



Metropolitan Development Commission (June 5, 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, June 05, 2024

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: May 15, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-010

Metropolitan Development Commission authorizes DMD to enter into an agreement with Merlin King, Inc., related to renovations at the Union Station property, with a not-to-exceed amount of forty-one thousand dollars (\$41,000).

2. 2024-R-011

Metropolitan Development Commission authorizes DMD to amend the joint services agreement with Downtown Indy Inc., to provide for additional compensation in an amount not to exceed fifty thousand dollars (\$50,000).

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2024-E-024

Determines the amount of incremental assessed value in each TIF allocation area necessary to make principal and interest payments on bonds described in the Redevelopment Act.

4. 2024-E-025

Metropolitan Development Commission authorizes DMD to amend an existing contract for redevelopment activities within the greater Community Revitalization Enhancement District/ International Marketplace Area in Indianapolis, Marion County, Indiana.

5. 2024-A-019 (For Public Hearing)

Resolution authorizing a hearing regarding termination of the Real and Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2020-A-025, 2020, and 2020-A-026, 2020 for 9700 In, LLC & Palmer Trucks, Inc, located at 9702 East 30th Street, Council District #15, Warren Township.

6. 2024-A-020 (For Public Hearing)

Resolution authorizes an amendment to the 2019 Real and Personal Property Tax Abatement approved by Resolution 2019-A-070 and 2019-A-071 at 5202 Exploration Drive, Council District # 21, Decatur Township.

7. 2024-A-022 (For Public Hearing)

Final Economic Revitalization Area Resolution for Calumet Specialty Products Partners, L.P., located at 1060 North Capitol Avenue, Council District #12, Center Township. (Recommend approval of four (4) years personal property tax abatement.)

8. 2024-A-023 (For Public Hearing)

Final Economic Revitalization Area Resolution for Novartis Manufacturing LLC and Advanced Accelerator Applications USA Inc., located at 8520 Challenger Drive, Council District #21, Decatur Township. (Recommend approval of six (6) years real property tax abatement.)

9. 2024-A-024 (For Public Hearing)

Final Economic Revitalization Area Resolution for Novartis Manufacturing LLC and Advanced Accelerator Applications USA Inc., located at 8520 Challenger Drive, Council District #21, Decatur Township. (Recommend approval of six (6) years personal property tax abatement.)

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

10. 2024-APP-005 | 1616 East 25th Street

Center Township, Council District #8
PK-1

City of Indianapolis, Department of Parks and Recreation, by Mistie Nigh

Park District One Approval to provide for building signage for Frederick Douglass Park Family Center.

11. 2024-ZON-023 | 3801 North Raceway Road

Pike Township, Council District #11
D.R. Horton – Indiana, LLC, by Brian J. Tuohy

Rezoning of 8.16 acres from the D-A district to the D-6 district to provide for a townhome development.

12. 2024-ZON-027 | 1101 and 1117 South Sherman Drive

Center Township, Council District #19
Liberty Commercial Investors, LLC., by Donald W. Fisher

Rezoning of 0.68-acre from the D-5 and C-3 districts to the C-5 district to provide for automobile sales.

13. 2024-ZON-028 | 5332 South Franklin Road

Franklin Township, Council District #25
Lennar Homes of Indiana, LLC., by Brian J. Tuohy

Rezoning of 75.3 acres from the D-A district to the D-4 district to provide for single-family residential development.

14. 2024-ZON-035 | 1201 South Holt Road

Wayne Township, Council District #17
Badesha Bros, by Jamilah Mintze

Rezoning of 1.4 acres from the C-4 and I-3 districts to the C-4 district to provide for commercial uses.

15. 2024-ZON-041 | 1110 Bates Street

Center Township, Council District #18
Daniel Paul Graf

Rezoning of 0.11-acre from the I-4 district to the D-8 district to legally establish residential uses.

16. 2024-ZON-043 | 6240 Five Points Road

Franklin Township, Council District #25
James K. Butler, by Gregory J. Ilko

Rezoning of 2.9 acres from the D-A and D-2 districts to the D-2 district for single-family residential uses.

17. 2024-ZON-045 | 635 South High School Road

Wayne Township, Council District #17
Vanderious L. Trice and Korteny Trice, by Joseph N. Sprunger

Rezoning of 0.46-acre from the SU-1 district to the D-3 district to legally establish a single-family dwelling.

18. 2024-ZON-046 | 104 South College Avenue

Center Township, Council District #18
Indy City Barbell, LLC, by Brian J. Touhy

Rezoning of 0.66-acre from the I-4 (FF) (TOD) district to the CBD-2 (FF) (TOD) district to provide for a gymnasium, physical fitness, and training center.

19. 2024-CAP-807 | 8235 Crawfordsville Road

Wayne Township, Council District #11
Elcan and Associates, Inc., by Donna Jo Smithers

Modification of Commitments related to 94-Z-39 and 94-CV-11 (Amended) to modify Commitment #3 to allow for a single-use site (current commitment requires development as an integrated center).

20. 2024-REG-016A | 501 Indiana Avenue

Center Township, Council District #12
CBD-2 (RC)
Indiana Avenue Partners, LLC., by Chris Mulloy

Regional Center Approval to provide for: A. Demolition of an existing office structure.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

21. REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2024-ZON-015 | 2053 Yandes Street

Center Township, Council District #13
Hollister Properties, LLC, by Kristin Hollister

Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses.

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.