



# Metropolitan Development Commission (December 4, 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 04, 2024     **Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes: November 20, 2024**

## Policy Resolutions:

### REAL ESTATE:

**1. 2024-R-033**

DMD is authorized to transfer certain property at Sherman Park to the State of Indiana in exchange for certain City-owned property.

**2. 2024-R-034**

DMD is authorized to acquire the Property at 401 N. Randolph St. from the State of Indiana in exchange for certain City-Owned property.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**3. 2024-A-041 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Peregrine Energy Solutions, LLC, located at 4025 West 86th Street, Council District #1, Pike Township. (Recommend approval of five (5) years personal property tax abatement.

**4. 2024-E-040**

Resolution Declaring an Economic Development Area and Approval of the Kennedy and Chloe Apartments, City-County District #12, Center Township.

**5. 2024-E-044**

Authorizes DMD to expend up to \$6,810,000 for real estate acquisition and to support redevelopment in the downtown area and for such costs to be paid from the Consolidated Allocation Fund.

**6. 2024-E-046**

Resolution to provide to the Indianapolis Housing Agency for public housing improvements and related administrative and operating expenses.

## COMMUNITY INVESTMENTS:

### 7. 2024-C-006

Allocating \$604,336 of opioid settlement funds to the Damien Center for Master Leasing.

### 8. 2024-C-007

Indianapolis Foundation award of \$2 million for the Housing to Recovery Fund

## Zoning Petitions:

### Special Requests

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

### 9. 2024-APP-020 | 8702 East 35th Street

Warren Township, Council District #9

PK-1

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

Park District One Approval to provide for a splash pad and equipment, rinse shower, and drainage improvements.

### 10. 2024-APP-021 | 8111 South Emerson Avenue

Washington Township, Council District #14

HD-1

Sister of St. Francis Health Services, Inc., by Tyler Ochs

Hospital District-One Approval to provide for two temporary trailers during a construction project.

### 11. 2024-ZON-087 (2nd Amended) | 8201 Rawles Avenue, 1402 and 1538 South Post Road, and 1215 South Franklin Road

Warren Township, Council District # 20

Scannell Properties, LLC, by Misha Rabinowitch

Rezoning of 138.56 acres from the I-3, SU-46, and D-A districts to the I-2 district to allow for an industrial park development.

### 12. 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.

### 13. 2024-ZON-113 | 6511 Ferguson Street

Washington Township, Council District #7

Lone Wolf Properties, LLC, by Misha Rabinowitch

Rezoning of 0.18-acre from the D-4 (FF) (TOD) District to the C-3 (FF) (TOD) district to provide for commercial uses.

### 14. 2024-ZON-121 | 3351 and 3357 Ruckle Street

Center Township, Council District #8

Katherine McNulty, by Matt McDonagh

Rezoning of 0.30-acre from the SU-1 district to the D-5 district to provide for residential development.

### 15. 2024-ZON-129 | 5102 Madison Avenue

Perry Township, Council District #23

Steve and Stacia Wicker

Rezoning of 0.42-acre from the C-1 (TOD) district to the D-3 (TOD) district to legalize an existing single-family dwelling.

- 16. 2024-CAP-840 | 2001 West 86th Street**  
Washington Township, Council District #1  
St. Vincent Hospital and Health, by Kandyn Leach

Hospital District One Approval to provide for wayfinding signage for the Women's and Infants medical facility.

- 17. 2024-REG-055 | 2163 and 2179 North Illinois Street**  
Center Township, Council District #12  
MU-2 (RC); D-8 (pending) (RC)  
Near North Development Corporation, by Audra Blasdel

Regional Center Approval to provide for a 20-unit townhome development, consisting of six buildings.

## PETITIONS FOR PUBLIC HEARING:

### Additional Business:

### Petitions for Public Hearing

- 18. MODIFICATION PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2024-MOD-017 | 25 McLean Place**  
Center Township, Council District #12  
C-S (RC) (TOD) (W-5)  
Illinois Street Self Storage LLC, by Michael Rabinowitch

Modification of Commitments related to 2016-CVR-842 and 2016-CZN-842 to terminate Commitments #1 and #2 on attachment "D" which require 10,000 square feet of building space to be reserved for office / retail space / artisan food or beverage / artisan manufacturing uses and required the building to be subject to the elevations, filed-dated March 2, 2017.

- 19. REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2024-ZON-112 | 5201 West Raymond Street**  
Wayne Township, Council District #17  
Speedy Way Inc., by David Gilman

Rezoning of 1.53 acres from the SU-9 and D-4 districts to the MU-2 district to provide for multi-family residential and commercial uses.

\*\*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.