



Metropolitan Development Commission (May 7, 2025) 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, May 07, 2025

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: April 16, 2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-016

Authorizes the DMD to sell Property at 2620 N. Harding St. to Roots International for proposed redevelopment.

2. 2025-R-018

Authorizes the DMD to convey title or an option to purchase certain Properties to Habitat for Humanity and Westside Community Development Corporation for the purpose of creating affordable housing opportunities on City-owned vacant properties.

3. 2025-R-019

Authorizes DMD to convey title to certain Property at 2860 North Euclid Avenue as part of a plan to develop a neighborhood park.

4. 2025-R-020

Authorizes DMD to accept title to certain Property near the Monon Trail from the Parks Department, at no cost, for the purpose of redevelopment of the Property.

5. 2025-R-021

Metropolitan Development Commission authorizes DMD to enter into a contract with Local Initiatives Support Corporation for grants administration services. The agreement will extend through August 31, 2026, with an overall contract amount not to exceed \$300,000.00.

ECONOMIC DEVELOPMENT / INCENTIVES:

6. 2025-A-017 (For Public Hearing)

Resolution authorizes an amendment to the 2022 Personal Property Tax Abatement approved by Resolution #2022-A-028 for RayzeBio, LLC, located at 5850 West 80th Street, Council District #1, Pike Township.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. 2025-MOD-001 (Amended) | 4021 West 71st Street

Pike Township, Council District #6

I-1

Turner Adventures LLC, by Rebekah Phillips

Modification of Commitments related to 2023-ZON-078 to terminate commitment #3 and provide for sidewalk installation along West 71st Street in accordance with Section 744-302 of the Zoning and Subdivision Ordinance no later than the first of the following to occur: (1) four (4) years from the date of approval of 2025-MOD-001; (2) the date a new structural permit is sought; or (3) upon the sale of the property (previous commitment required the sidewalk to be installed within one year of zoning approval).

8. 2025-ZON-013 | 240 East 22nd Street

Center Township, Council District #13

Zinkan Enterprises, by Russell L. Brown and Elizabeth Bentz Williams, AICP

Rezoning of 0.27-acre from the D-8 district to the MU-2 district to provide for a mixed-use development.

9. 2025-ZON-018 | 2215 South Biltmore Avenue

Wayne Township, Council District #17

Ashley Allen

Rezoning of 0.32-acre from the I-2 (FF) district to the D-4 (FF) district to provide for residential uses.

10. 2025-ZON-023 | 3418 East 20th Street

Center Township, Council District #13

Brittney Gant

Rezoning of 0.12-acre from the SU-1 district to the C-1 district to provide for office and a child day care facility.

11. 2025-ZON-026 | 2932 Central Avenue

Center Township, Council District #12

College Flats, LLC, by Misha Rabinowitch

Rezoning of 0.154-acre from the C-1 district to the D-8 district to provide for a row house.

12. 2025-ZON-028 | 1631 Montcalm Street

Center Township, Council District #12

Josh Smith

Rezoning of 0.11-acre from the C-1 (W-1) district to the D-5 (W-1) district to provide for a single-family dwelling.

13. 2025-CAP-800 (Amended) | 1525 Shelby Street, 1133 Cottage Avenue and 1510 Olive Street

Center Township, Council District #18

SU-34 (TOD) (FF) and D-5 (TOD) (FF)

Fraternal Order of Police, Indianapolis Lodge #86, by Will Gooden and Elizabeth Bentz Williams

Modification of Commitments related to 2009-ZON-013 to terminate Commitment #3, which required an opaque fence abutting the dwelling at 1129 Cottage Avenue; and to modify Commitment #5, to read "owners agree to complete all fence changes within six months of the grant of this petition" (originally stated to require all site improvements to be completed within one year of approval of 2009-ZON-013).

14. 2025-CAP-804 (Amended) | 324 West Morris Street and 325 Wilkins Street

Center Township, Council District #18

C-S

Kaur Properties, LLC, by Adam DeHart

Modification of commitments and site plan related to 2019-CZN-827, to terminate Specific Commitments for Old Southside Neighborhood Association, commitment #1, which required that the exterior of the hotel should be consistent or complimentary to the new Emrich Plaza convenience store, and, to provide for revised building

footprint, indoor and outdoor amenities, minor site revisions, pedestrian access revisions, and a revised shared parking lot.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

15. VACATION PETITION APPROVED BY PLAT COMMITTEE, APPEAL FILED BY PETITIONER:

2025-VAC-004 (Amended) | 1301 East 16th Street

Center Township, Council District #13

Oaks Community Center, Inc., by Timothy Ochs and Jennifer Milliken

Vacation of a portion of Dr. A. J. Brown Avenue, being a maximum of 69.37 feet in width, beginning at the south right-of-way line of 16th Street, south 467.14 feet to the north right-of-way line of Interstate 70, with a waiver of 50% of the appraised value for the assessment of benefits.

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.