



Metropolitan Development Commission (May 17, 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, May 17, 2023

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: May 3, 2023

Bid Opening: RFPQ for City Market and Plaza Improvements

Vote on Positions

Policy Resolutions:

REAL ESTATE:

1. 2023-R-011

Metropolitan Development Commission authorizes DMD to make a forgivable loan of up to one million two hundred thousand dollars (\$1,200,000) of ARPA funds to facilitate acquisition and rehabilitation of the Grand Meridian for development as affordable housing.

2. 2023-R-013

Authorizes DMD to acquire the Towne & Terrace properties near 42nd St and Post Rd.

3. 2023-R-014

Department of Metropolitan Development agrees to accept the transfer of real property at 4201 N. College Ave from the Department of Public Safety

4. 2023-R-015

Metropolitan Development Commission authorizes DMD to add eighty five thousand dollars (\$85,000) to a joint services agreement with the Indianapolis Cultural Trail, Inc., to provide for placemaking services for a new total not to exceed one million two hundred seventy five thousand dollars (\$1,275,000).

5. 2023-R-016

Resolution approving the grant agreement between DMD, the Controller and the Arts Council of Indianapolis.

ECONOMIC DEVELOPMENT / INCENTIVES:

6. 2023-E-017

Increase the contract for the development and implementation of a Downtown retail strategy by one hundred fifty thousand dollars (\$150,000).

7. 2023-A-016 (For Public Hearing)

Authorizes an amendment to reduce the new job positions and increase the new job wages and extend the Real Property ERA to the 2019 tax abatement approved by Resolution 2019-A-061 and 2019-A-062 at 1045 Harding Court, Council District # 20, Perry Township.

8. 2023-A-021 (For Public Hearing)

Final Economic Revitalization Area Resolution for the Meritex Company and Meritex Decatur, LLC, located at 4925 Decatur Boulevard a/k/a 7000 West Thompson Road, Council District #22, Decatur Township. (Recommend approval of up to seven (7) years real property tax abatement.)

PLANNING:

9. 2023-P-011

Authorizes DMD to enter into contract with HR&A advisers to provide for the creation and development of a Cultural Equity Plan for the City of Indianapolis.

10. 2023-P-012

Authorizes the Director to rezone the properties generally located at 4201 and 4155 N. College Ave.

BOND BANK:

11. 2023-BB-001

Preliminary Resolution Authorizing the Issuance of Bonds of the Development District of the City of Indianapolis (Pan Am Plaza Project Hotel Revenue Bonds).

12. 2023-BB-002

Resolution Authorizing the Purchase of Real Property and Declaring Intent to Reimburse the Commission for Expenditures of the Pan Am Plaza Project with Bond Proceeds.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

13. 2023-APP-002 | 8501 Harcourt Road

Washington Township, Council District #1
HD-1
8501 Harcourt ICJV, LLC, by Amber Swanner

District One Approval to provide for one wall sign.

14. 2023-APP-009 | 555 West Hanna Avenue

Perry Township, Council District #16
PK-1
City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a resurfaced basketball court.

15. 2023-APP-010 | 1129 Vandeman Street

Center Township, Council District #21

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a resurfaced basketball court.

16. 2023-APP-011 | 480 St Paul Street

Center Township, Council District #12

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a resurfaced basketball court.

17. 2023-APP-012 | 254 East Beecher Street

Center Township, Council District #12

PK-1

City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for playground equipment, a rubberized play surface, walking paths and a resurfaced basketball court.

18. 2023-MOD-006 | 5943 Lafayette Road

Pike Township, Council District #8

D-P

Eagle Creek Community Church, by Kylie Holley

Modification of Development Statement and Commitments related to 90-Z-58 and 93-SE2-8 to provide for a sign program for the existing religious use which would allow signs per the SU-1 zoning classification.

19. 2022-ZON-102 (Amended) | 3431 Carson Avenue

Perry Township, Council District #21

Maninder Singh and Jasbir Singh

Rezoning of 0.52 acre from the D-4 district to the C-1 district to provide for commercial uses.

20. 2022-ZON-133 | 9425 East 30th Street

Warren Township, Council District #14

God's Grace Community Church, by JoAnn Thompson

Rezoning of 12.808 acres from the SU-1 district to the D-7 district to provide for a multi-family senior-living residential development.

21. 2023-ZON-007 | 1311 East 9th Street

Center Township, Council District #17

Azure Davey

Rezoning of 0.14 acre from the I-3 district to the D-8 district.

22. 2023-ZON-012 | 813 South Kenwood Street

Center Township, Council District #16

Aaron Jefferson, by Brent Bennett

Rezoning of 0.07 acre from the C-5 (RC) district to the D-8 (RC) district to provide for residential uses.

23. 2023-ZON-013 | 2457 & 2461 Shelby Street

Center Township, Council District #21

Inpraedium Quarters, LLC, by David Kingen

Rezoning of 0.21 acre from the C-1 (TOD) district to the D-8 (TOD) district to legally establish multi-family dwelling uses.

24. 2023-ZON-018 | 1818 and 1822 Central Avenue

Central Township, Council District #11
Jason Wolfe

Rezoning of 0.34 acre from the C-3 district to the D-8 district.

25. 2022-CZN-864A / 2022-CZN-864B | 370 South Franklin Road

Warren Township, Council District #18
JAW Enterprises, LLC and M & K Warehouse Services, LLC, by William T. Rosenbaum

Rezoning of 3.543 acres from the D-A district to the C-7 district.

Rezoning of 3.45 acres from the D-A district to the I-2 district.

