



Metropolitan Development Commission (January 17, 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, January 17, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: 1-3-2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-001

Metropolitan Development Commission authorizes DMD to dispose of the property at 1322 Columbia Avenue.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2024-E-001

Authorizes DMD to allocate up to one million dollars (\$1,000,000) for financial services to support economic development for growth of businesses owned by disproportionately impacted classes and in qualified census tracts.

3. 2024-E-003

Authorizes the Director of DMD to amend the current services agreement with Cat Consulting, LLC, by transferring the remaining balance as well as assign the rights of the current agreement to the CAC.

4. 2024-E-004

Declaratory Resolution and Consolidated Redevelopment Plan to expand the Consolidated Area and establish the Extended Area as the Housing Hub Allocation Area.

5. 2024-E-007

Authorizes DMD to grant three hundred thousand dollars (\$300,000) for the year 2024 to assist in funding the maintenance and operation of the City Market.

PLANNING:

6. 2024-P-001

Appointment of a backup Hearing Examiner and Plat Committee member.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

- 7. 2023-ZON-072 (Amended) | 2143 and 2145 South Emerson Avenue**
Warren Township, Council District #18
Tropical Island, LLC, by David Kingen

Rezoning of 0.94 acre from the D-3 and SU-18 districts to the D-5 district to provide for residential uses.
- 8. 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.
- 9. 2023-ZON-101 | 3905 East Raymond Street and 3820 and 3912 Bethel Avenue**
Center Township, Council District #21
Malwa Truck & Tire Repair Shop, LLC, by David Gilman

Rezoning of 17.25 acres from the D-3 (FW) (FF), C-7 (FF) and I-3 districts to the C-7 (FW) (FF) district to provide for heavy commercial uses.
- 10. 2023-ZON-113 | 6008 North Keystone Avenue**
Washington Township, Council District #2
Rose Property Partners LLC, by Rebekah Phillips

Rezoning of 0.33 acre from the D-3 district to the C-1 district to provide for office uses.
- 11. 2023-CZN-803 | 3601 North Kitley Avenue and 6535 Massachusetts Avenue**
Warren Township, Council District #13
Diego Diaz Huijon, by Joseph D. Calderon

Rezoning of 7.9 acres from the D-3 district to the C-S district to legally establish a commercial building contractor with outside storage, accessory uses related to the building contractor and two single-family dwellings with residential accessory uses.
- 12. 2023-CZN-863 and 2023-CAP-863 | 1228, 1232, 1302 and 1306 East 10th Street**
Center Township, Council District #17
Structure Midwest, LLC, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of 0.41 acres from the MU-1 and D-8 districts to the D-8 district.

Termination of Commitments related to 2019-CZN/CVR-821 to provide for a new two-family dwelling development (previous commitments required four-foot side setbacks for single-family detached dwellings).

PETITIONS FOR PUBLIC HEARING:

Petitions for Public Hearing

- 13. COMPANION PETITIONS RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:**

2023-CAP-856 / 2023-CVR-856 | 6333 and 6345 West Thompson Road
Decatur Township, Council District #20
C-1
Derrick S. Emmons & Sue Ann Emmons and Kentucky Avenue Holdings, LLC, by William T. Niemier

Modification of Commitments, related to 2003-ZON-119, to modify Commitments #1, #2 and #6 to allow for a painting business and truck rental business (previous commitments prohibited trucks heavier than a one-ton truck, limited the number of trucks parking overnight to one, and limited the permitted uses to C-1 uses).

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a painting business and a truck rental business (not permitted).

14. PLAT PETITION TRANSFERRED FROM THE PLAT COMMITTEE FOR INITIAL HEARING:

2023-PLT-101 | 4005 North Franklin Road

Lawrence Township, Council District #9

D-P

Mt. Paran Baptist Church, by Michael J. Smith

Approval of a Subdivision Plat to be known as Mt. Paran Hope Subdivision, dividing 19.464 acres into two lots.

15. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-121 | 1007, 1008, 1010, 1011, 1015 & 1027 East Georgia Street and 1018, 1022 & 1030 Bates Street

Center Township, Council District #16 (#18 Beginning 2024)

RHC Shelby Street, LLC, by Brian J. Tuohy

Rezoning of 1.16 acres from the I-4 (TOD) District to the C-S (TOD) District to provide for a housing hub for those experiencing homelessness including associated supportive services.

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.