



# Metropolitan Development Commission (March 5, 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, March 05, 2025

**Time:** 1:00 PM

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

## Business:

### Adoption of Meeting Minutes:

February 19, 2025

### Opening of Bids:

RFP-13DMD-2024-2: Central State Adaptive Reuse

## Policy Resolutions:

### REAL ESTATE:

#### 1. 2025-R-013 (For Public Hearing)

Resolution Authorizing Execution of a Lease Agreement for the Old City Hall project, District #12, Center Township

### ECONOMIC DEVELOPMENT / INCENTIVES:

#### 2. 2025-A-011 (For Public Hearing)

Final Economic Revitalization Area Resolution for Monon 21 LLC, and Onyx + East LLC, located at 2060 Yandes Street, Council District #13, Center Township. (Recommended approval of ten (10) years real property tax abatement.)

#### 3. 2025-A-012 (For Public Hearing)

Resolution authorizing an amendment to the 2022 Real Property Tax Abatement that approves by Resolution 2022-A-009 at Stanley Epler LLC (Subsidiary of Molto Properties) 5405 Stanley Rd., Council District #21, Decatur Township.

## Zoning Petitions:

### Special Requests

REQUEST FOR WAIVER OF MDC RULES OF PROCEDURE REQUIREMENT FOR 12-MONTH PERIOD PRIOR TO REFILEING A DENIED REZONING PETITION:

**2025-ZON-016 | 2852 East County Line Road**  
Perry Township, Council District #24

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

**4. 2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street**

Center Township, Council District #13

Read Investment Trust / Brookside Community Development Corp., by Emily Duncan and David Kingen

Rezoning of 0.29-acre from the C-3 district to the MU-2 district to provide for a mixed-use development.

**5. 2024-ZON-097 | 6402 West Southport Road and 7300 South Mooresville Road**

Decatur Township, Council District #21

Goose Creek Farms, LLC, by Domonic Dreyer

Rezoning of 48.4 acres from the D-A district to the D-4 district for a residential development.

**6. 2024-ZON-135 | 11700 and 11850 East 38th Street and 4002 North Carroll Road**

Lawrence Township, Council District #15

Laibe & Russell Investment LLC, by Mark and Kim Crouch

Rezoning of 46.77 acres from the D-5 (FF) district to the D-4 (FF) district to provide for a single-family detached residential development.

## PETITIONS FOR PUBLIC HEARING:

### Petitions for Public Hearing

**7. COMPANION PETITIONS RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2024-ZON-073 / 2024-ZON-073B | 2155 Kessler Boulevard West Drive**

Washington Township, Council District #2

Broadmoor Investments, LLC, by Russell L. Brown

Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.

Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

**8. REZONING PETITION SCHEDULED FOR INITIAL HEARING:**

**2024-ZON-115 | 6600 and 6908 Hickory Road**

Franklin Township, Council District #25

Manheet Singh, by Joseph D. Calderon

Rezoning of 145 acres from the D-A (FF) district to the D-P (FF) district to provide for a multi-family and single-family attached senior community development, a single-family detached residential development consisting of 240 units, and educational uses, including a day care or nursery school, with amenities, including a community garden, a swimming pool, game courts, playgrounds, and pathways.

### Additional Business:

**9. WITHDRAWAL OF MDC-APPROVED REZONING PETITION PRIOR TO CITY-COUNTY COUNCIL HEARING:**

**2024-ZON-096 (Amended) | 6158 West 10th Street**

Wayne Township, Council District #16

Homes in Motion, LLC, by John Cross

Rezoning of 1.00 acre from the D-3 (W-1) district to the C-1 (W-1) district to provide for a second driveway and parking lot of a Real Estate Office.

**\*\*Petition approved by MDC on January 3, 2025 was withdrawn on February 26, 2025, prior to scheduled City-County Council hearing**

\*\*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.