



# Metropolitan Development Commission (June 21, 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, June 21, 2023

**Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** June 7, 2023

**Vote on Officer Positions**

## Policy Resolutions:

### REAL ESTATE:

**1. 2023-R-018**

Authorizes DMD to accept proposals for purchase of vacant City-owned properties as recommended by the selection committee for the Vacant to Vibrant program and to convey title to the selected recipients as shown and for the sale prices listed on Exhibit A of the resolution in consideration of certain commitments to be made for the purpose beneficial redevelopment including creation of affordable housing.

**2. 2023-R-024**

Authorizes DMD to enter into agreements and to take actions with respect to property at RCA/Sherman Park to further beneficial redevelopment of affordable housing.

**3. 2023-R-025**

Authorizes DMD to enter into agreements and to take actions with respect to property at RCA/Sherman Park to further beneficial redevelopment of permanent supportive housing.

**4. 2023-R-028**

Authorizes the DMD Director to negotiate and execute an amendment to the lease for the Crowne Plaza Union Station property (39 W. Jackson Place) enabling the parties the option to extend the lease term for up to three extensions of up to five years each.

**5. 2023-R-029**

Authorizes DMD to acquire real property interests by donation and to transfer those property interests to the Department of Public Works for permanent and temporary public right-of-way for the construction, operation and maintenance of local public improvements in support of redevelopment in the area near 402 Kentucky Avenue.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**6. 2023-E-019**

Authorize DMD to enter into a pre-development agreement with Keystone Realty Group and to commit an amount not to exceed two million (\$2,000,000.00) in consolidated TIF Revenues.

**7. 2023-A-022**

Preliminary 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.)

**COMMUNITY INVESTMENTS:**

**8. 2023-C-003**

Authorizes DMD to negotiate and execute an agreement with Overdose-Lifeline, Inc. to provide supportive services for persons suffering from Substance Abuse Disorder in an amount not to exceed forty thousand dollars (\$40,000.00).

**9. 2023-C-004**

Authorizes DMD to negotiate and execute an agreement with Pathway to Recovery, Inc. to develop a 21-unit housing development and supportive services for persons suffering from Substance Abuse Disorder in an amount not to exceed one million four hundred thousand dollars (\$1,400,000.00).

**PLANNING:**

**10. 2023-P-013**

Authorizes the expenditure of unobligated funds on deposit in the 96th Street/Castleton Allocation Area Fund in an amount not to exceed one million dollars (\$1,000,000.00) to reimburse DPW for expenses associated with public improvements along the Howland Ditch.

**BOND BANK:**

**11. 2023-BB-003**

Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of one hundred eighty eight thousand seven hundred fourteen dollars and seventy cents (\$188,714.70) but not to exceed one hundred eighty nine thousand dollars (\$189,000), to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the "Prior Projects") that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

**Zoning Petitions:**

**Special Requests**

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

**12. 2023-APP-014 | 2142 North Park Avenue**

Center Township, Council District #11  
PK-2  
Matthew Peyton

Park District Two Approval to provide for a two-family dwelling and a four-car detached garage.

**13. 2023-ZON-013 | 2457 & 2461 Shelby Street**

Center Township, Council District #21  
Inpraedium Quarters, LLC, by David Kingen

Rezoning of 0.21 acre from the C-1 (TOD) district to the D-8 (TOD) district to legally establish multi-family dwelling uses.

**14. 2023-ZON-015 | 2434 and 2444 Winthrop Avenue**

Center Township, Council District #17  
Indianapolis Neighborhood Housing Partnership, by Jeff Hasser

Rezoning of 1.35 acres from the I-2 district to the D-8 district.

**15. 2023-ZON-020 | 25 South Tuxedo Street**

Center Township, Council District #12  
Marybeth McShea

Rezoning of 0.22 acre from the I-3 (TOD) district to the D-5 (TOD) district to provide for a two-family dwelling.

**16. 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.

**17. 2023-CZN-817 | 5959 East 38th Street and 3700, 3742 and 3790 North Arlington Avenue**

Warren Township, Council District #13  
Horizon Bank, by Joseph D. Calderon

Rezoning of 5.8 acres from the MU-2 (FW) (FF) (TOD) and C-4 (FW) (FF) (TOD) district to the MU-2 (FW) (FF) (TOD) district to provide for a mixed-use development.

**18. 2023-CZN-848 | 419 & 441 East Ohio Street, 424 East Wabash Street and 124 & 132 North East Street**

Center Township, Council District #17  
Moes, LLC / Feroze and Sons, LLC, by David Kingen and Emily Duncan

Rezoning of 0.85 acre from the CBD-2 (RC) and I-3 (RC) Districts to the CBD-2 (RC) district.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

19. COMPANION PETITIONS\*\* RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

**2022-ZON-051 / 2022-VAR-003 (Amended) | 11811 & 11944 Southeastern Avenue and 7000 & 7400 South Carroll Road**

Franklin Township, Council District #25  
Becknell Industrial, LLC, by Joseph D. Calderon

Rezoning of 198.92 acres from the D-A (FW) (FF) district to the I-2 (FW) (FF) district to provide for industrial development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an industrial building with loading docks/area located between the front building line and the front lot line along Carroll Road (not permitted).

