



# Metropolitan Development Commission (April 5, 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, April 05, 2023

**Time:** 1:00 PM

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

## Business:

### Adoption of Meeting Minutes:

## Policy Resolutions:

### REAL ESTATE:

#### 1. 2023-R-010

Metropolitan Development Commission authorizes DMD to pay an amount not to exceed eleven thousand seven hundred dollars (\$11,700) to fund engineering assessment services for the former John Marshall High School and to secure such services under an existing City on-call contract.

#### 2. 2023-R-009

Authorizes DMD to transfer the property at 2434 Winthrop Ave. with a plan to develop new owner-occupied majority affordable residential housing on the property.

### ECONOMIC DEVELOPMENT / INCENTIVES:

#### 3. 2023-A-015

Preliminary Economic Revitalization Area Resolution for The Meritex Company and Meritex Decatur, LLC located at 4925 Decatur Boulevard a/k/a 7000 West Thompson Road, Council District #22, Decatur Township. (Recommend approval of up to seven (7) years real property tax abatement.)

### COMMUNITY INVESTMENTS:

#### 4. 2023-C-002 Mt. Carmel Amendment

Metropolitan Development Commission authorizes DMD to amend the contract for community engagement in conjunction with the Towne & Terrace project.

## Zoning Petitions:

### Special Requests

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

5. **2022-MOD-021 | 3125 North German Church Road**  
Warren Township, Council District #14, Zoned D-5II  
Davis Building Group, LLC, by Elizabeth Bentz Williams

Modification of Commitments related to 2021-ZON-046 to modify Commitment #15 to allow the HOA governing documents to permit rented or leased dwellings (previous commitment required dwellings to be owner-occupied for a period of one year before they could be rented or leased) and to remove the requirement for trash receptacle enclosure provisions in the HOA governing documents.

6. **2023-MOD-002 | 2060 Yandes Street**  
Center Township, Council District #17, Zoned D-P  
Onyx + East, LLC, by Michael Rabinowitch

Modification of the Development Statement related to 2021-ZON-104, to allow for residential housing with a property management firm responsible for exterior maintenance (previous Development Statement required home ownership with maintenance provided by a Home Owner's Association).

7. **2023-MOD-004 | 10447 Leeward Boulevard**  
Lawrence Township, Council District #4, Zoned D-P  
Kelley & Chris Miller

Modification of Commitments and D-P Statement related to 86-Z-96 to allow for an aggregate side setback of sixteen feet (previous petition required a nineteen-foot aggregate side setback).

8. **2022-ZON-133 | 9425 East 30th Street**  
Warren Township, Council District #14  
God's Grace Community Church, by JoAnn Thompson

Rezoning of 12.808 acres from the SU-1 district to the D-7 district to provide for a multi-family senior-living residential development.

9. **2023-ZON-003 | 758 North Concord Street**  
Wayne Township, Council District #11  
Jackson Hauersperger, by Epifanio Carbajal

Rezoning of 0.21 acre from the I-2 district to the D-5 district to provide for residential uses.

10. **2023-ZON-008 | 1717 East New York Street**  
Center Township, Council District #17  
Progress Studio, by Joseph Lese

Rezoning of 0.20 acre from the D-8 district to the C-3 district.

11. **2022-CZN-871 | 4901 West 56th Street**  
Pike Township, Council District #8  
Dove Asset Partners, by Elizabeth Bentz Williams

Rezoning of 14.53 acres from the SU-5 district to the C-S district to provide for a mini-warehouse (self-storage) facility with outdoor storage of vehicles and recreational vehicles and wireless/radio communication towers.

12. **2023-CZN-801 | 1670 East 80th Street**  
Washington Township, Council District #2  
Christopher A. Short

Rezoning of 1.36 acres from the D-A District to the D-1 classification to provide for two, single-family detached dwellings.

13. **2023-CZN-802 | 2555 Shelby Street**  
Center Township, Council District #21  
Progress Studio, by Joseph Lese

Rezoning of 0.12 acre from the C-1 District to the C-3 classification.

## PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

### 14. 2023-ZON-001 (Amended) | 5970 Southeastern Avenue

Warren Township, Council District #18

Manjinder Kaur Kahlon by Landman Beatty, Lawyers

Rezoning of 0.93 acres from the D-2 district to the C-4 district to provide for a gas station/convenience store.

## Petitions for Public Hearing

## PETITIONS FOR PUBLIC HEARING:

### 15. 2023-MOD-001 | 6340 Rockville Road

Wayne Township, Council District #15, Zoned C-4

Shiloh Holdings, LLC, by Joseph D. Calderon

Modification of Commitments related to 2004-VAR-844 to terminate all commitments associated with Lots 5 and 6.

### 16. 2023-CVR-800B | 834 East 64<sup>th</sup> Street

Washington Township, CD#2, Zoned MU-1 (FF) (TOD)

834 64<sup>th</sup> Street, LLC, by Joseph D. Calderon

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to legally establish parking located zero feet from Ferguson Street (25-foot setback required), in front of the front building line (not permitted); a 32-foot-wide driveway along Ferguson Street (maximum 24 feet permitted), and with parking in the right-of-way of Ferguson Street (not permitted).

### 17. 2023-DV2-001 (Amended) | 801 Shelby Street

Center Township, Council District #17

RCA Properties LLC, by Paul J. Lambie

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the conversion of an existing structure with eight parking spaces (29 parking spaces required with reductions; required number of parking spaces required after change of use), and zero ADA parking spaces (two 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](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.