26. 2023-ZON-020 | 25 South Tuxedo Street

Center Township, Council District #12
Marybeth McShea

Rezoning of 0.22 acre from the I-3 (TOD) district to the D-5 (TOD) district to provide for a two-family dwelling.

27. 2022-CZN-868 (Second amendment) | 431 South Shortridge Road

Warren Township, Council District #18
Bhullar Deol Properties, Inc, by David Kingen and Emily Duncan

Rezoning of 2.74 acres from the D-A district to the C-S district to provide for an event center and C-1 uses with exceptions.

28. 2022-CZN-874 (Amended) | 202 Miley Avenue

Center Township, Council District #16
Miley Inc., by David Kingen and Emily Duncan

Rezoning of 1.95 acres from the I-4 (RC) (TOD) districts to the C-S (RC) (TOD) district to provide for the following uses: Micro-Brewery, All C-1 permitted uses, Test Kitchen, Event Space, Restaurant/Tap Room, Food Truck Area, Warehousing as an accessory use, Interior and Exterior Live Entertainment and a Dog Park.

29. 2023-CZN-806 | 818, 822, 826, 830, 834 and 838 Union Street, 831, 835 and 837 Charles Street, and 23, 27 and 31 Sycamore Street

Center Township, Council District #16
The Redevelopment Group, by Russell L. Brown

Rezoning of 0.18 acre from the D-8 (RC) district to the CBD-2 (RC) district to provide for residential uses.

30. 2023-CZN-809 (Amended) | 2357 Dr Martin Luther King Jr Street

Center Township, Council District #11
Grundy Memorial Chapel, Inc., by David Kingen

Rezoning of 0.70 acre from the C-1 district, to the MU-1 district to provide for a multi-family development.

31. 2023-CZN-812 | 1257 South East Street

Center Township, Council District #21
Bryce Chambers, by Mark and Kim Crouch

Rezoning of 0.13 acre from the C-1 district to the D-5 district.

32. 2023-CAP-815 / 2023-CZN-815 | 1945 Orange Street

Center Township, Council District #21
City of Indianapolis, Department of Parks and Recreation, by Jason Larrison

Park District One Approval to provide for new playground equipment, a rubberized play surface and sidewalks.

Rezoning of 0.6 acre from the D-5 (FF) district to the PK-1 (FF) district to provide for park uses.

- 33. 2023-CZN-816 | 5110 East 82nd Street**
Washington Township, Council District #3
J.C. Hart Company, Inc., by Michael Rabinowitch

Rezoning of 10.5 acres from the C-S (FF) district to the C-S (FF) district to provide for a multi-family uses.

- 34. 2023-CZN-818 | 2810, 2826, 2834, 2838 and 2844 Ruckle Street**
Center Township, Council District #9
Mapleton Fall Creek Development Corporation, by Andrea Townsend

Rezoning of 0.48 acre from the MU-2 district to the D-8 district.

- 35. 2023-REG-026 | 402 Kentucky Avenue**
Center Township, Council District 16
I-4 (RC) and SU-18 (RC); CBD-2 RC) (pending)
402 Kentucky Avenue, LLC, by Joseph D. Calderon

Regional Center Approval to provide for demolition of an industrial building to redevelop the site for a proposed mixed-use development.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

36. COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY A REMONSTRATOR:

2022-CZN-872 / 2022-CVR-872 | 4822 East Edgewood Avenue and 5820 South Emerson Avenue Perry Township, Council District #24IN 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).

37. REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-ZON-032 | 604, 710 North Sherman Drive, 3518 and 3722 East Michigan Street Center Township, Council District #12City of Indianapolis – Department of Metropolitan Development, by Eddie Honea

Rezoning of 26.47 acres from the C-S and MU-2 Districts to the C-S District to provide for mixed-use development, including light industrial, commercial, and residential development, per the development statement filed.

38. REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-ZON-033A (Amended) | 1324 West 30th Street Center Township, Council District #7City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 0.13-acre, from the C-3 district to the D-5 district.

39. REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-ZON-033B (Amended) | 870 Eugene Street Center Township, Council District #11City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 0.06-acre, from the D-5 District to the D-5II District.

40. REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-ZON-033C (Amended) | 909 North Pershing Avenue, 1210 & 1214 Udell Street, and 2520 & 2657 Burton Avenue Center and Wayne Townships, Council Districts #11 and #7 City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 909 North Pershing Avenue, totaling 0.12-acre, from the C-1 District to the D-8 District

Rezoning of 1210 & 1214 Udell Street, totaling 0.13-acre, from the I-2 District to the D-8 District.

Rezoning of 2520 & 2657 Burton Avenue, totaling 0.24-acre, from the I-2 (W-5) District to the D-8 (W-5) District.

41. REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-ZON-034A (Amended) | 1441 Perkins Avenue, 216 Trowbridge Street and 38 & 58 South LaSalle Street Center Township, Council Districts #12 and 21 City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 1441 Perkins Avenue, totaling 0.11-acre, from the C-1 District to the D-5 District.

Rezoning of 216 Trowbridge Street, totaling 0.15-acre, from the I-3 District to the D-5 District.

Rezoning of 38 & 58 South LaSalle Street, totaling 0.22-acre, from the I-3 (TOD) Districts to the D-5 (TOD) Districts.

42. REZONING PETITIONS SCHEDULED FOR INITIAL HEARING:

2023-ZON-034B (Amended) | 4406 East New York Street Center Township, Council District #12 City of Indianapolis – Department of Metropolitan Development, by Marleny Iraheta

Rezoning of 4406 East New York Street, totaling 0.08-acre, from the C-3 (TOD) districts to the D-8 (TOD) districts.

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.