



# Metropolitan Development Commission (August 7, 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, August 07, 2024      **Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** July 17, 2024

## Policy Resolutions:

### REAL ESTATE:

**1. 2024-R-016**

Authorizes DMD to convey City-owned properties to Southeast Neighborhood Development, Inc. for development as single-family affordable housing in conjunction with Community Investments HOME grant funding.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**2. 2024-A-026 (For Public Hearing)**

Resolution authorizing a hearing regarding termination of the Real Property Tax Abatement associated with Economic Revitalization Area Resolution 2015-A-051, 2015, for Exploration Center I, LLC and Republic Airways Holdings, Inc., located at 5303 Stanley Rd (aka 5151 Exploration Drive), Council District #21, Decatur Township.

### COMMUNITY INVESTMENTS:

**3. 2024-C-002**

Authorizes the Department of Metropolitan Development to enter into an agreement with Southeast Neighborhood Development (SEND) to fund Emergency Homeowner Repair Services in an amount not to exceed one hundred fifty thousand dollars (\$150,000.00) from the Indianapolis Housing Trust Fund.

**4. 2024-C-003**

Authorizes the Department of Metropolitan Development to fund Emergency Homeowner Repair Services on an as needed basis in an amount not to exceed one hundred thousand dollars (\$100,000.00) from the Indianapolis Housing Trust Fund.

## Zoning Petitions:

### Special Requests

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

**5. 2024-MOD-005 | 8316 Belfast Drive**

Decatur Township, Council District #13

C-S

Unicorp National Developments, Inc., by Mike Timko

Modification of Development Statement related to petition 95-Z-149 to modify item K. Landscape Easements, to provide for a minimum of 10-foot landscape easement measured from the back of curb along all public and private streets (current commitment required a minimum 45-foot landscape easement measured from the back of curb along all public and private streets).

**6. 2024-MOD-006 | 8100 Southeastern Avenue**

Franklin Township, Council District #20

D-P

Circle City Property Group, Inc., by William T. Niemier

Modification of Commitments and Site Plan related to 98-Z-63 and 2006-APP-150 to modify:

a) Commitment 45 to alter the approved site plan to provide for a 10,500-square-foot commercial building;

b) Commitment 71 to provide for a 10,500 square-foot commercial building (maximum 10,000 square-foot commercial building permitted);

c) Commitment 75 to provide for a flat roof on said proposed 10,500 square-foot commercial building (required only pitched, shingle-roofed structures).

**7. 2024-ZON-060 | 2401 West Morris Street**

Wayne Township, Council District #17

Amy Lapka

Rezoning of 3.99 acres from the D-5 (FF) and C-4 (FF) districts to the C-7 (FF) district to provide for a landscaping business.

**8. 2024-ZON-064 | 8155 Brookville Road**

Warren Township, Council District #20

Johnson's Commercial Flooring, Inc, by Joseph D. Calderon

Rezoning of 3.29 acres from the C-4 district to the I-2 district for an office and warehouse for a flooring contractor.

**9. 2024-ZON-069 | 2810 and 2814 East Michigan Street**

Center Township, Council District #13

Arcangel Tellez-Garcia, by David Gilman

Rezoning of 0.221-acre from the C-3 district to the D-8 district to provide for multi-family residential development.

**10. 2024-CAP-822 | 1351 Roosevelt Avenue**

Center Township, Council District #13

C-S (FF)

Penn Electric Partners LLC, by Brent Roberts

Modification of the Commitments for 2022-ZON-115 to Modify Commitment #3 to provide for the addition of building signage, roof sign, and architectural canopies, which shall be submitted for Administrator's Approval prior to the issuance of Class 1 Structural Permit, which approval shall not be unreasonable withheld.

**11. 2024-CZN-827 / 2024-CAP-827 | 2923, 2925, 2929, 2931, and 2933 North Park Avenue**

Center Township, Council District #8

City of Indianapolis, Department of Parks and Recreation, by Benjamin Jackson

Rezoning of 0.124-acre from the D-5 district to the PK-1 district for park uses.

Park District One Approval to provide for new playground equipment, a shelter, benches, and an information kiosk.

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

12. **2024-ZON-057 | 1709 East 38th Street**  
Center Township, Council District #8  
Francis Olanipekun, by Oluwaseun Famosinpe

Rezoning of 2.32 acres from the SU-1 (TOD) district to the C-4 (TOD) district to provide for commercial uses including an event hall.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

13. COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

**2024-ZON-042 / 2024-VAR-007 (AMENDED) | 3404, 3432, 3434, 3438 and 3444 North Illinois Street**  
Center Township, Council District #8  
Redline Holdings XII, LLC, by Emily Duncan and David Kingen

Rezoning of 1.12 acres from the D-8 (TOD) and C-4 (TOD) district to the D-10 (TOD) district to provide for multi-family dwelling uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a multi-family development with a two-foot front yard setback for ground-level patios (Front Building Line between 10 feet to 19.9 feet required), a two-foot rear yard setback for a surface parking lot (a minimum 10-foot rear yard setback required), a floor area ratio of 1.92 (maximum 0.8 permitted), and a livability space ratio of 0.13 (minimum 0.66 permitted).

14. MODIFICATION PETITION TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:

**2024-MOD-014 | 11601 Melnick Lane**  
Lawrence Township, Council District #15  
D-P  
Lennar Homes of Indiana, LLC, by Brian J. Tuohy

Modification of the Development Statement related to petition 96-Z-124 (96-DP-12) to modify the Tree Preservation Plan for Winding Ridge – A Master Planned Community, to allow for resident amenities, including a pool, pool house, playground, picnic area and a surface parking area, as depicted on an Amenity Center Area Landscape Plan (current Development Statement required amenities within Area 11).

15. PLAT PETITION TRANSFERRED FROM THE PLAT COMMITTEE FOR INITIAL HEARING:

**2024-PLT-034 | 4620 West 84th Street, 4553 and 4625 West 86th Street, 8431 and 8435 Georgetown Road and 8460 Bearing Drive**  
Pike Township, Council District #1  
I-2 (FF)  
G&I X Industrial IN, LLC, by Andi M. Metzel

Approval of a Subdivision Plat, to be known as Northwest Business Center, subdividing 46.906 acres into six lots, with a waiver of sidewalk requirements along 84th Street, 86th Street, and Bearing Drive, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance.

## 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 [planneroncall@indy.gov](mailto: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.