



Metropolitan Development Commission

(June 18, 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, June 18, 2025

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: June 4, 2025

Special Requests

Policy Resolutions:

REAL ESTATE:

1. 2025-R-025

Authorizes DMD to enter into an agreement for development of the property at 3060 N. Meridian Street in accordance with the disposition process.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2025-A-020 (For Public Hearing)

Final Economic Revitalization Area Resolution for George's Concrete Pumping Services Inc., located at 1549 Churchman Ave., Council District #19, Center Township. (Recommend approval of six (6) years real property tax abatement.)

3. 2025-A-022 (For Public Hearing)

Final Economic Revitalization Area Resolution for Holladay Property Services Midwest, Inc., located at 55 Monument Circle, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

4. 2025-A-023 (For Public Hearing)

Final Economic Revitalization Area Resolution for Kimball Electronics Indianapolis Inc., located at 1220 S. Post Road, Council District #20, Warren Township. (Recommend approval of six (6) years personal property tax abatement.)

5. 2025-E-013

Authorizes an amendment to the agreement #19372 approved by Fiscal Ordinance No. 5, 2023, Proposal No. 98, 2023 for Lafayette Square Area Coalition, Inc., d/b/a International Marketplace Coalition, located at 4233 Lafayette Road, Council District #5, Pike Township.

6. 2025-E-016

Authorizes expenditures of unobligated funds in the Airport TIF for local public improvements, including to Girls School Road and West Washington Street.

7. 2025-E-017

Authorizes expenditures of unobligated funds in the United Northwest Area TIF for local public improvements, including to 29th Street and 30th Street from one-way to two-way roads.

8. 2025-E-018

Authorizes expenditures of unobligated funds in the Harding Street TIF for local public improvements, including to connect the new Innovator Way Bridge over the White River to the existing portion of West Henry Street.

9. 2025-E-019

Authorizes expenditures of unobligated funds in the Airport TIF to fund an interlocal agreement with MSD Wayne Township schools for a technical training program through 2027.

BOND BANK:

10. 2025-BB-001

Authorizes the expenditure of unobligated funds on deposit in the respective Allocation Funds in the total estimated amount of \$3,321.00 but not to exceed \$3,500.00, to reimburse the Bond Bank for prior expenditures incurred by the Bond Bank, acting for and on behalf of the City, for certain costs and expenses described in Exhibit A (collectively, the "Prior Projects") that are related to local public improvements which are physically located in or physically connected to the respective Allocation Areas, pursuant to Section 26(b)(3)(G) of the Redevelopment Act.

Zoning Petitions:

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. 2025-ZON-019 | 1404 Prospect Street

Center Township, Council District #18
Luxury Leased Homes USA, LLC, by Stephanie J. Truchan

Rezoning of 0.345-acre from the C-5 district to the D-8 district to provide for residential uses.

12. 2025-ZON-032 | 2947 North Sherman Drive

Center Township, Council District #8
Parajmit Singh, by Thomas L. Pottschmidt

Rezoning of 1.145 acres from the D-5 district to the C-3 district to provide for commercial uses.

13. 2025-ZON-045 | 6434 North College Avenue

Washington Township, Council District #2
BR Rentals, LLC, by Misha Rabinowitch

Rezoning of 0.72-acre from the C-1 (FF) (TOD) district to the C-3 (FF) (TOD) district to provide for neighborhood commercial uses.

14. 2025-CZN-811 (Amended) | 1708 East 10th Street and 1017 Windsor Street

Center Township, Council District #13
RG Holdings, LLC, and Jackson Control Properties, by David Kingen and Emily Duncan

Rezoning of 0.67-acre from the D-8 and C-3 districts to the MU-2 district for a mixed-use development.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

15. 2024-ZON-125 (Amended) | 4460 and 4498 North Keystone Avenue

Washington Township, Council District #8
Mark and Kim Crouch

Rezoning of 0.42-acre from the D-5 (W-1) and C-3 (W-1) districts to the C-5 (W-1) district to provide for commercial uses.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

16. MODIFICATION PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

2025-MOD-004 (Amended) | 9100 and 9402 East 21st Street

Warren Township, Council District #14
C-1 and C-4
VAF Lawrence, LLC, by Jamilah Mintze

Modification of Commitments related to 99-Z-39 to terminate all commitments, which related to: 1. the requirement of a boulevard entrance to be developed from 21st Street and taper into a single roadway approximately 100 feet north of the right-of-way of 21st Street, 2. the requirement of a landscape plan to be submitted for approval by the Administrator and to the Far Eastside Neighborhood Association, 3. the prohibition of pole signs, off-site advertising signs, and wireless communication facilities, 4. that requirement that office buildings shall appear to be residential and no taller than two stories in height, 5. that the owner shall use best efforts to reduce light pollution onto adjacent properties, and 6. that 75% of the structures shall feature brick exteriors or exterior finish insulation system and no vinyl exterior shall be used as the primary exterior material.

17. COMPANION PETITIONS DENIED BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2024-CVR-855A / 2024-CVR-855B | 1527 East 12th Street

Center Township, Council District #13
D-8 (FF) (FW)
Tyler and Natalie Sadek, by Paul J. Lambie

2024-CVR-855A

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling on proposed Lot 3, with a front building line of approximately 210 feet (front building line range between 10 feet of 19.9 feet required).

2024-CVR-855B

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to build within 60 feet of the stream protection corridor (not permitted).

18. COMPANION PETITIONS DENIED BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

2025-CPL-805 (Amended) / 2025-CPL-805D / 2025-CVR-805C | 7515 Camby Road

Decatur Township, Council District #21
D-3 (FF)
Abigail Wojciechowski, by David Gilman

2025-CPL-805 (Amended)

Approval of a Subdivision Plat to be known as Speer's Camby Retreat, dividing 6.686 acres into three lots.

2025-CPL-805D

Waiver of the Subdivision Regulations Chapter 741-306 sidewalk requirement along Camby Road (sidewalks required).

2025-CVR-805C

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for future construction of a freestanding building, without the required installation of sidewalks (required).

19. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-037 | 2226 Carrollton Avenue

Center Township, Council District #8

Carrollton Commons, LLC, by Misha Rabinowitch

Rezoning of 1.05 acres from the D-8 district to the D-P district to provide for a 25-unit modular townhome community.

****Petitioner request for continuance for cause to July 2, 2025**

20. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2025-ZON-044 | 6130 Michigan Road

Washington Township, Council District #2

Volunteers of America, Ohio, and Indiana, by Brian J. Tuohy

Rezoning of 4.44 acres from the D-2 district to the D-P district for a residential recovery program for women and children, with five modular structures for residential, office space, community space, and supportive services, including medical care, parenting skills development, life skills training, financial literacy training, and employment and workforce development 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 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.