



Metropolitan Development Commission (March 15, 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, March 15, 2023

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes:

Bid Openings: RFP- Union Station Property Management

Policy Resolutions:

REAL ESTATE:

1. 2023-R-005 (For Public Hearing)

Transfer 3950 Meadows to HHC for the purpose of a government use.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2023-E-011 (For Public Hearing)

Confirmatory Resolution to create the City Market Redevelopment Area and the City Market North and City Market East Allocation Areas therein, and adopting a redevelopment plan in accordance therewith, Council District #11, Center Township.

3. 2023-E-012

Authorizes a pledge of tax increment from the City Market North Allocation Area and City Market East Allocation Area to the payment of certain economic development revenue bonds for City Market North (Phase I) and City Market East (Phase II) Projects, respectively, Council District #11, Center Township.

4. 2023-A-014 (For Public Hearing)

Approves a Final Economic Revitalization Area Resolution for Gershman Partners, located at 6407, 6411, 6417 (aka 6415) Ferguson Street and 6419 Ferguson Street (aka 853 East 65th Street), Council District #2, Washington Township. (Recommend approval of ten (10) years real property tax abatement).

PLANNING:

5. 2023-P-008

Authorizes the Department of Metropolitan Development to assess the public water supply systems of Marion County two hundred seventy five thousand dollars (\$275,000) for the purpose of funding the Groundwater Protection Fund for 2023.

6. 2023-P-009 (REVISED)

Establishes and approves a budget of two hundred seventy five thousand dollars (\$275,000) for the Groundwater Protection Fund and authorizes the Department of Metropolitan Development to administer the Fund for the purposes of developing and operating education and voluntary business registration programs through the Marion County Wellfield Education Corporation (MCWEC), and administering the Wellfield Protection Secondary Zoning Districts.

Zoning Petitions:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2022-ZON-051 / 2022-VAR-003 (Amended) | 11811 and 11944 Southeastern Avenue and 7000 and 7400 South Carroll Road

Franklin Township, Council District #25
Becknell Industrial, LLC, by Joseph D. Calderon

Rezoning of 198.92 acres from the D-A (FW) (FF) district to the I-2 (FW) (FF) district to provide for industrial development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an industrial building with loading docks/area located between the front building line and the front lot line along Carroll Road (not permitted).

*Continuance Request by Petitioner to the June 21st, 2023 Hearing.

2. 2022-CZN-872 / 2022-CVR-872 | 4822 East Edgewood Avenue and 5820 South Emerson Avenue

Perry Township, Council District #24
IN Indianapolis Emerson, LLC, by Joseph Calderon

Rezoning of 21.232 acres from the D-A, C-1 and C-3 districts to the D-6 district to provide for single-family attached dwellings (townhomes) and multi-family residential development.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 49.5 feet (maximum 45 feet permitted) and a minimum livability ratio of 1.33 (1.80 required).

*Continuance Request by the Remonstrator's Representative to the May 3, 2023 Hearing.

PETITIONS BEING WITHDRAWN:

1. 2022-ZON-110 | 2920 and 2926 Bluff Road

Center Township, Council District #16
Ben Singh Bashal

Rezoning of 2.99 acres from the D-A (FF) district to the I-3 (FF) district to provide for truck repair.

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

1. 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.

2. 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).

3. 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.

4. 2023-ZON-006 | 828 North Oriental Street and 1323 East 9th Street

Center Township, Council District #17
Janette Dollar & David Sebedra, by Mark and Kim Crouch

Rezoning of 0.09 acre from the I-3 district to the D-8 district.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

1. 2023-AO-001

Amends Indy Rezone, G.O. 24, 2015. Amends portions of the "Revised Code of the Consolidated City and County" including Chapter 740 General Provisions, Chapter 742 Primary Districts, Chapter 743 Uses & Use-Specific Standards, and Chapter 744 Development Standards by adding and making technical corrections to the language, correcting typographical errors and omissions, and correcting internal references, to take effect immediately.

2. 2022-MOD-009 | 25 McLean Place

Center Township, Council District #11, Zoned C-S (RC) (TOD) (W-5) Illinois Street Self Storage, LLC, by David Kingen and Emily Duncan

Modification of the Commitments related to 2016-CZN-842 and 2016-CVR-842 to terminate Commitments #1 and #2 on Attachment "D" which required 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 be subject to elevations, file-dated 3/2/17.

3. 2022-ZON-112 | 7305 and 7725 Kentucky Avenue (Amended)

Decatur Township, Council District #20
Camby Village, LLC, by Brian J. Tuohy

Rezoning of 58.5 acres from the C-4 district to the C-S district to provide for certain uses permitted in the C-3 and all uses permitted in the D-4 and D-5II districts.

4. 2023-ZON-005 | 1405 Deloss Street

Center Township, Council District #17
K&D Epic Holdings, LLC, by Peter Gundy

Rezoning of 0.08 acre from the I-2 district to the D-8 district to provide for a single-family dwelling.

5. 2023-CVR-800B | 834 East 64th Street

Washington Township, CD#2, Zoned MU-1 (FF) (TOD)
834 64th 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).

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.