter into a technology contract at an initial annual cost of ninety-eight thousand six hundred dollars (\$98,600) for services to support land bank operations, real estate management, and other redevelopment work.

2. 2023-R-035

Metropolitan Development Commission authorizes DMD to enter into a stewardship agreement with partners to stabilize and maintain Old Fire Station 18 while engaging the community to help assess adaptive reuses of Old Fire Station 18 as part of the Central State project and to capture such terms in an agreement that may lead to disposition and a project agreement or agreement(s) for redevelopment.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2023-E-042

Authorizes reimbursement for local public improvements totaling nine million two hundred forty thousand dollars (\$9,240,000) from various Allocation Areas to provide additional capacity to the Department of Public Works Capital Improvement Plan.

4. 2023-E-043

Authorizes reimbursement for local public improvements totaling twenty five million eight hundred sixty seven thousand four hundred fifty dollars (\$25,867,450) from various Allocation Areas to provide funding for economic development related infrastructure projects.

5. 2023-E-044

Declaratory Resolution to create an Additional Professional Sports Development Area and Approving a Development Area Plan.

6. 2023-A-036 (For Public Hearing)

Resolution authorizing a hearing regarding termination of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2019-A-036, 2019, for FedEx Supply Chain, Inc, located at 5425 Exploration Drive, Council District #20, Decatur Township.

7. 2023-A-037 (For Public Hearing)

Resolution authorizing a hearing regarding compliance with and amendments to the terms the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2018-A-046, 2018, as well as a Waiver of the 2023 deduction application filing deadline for MiraVista Diagnostics, LLC, and Mirabella Technologies, LLC located at 4705 Decatur Boulevard, Council District #22, Decatur Township.

8. 2023-A-038 (For Public Hearing)

Final Economic Revitalization Area Resolution for OnPoint Fort Ben, LLC, located at 5745 Lawton Loop East Drive, Council District #4, Lawrence Township. (Recommend approval of five (5) years real property tax abatement.)

COMMUNITY INVESTMENTS:

9. 2023-C-010

Authorizes the Department of Metropolitan Development to enter into an agreement with The Indianapolis Foundation, Housing to Recovery Fund to provide funding for support services for people who are experiencing homelessness, in an amount not to exceed one million two hundred fifty thousand dollars (\$1,250,000) from the Indianapolis Housing Trust Fund.

FINANCIAL SERVICES:

10. 2023-FS-002

Increase the amount of the professional services agreement with Resultant, LLC by a thousand dollars for leadership development and training.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. 2023-APP-027 | 739 North Traub Avenue

Center Township, Council District #11

PK-1

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

Park District One Approval to provide for playground equipment, ball courts, a shelter and other park improvements.

12. 2023-APP-028 | 2424 (2360) Dr Martin Luther King Jr Street

Center Township, Council District #11

PK-1 (W-1) (W-5)

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

Park District One Approval to provide for playground equipment, game courts, a pavilion and other park improvements.

13. 2023-MOD-016 (Amended) | 12676 Shorevista Drive

Lawrence Township, Council District #5
D-P (FF)
Andrew Schenck, by David Gilman

Modification of the development statement for 90-Z-110 for Lot 279 of Admiral's Bay, Section Six, to provide for a boathouse with a zero-foot rear setback protruding approximately nine feet into Geist Reservoir (minimum 20-foot rear setback or 788.4 feet above mean sea level, whichever is greater, no covered boat docks permitted and may not protrude into the Reservoir).

14. 2023-ZON-074 (Amended) | 2013 Southeastern Avenue

Center Township, Council District #12
Omar Hasan, by Mark and Kim Crouch

Rezoning of 0.22 acre from the C-1 district to the D-8 district to provide for two duplexes / townhome development.

15. 2023-ZON-079 (Amended) | 2153 North Arsenal Avenue

Center Township, Council District #17
Greater Joshua Missionary Baptist Church, by Kevin Thomas

Rezoning of 0.634 acre from the I-3 district to the SU-1 district to provide for religious uses.

16. 2023-ZON-088 | 8815 and 8817 Haverstick Road

Washington Township, Council District #2
Roman Catholic Archdiocese of Indianapolis, Inc. as trustee for Our Lady of Peace Cemetery, by Paul Carroll

Rezoning of 2.99 acres from the D-A district to the SU-10 district to provide for cemetery uses.

17. 2023-ZON-089 | 2918 Jackson Street

Wayne Township, Council District #16
Hi-Tone Ventures, LLC, by Anthony Morman

Rezoning of 0.23 acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for a small apartment use.

18. 2023-ZON-092 | 2701 North College Avenue

Center Township, Council District #17
JBCC Holdings, LLC, by John Cross

Rezoning of 0.15 acre from the C-3 district to the MU-2 district to provide for mixed-use development.

19. 2023-CZN-847 / 2023-CAP-847 | 4175 and 4225 West Washington Street

Wayne Township, Council District #22
Department of Parks and Recreation, by Kate Warpool
Rezoning of 2.11 acres from the C-5 (TOD) and SU-2 (TOD) districts to the PK-1 (TOD) district to provide for park uses.

Park District One approval to provide for a new playground, parking area, game courts, shelters and other park improvements.

20. 2023-CZN-853 | 2029 Massachusetts Avenue

Center Township, Council District #17
Shanea Howell, by Sarah Walters

Rezoning of 0.14 acre from the C-3 district to the D-8 district.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

21. PLAT PETITION APPROVED BY THE PLAT COMMITTEE, APPEAL FILED BY REMONSTRATOR:

2023-PLT-064 | 6243 East Washington Street

Warren Township, Council District # 12

C-4

Irvington Plaza Associates, by Nathan Barr

Approval of a Subdivision Plat, to be known as Irvington Plaza, dividing 15.75 acres into six lots and one block.

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

2023-ZON-091 | 9371 Zionsville Road (8902 Zionsville Road)

Pike Township, Council District #1

Callaway Group, LLC, by Marc Menkveld

Rezoning of 1.061 acres from the SU-39 district to the I-4 district to provide for heavy industrial uses.

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);
- 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);
- e. Construction of a building within a six-foot front yard setback from Farnsworth Street (10-foot front yard setback required); and
- f. The location of a parking area and outdoor storage with a zero-foot south and west side transitional yard (10-foot transitional yard required).

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

2023-CZN-830 / 2023-CVR-830 | 201 West 38th Street and 3750 North Capitol Avenue

Center Township, Council District #7

C-4 / D-5

Martin Petroleum Inc., by Pat Rooney

Rezoning of 0.44 acre from the D-5 and C-4 districts to the C-4 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a convenience store within a residential district (not permitted) with a zero-foot south side transitional yard (10-foot side transitional yard 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.