



Metropolitan Development Commission (December 18, 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, December 18, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: December 4, 2024

Presentation: TIF Annual Presentation

Policy Resolutions:

REAL ESTATE:

1. 2024-R-024

Authorizes DMD to convey land to BWI or its affiliate in consideration of certain commitments to be made for the purpose of beneficial redevelopment including creation of affordable housing.

2. 2024-R-030

Metropolitan Development Commission authorizes DMD to amend the contract with Indiana Theatre Maintenance LLC, to add to extend the term and services through 2028 with a new overall not-to-exceed amount of \$240,000.

3. 2024-R-031

Metropolitan Development Commission authorizes DMD to amend the joint services agreement with Downtown Indy Inc., to provide for additional compensation in an amount not to exceed three hundred thousand dollars (\$300,000).

4. 2024-R-032

Authorizes DMD to enter into an amendment to the services agreement with the Indianapolis Cultural Trail, Inc., for the provision of placemaking services for Lugar Plaza and the Downtown Canal, for additional services in an amount not to exceed \$200,000, and a new contract total not-to-exceed amount of \$1,675,000.00.

ECONOMIC DEVELOPMENT / INCENTIVES:

5. 2024-A-038 (For Public Hearing)

Final Economic Revitalization Area Resolution for George's Concrete Pumping Services LLC, located at 1549 Churchman Ave., Council District #19, Center Township. (Recommend approval for six (6) years real property tax abatement.)

6. 2024-A-042

Resolution authorizes an amendment to the 2021 Real Property Tax Abatement approved by resolution 2021-A-047 at Scannell Properties 1220 and 1230 South Post Rd., Council District #21, Warren Township.

7. 2024-E-045 (For Public Hearing)

Resolution to approve the pledge of tax increment from the Reagan Park Housing TIF Allocation Area to the Payment of Economic Development Revenue Bonds for the Arnold Place Project.

8. 2024-E-046 (For Public Hearing)

Authorizes the expenditure of unobligated revenues in the Airport Economic Development Area TIF District Allocation Fund in an amount not exceed \$300,000 for the continued funding of adult education programs

9. 2024-E-047 (For Public Hearing)

Confirmatory Resolution and Redevelopment Area Plan for the CSX Redevelopment Area and Allocation Area, Council District #18, center Township.

10. 2024-E-048

Authorizes a pledge of tax increment from the CSX Allocation Area to the payment of certain economic development revenue bonds for the Boxcar Development/CSX Project, Council District #12, Center Township.

11. 2024-E-049

DMD is authorized to enter into agreement with the Indianapolis Economic Development Inc., for services to enhance the City's economic profile through 2027.

COMMUNITY INVESTMENTS:

12. 2024-C-008

Authorizes the Department of Metropolitan Development to negotiate and execute an agreement with Circle Area Community Development Corporation for the St. George Bridge Housing program to provide bridge housing for people who are experiencing homelessness and/or suffering from Substance Abuse Disorder in an amount not-to-exceed \$861,200.51 of opioid settlement funds.

PLANNING:

13. 2024-P-011

Metropolitan Development Commission authorizes DMD to amend a contract with Taylor Siefker Williams Design Group LLC., for professional services to add \$150,000 and to extend the term through 12/31/2025.

14. 2024-P-012

Metropolitan Development Commission authorizes DMD to amend a contract with MultiStudio, Inc., for professional services to add \$40,000 and to extend the term through 12/31/2025.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

15. 2024-APP-022 | 9501 36th Place

Warren Township, Council District #15
PK-1 (FF)

City of Indianapolis, Department of Parks, and Recreation by Henry Woodburn

Park District-One Approval to provide for Indy Parks Improvements for Bellamy Park.

16. 2024-ZON-090 (Amended) | 9061 Crawfordsville Road

Wayne Township, Council District #11
Mark and Kim Crouch

Rezoning of one acre from the C-3 district to the D-5II district to provide for residential use.

17. 2024-ZON-099 | 8450 Payne Road and 4025 West 86th Street

Pike Township, Council District #1
Rocky Mountain Energy Holdings, LLC, by Joseph D. Calderon

Rezoning of 33.43 acres from the C-S (FF) (FW), I-2 (FF) (FW), and C-1 (FF) (FW) districts to the C-1 (FF) (FW) district to provide for a battery storage facility.

18. 2024-ZON-119 | 134 and 142 West 30th Street and 3006 Kenwood Avenue

Center Township, Council District #8
M S One Investments LLC, by Mark and Kim Crouch

Rezoning of 0.22-acre from the C-4 district to the D-8 district to provide for four single-family detached dwellings.

19. 2024-ZON-120 | 818 East Beecher Street

Center Township, Council District #18
Victory Investment Properties, LLC, by Andrew Heimer

Rezoning of 0.08-acre from the I-4 (FF) district to the D-5II (FF) district to provide for a two-family dwelling.

20. 2024-ZON-122 | 2110 English Avenue

Center Township, Council District #18
John and Anthony Phoenix, by Mark and Kim Crouch

Rezoning of 0.11-acre from I-3 district to the D-8 district to provide for duplex residential development.

21. 2024-ZON-130 | 2717 and 2825 North Ritter Avenue

Warren Township, Council District #9
Jumpstart Childcare Ministry Inc., by Ed Williams

Rezoning of 3.84 acres from the SU-2 and D-A districts to the C-1 district to provide for the continued use as a childcare facility.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2024-ZON-106 | 511 and 600 South Tibbs Avenue

Wayne Township, Council District #17
Insight Engineering Inc., by Donald W. Fisher

Rezoning of 2.33 acres from the I-2 (FF) district to the C-7 (FF) district to provide for Heavy Truck Services and Parking.

23. COMPANION PETITIONS TRANSFERRED TO THE MDC FOR INITIAL HEARING:

2024-ZON-096 / 2024-VAR-013 (Amended) | 6158 West 10th Street

Wayne Township, Council District #16
Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a six-foot-tall fence (maximum 3.5 feet height required) and outdoor storage and operations (not permitted).

****Staff request for continuance for cause to January 2, 2025, with Notice**

24. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2024-ZON-098 | 6200 and 6545 West Southport Road

Decatur Township, Council District #21

Arbor Homes, by Domonic Dreyer

Rezoning of 104.8 acres from the D-A district to the D-P district to provide for a detached single-family residential development of a maximum of 323 dwelling units, with amenities and accessory, temporary and special exception uses permitted in the D-4 district, except for two-family dwellings and group homes, which would be prohibited.

****Staff request for continuance for cause to January 15, 2025, with Notice**

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.