



# Metropolitan Development Commission (February 21, 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, February 21, 2024      **Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes: 2-7-2024**

## Policy Resolutions:

### REAL ESTATE:

**1. 2024-R-004**

Authorizes the Metropolitan Development Commission / Department of Metropolitan Development to accept the intergovernmental transfer of certain real property located at 2605 E. 25th Street

**2. 2024-R-005**

Authorizes DMD to cooperate with the Indianapolis Fire Department to acquire a site in the Center Township area for construction of a new fire station to address public safety needs.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**3. 2024-E-011**

Metropolitan Development Commission authorizes DMD to contract with Crowe LLP for services related to data-tracking software.

**4. 2024-A-003**

Preliminary Economic Revitalization Area Resolution, and waiver of requirement to file a deduction application prior to initiating the development, for Republic Polymers II LLC, located at 1002 West Hanna Avenue, Council District #9, Perry Township. (Recommend approval of ten (10) years real property tax abatement and requested waiver.)

**5. 2024-A-004**

Preliminary Economic Revitalization Area Resolution for Republic Polymers II LLC, located at 1002 West Hanna Avenue, Council District #9, Perry Township. (Recommend approval of ten (10) years personal property tax abatement.)

**6. 2024-A-005**

Preliminary Economic Revitalization Area Resolution, and waiver of requirement to file a deduction application prior to initiating the development, for Blue Polymers LLC, located at 1010 West Hanna Avenue, Council District #9, Perry Township. (Recommend approval of ten (10) years real property tax abatement and requested waiver.)

**7. 2024-A-006**

Preliminary Economic Revitalization Area Resolution for Blue Polymers LLC, located at 1010 West Hanna Avenue, Council District #9, Perry Township. (Recommend approval of ten (10) years personal property tax abatement.)

**8. 2024-A-008 (For Public Hearing)**

Resolution authorizes a waiver of the 2023 pay 2024 deduction application filing deadlines for the tax abatement approved by Resolution 2019-A-019 for IMH Products, Inc, at 1925 Columbia Avenue , Council District #17, Center Township.

**PLANNING:**

**9. 2024-P-004**

Establishes and approves a budget of two hundred seventy five thousand dollars (\$275,000) for the Groundwater Protection Fund and authorizes the Department of Metropolitan Development to administer the Fund for the purposes of developing and operating education and voluntary business registration programs through the Marion County Wellfield Education Corporation (MCWEC), and administering the Wellfield Protection Secondary Zoning Districts.

**10. 2024-P-005**

Authorizes the Department of Metropolitan Development to assess the public water supply systems of Marion County two hundred seventy five thousand dollars (\$275,000) for the purpose of funding the Groundwater Protection Fund for 2024.

**Zoning Petitions:**

**Special Requests**

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

**11. 2023-MOD-022 | 5151 East 82nd Street**

Washington Township, Council District #3

C-S

LMR II – Clearwater Springs, LLC, by Joseph D. Calderon

Modification of Commitments related to rezoning petition 95-Z-171, as amended by petitions 2007-ZON-833 and 2007-APP-833, to amend Commitment #9 (B) to allow a retail store that sells second-hand goods (current commitment lists second-hand store as a prohibited use).

**12. 2023-ZON-101 | 3905 East Raymond Street and 3820 and 3912 Bethel Avenue**

Center Township, Council District #21

Malwa Truck & Tire Repair Shop, LLC, by David Gilman

Rezoning of 17.25 acres from the D-3 (FW) (FF), C-7 (FF) and I-3 districts to the C-7 (FW) (FF) district to provide for heavy commercial uses.

**13. 2023-ZON-105 | 5935 West 86th Street**

Pike Township, Council District #1

Ragin McQuade - Bohler Engineering

Rezoning of 1.345 acres from the C-3 district to the C-4 district to provide for a car wash.

**14. 2023-ZON-122 | 530 West 41st Street**

Washington Township, Council District #7

Melissa Iannucci

Rezoning of 0.06 acre from D-5 District to the D-5II District to provide for a single-family detached dwelling.

**15. 2023-CZN-858 | 7338 Five Points Road**

Franklin Township, Council District #25  
Narinder Sodhi, by Joseph D. Calderon

Rezoning of 5.45 acres from the D-A district to the D-2 district to provide for five single-family detached dwellings.

**16. 2023-CZN-863 / 2023-CAP-863 | 1228, 1232, 1302 and 1306 East 10th Street**

Center Township, Council District #17  
Structure Midwest, LLC, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of 0.41 acres from the MU-1 and D-8 districts to the D-8 district.

Termination of Commitments related to 2019-CZN/CVR-821 to provide for a new two-family dwelling development (previous commitments required four-foot side setbacks for single-family detached dwellings).

**17. 2023-CZN-865 | 9665 Southeastern Avenue**

Franklin Township, Council District #25  
D-A (D-S pending) and C-5  
Star Group Investments, LLC, by Raymond Basile

Rezoning of 1.809 acres from the D-A to the D-S district to provide for a single-family dwelling lot.

Approval of a Subdivision Plat, to be known as Star-Southeastern Development, dividing 3.225 acres into two lots.

**18. 2023-REG-106 | 730 East Washington Street and 752 East Market Street**

Center Township, Council District #17  
CBD-2 (RC)  
Indianapolis – Marion County Building Authority, by Jeremy Stephenson

Regional Center Approval to provide for the demolition of the eastern portion of the south building (a four-story building at 730 East Washington Street).

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

**19. REZONING PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2023-ZON-114 | 2307 Post Drive**

Warren Township, Council District #19  
Indy 70, LLC, by Bill Niemier

Rezoning of 1.714 acres from the C-4 district to the I-3 district to provide for truck parking.

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

**2023-CAP-856 / 2023-CVR-856 (Amended) | 6333 and 6345 West Thompson Road**

Decatur Township, Council District #20  
C-1

Derrick S. Emmons & Sue Ann Emmons and Kentucky Avenue Holdings, LLC, by William T. Niemier

Modification of Commitment, related to 2003-ZON-119, to modify Commitment #2 to allow for a painting business office with no more than four business vehicles, of which no more than two business vehicles may be parked overnight on the property (previous commitment limited the number of trucks parking overnight to one).

Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish a painting business and a truck rental business (not permitted).

21. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

**2023-ZON-117 | 11015 and 11127 East 46th Street**

Lawrence Township, Council District #15

Arbor Homes, by Julie Smith

Rezoning of 75.65 acres from the D-A (FF) district to the D-P (FF) district to provide for a subdivision with up to 249 single-family detached lots.

**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 [dmdpubliccomments@indy.gov](mailto: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.