**\*\* Petitions were scheduled for June 21, 2023 meeting; however, these petitions were withdrawn and the withdrawal acknowledged by the MDC at the May 17, 2023 meeting.**

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

**2022-CZN-862 / 2022-CVR-862 (Second Amendment | 5204, 5206 and 5216 South Harding Street**

Perry Township, Council District #20

Quiktrip Corporation, by J. Murray Clark

Rezoning of 5.327 acres from the C-S district to C-7 classification to provide for a truck stop.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dumpster enclosure in the front yard of SR 37 (not permitted in front yard), with a 50-foot tall pole sign (maximum 20-foot tall permitted), with fifteen street trees along Harding Street (29 required) and sixteen trees along SR 37 (23 required) and to provide for a 23-foot tall, 109-square-foot free-standing incidental sign (maximum eight-foot tall, 32 square feet permitted).

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

**2023-CVR-817B | 5959 East 38th Street and 3700, 3742 and 3790 North Arlington Avenue**

Warren Township, Council District #13

Horizon Bank, by Joseph D. Calderon

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

- a) Improvements located within the 60-foot Stream Protection Corridor of Pogue's Run (not permitted),
- b) With deficient interior parking lot landscaping (not permitted).

**22. COMPANION PETITIONS TRANSFERRED FROM THE HEARING EXAMINER:**

**2023-ZON-023 / 2023-VAR-003 (Amended) | 8480, 8508 and 8510 Ditch Road**

Washington Township, Council District #1

Adams French Property, LLC, by Brian J. Tuohy

Rezoning of 1.88 acres from the C-1 and C-4 districts to the C-S district to provide for a self-storage facility.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for self-storage facility with a reduced landscaped buffer along the lot lines abutting a protected district (a minimum 50-foot landscaped buffer required).

**23. COMPANION PETITIONS TRANSFERRED FROM THE HEARING EXAMINER:**

**2023-CAP-829 / 2023-CVR-829 / 2023-CVC-829 | 822-838 Eugene Street, 815-827 West 30th Street, 629 & 631 West 28th Street, and 2954 & 2709-2735 Dr. Martin Luther King Jr Street**

Center Township, Council District #11

The NRP Group, by Russell L. Brown

Modification of the plan of operation related to 2020-ZON-067 to allow for the development of 122 multi-family dwelling units and 12,160 square feet of food supply and a workforce training center, with no greater than 197 parking spaces between two sites.

Variance of use to allow for the development of 2713 and 2717 Dr. Martin Luther King Jr. Street, 629 and 631 West 28th Street to be developed in association with uses provided by 2020-ZON-067 and further amended by petition 2023-CAP-829, including multi-family development, grocery and food retail, job training and associated accessory parking.

Vacation of the first alley west of Dr. Martin Luther King, Jr. Street, being 12.9 feet in width, from the south right-of-way line of 30th Street, being the northwest corner of Lot 1 of Block 1 of William Braden, et al, North Indianapolis Addition, Recorded in Plat Book 5, Page 23 in the Office of the Recorder of Marion County, Indiana, south 270 feet, to the north right-of-way line of Eugene Street, with a waiver of the assessment of benefits.

Vacation of the first east-west alley south of 30th Street, being 20 feet in width, from a point 125 feet south of the northeast corner of Lot 1 of Block 2 of William Braden, et al, North Indianapolis Addition, Recorded in Plat Book 5, Page 23 in the Office of the Recorder of Marion County, Indiana, being the southeast corner of Lot 1 of said Block, east 120 feet to the southwest corner of Lot 4 of said Block, with a waiver of the assessment of benefits.

Vacation of the first alley east of Dr. Martin Luther King, Jr. Street, being 12 feet in width, from the south right-of-

way line of 28th Street, being the northeast corner of Lot 9 in Harland and Kessler's Northern Heights, Recorded in Plat Book 13, Page 37 in the Office of the Recorder of Marion County, Indiana, south 245.88 feet, to the southeast corner of Lot 2 of said subdivision, with a waiver of the assessment of benefits.

Vacation of a portion of the first east-west alley south of 28th Street, being 12 feet in width, from a point 140.79 feet south of the northwest corner of Lot 10 of said subdivision, being the southwest corner of Lot 11, east 22.29 feet to the southeast corner of Lot 11, with a waiver of the assessment of benefits.

**24. 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).

**\*\*Staff is requesting a continuance to the July 5, 2023 meeting.**

**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](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.