



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

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

## Business:

**Adoption of Meeting Minutes: 1-17-2024**

## Policy Resolutions:

### REAL ESTATE:

**1. 2024-R-002**

Authorizes DMD to enter into an amendment to the services agreement with Downtown Indy Inc., for the provision of placemaking services for Georgia St. and Monument Circle for additional services in an amount not to exceed three hundred thousand dollars (\$300,000), with a contract total not-to-exceed amount of one million dollars (\$1,000,000).

**2. 2024-R-003 ICTI Placemaking Services**

Authorizes DMD to enter into an amendment to the services agreement with the Indianapolis Cultural Trail, Inc., for the provision of placemaking services for Lugar Plaza, Downtown Canal, and Georgia St., for additional services in an amount not to exceed two hundred thousand dollars (\$200,000), and a new contract total not-to-exceed amount of one million four hundred seventy-five dollars (\$1,475,000).

### ECONOMIC DEVELOPMENT / INCENTIVES:

**3. 2024-E-005**

Declaratory Resolution and Economic Development Area Plan for the Allison Pointe Economic Development Area and Allocation Area, Council District #3, Washington Township.

**4. 2024-E-006 (For Public Hearing)**

Confirmatory Resolution to expand the Brookville Road/Irvington Plaza Economic Development Area and Allocation Area therein, and adopting an amended Economic Development Plan in accordance therewith, Council Districts #14 & 20, Warren Township.

**5. 2024-E-008**

Metropolitan Development Commission authorizes extension of the maturity date of a loan to the Indianapolis Housing Agency.

**6. 2024-E-009**

Metropolitan Development Commission authorizes DMD to enter into a legal services contract with Taft Stettinius & Hollister for legal services related to the acquisition of John Marshall school and other matters.

**7. 2024-E-010**

Authorizes DMD to amend the contract with CMT for the infrastructure project located near 10<sup>th</sup> and Rural to modify services and increase the contract for a total contract amount not to exceed two million seven hundred thirty-eight thousand ninety-four dollars and twenty-five cents (\$2,738,094.25) and authorizes the City Controller to use excess TIF Revenue in the Near Eastside HOTIF in furtherance of the project.

**8. 2024-A-001**

Preliminary Economic Revitalization Area Resolution for E Solutions, LLC, Edwards Electrical & Mechanical, Inc. and Southern Avenue Partnership, LLC, located at 3233 North Post Road, Council District #15, Warren Township. (Recommend approval of five (5) years real property tax abatement.)

**9. 2024-A-002**

Preliminary Economic Revitalization Area Resolution for E Solutions, LLC and Edwards Electrical & Mechanical, Inc, located at 3233 North Post Road, Council District #15, Warren Township. (Recommend approval of five (5) years personal property tax abatement.)

**10. 2024-A-007**

Preliminary 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.)

**PLANNING:**

**11. 2024-P-002 (For Public Hearing)**

Amends a segment of the Comprehensive Plan of Marion County, Indiana. This amendment, the Chapel Hill Park Master Plan, proposes a master plan to update the park and add amenities according to the plan. The boundary of the Chapel Hill Master Plan includes Chapel Hill Park located at 900 N Girls School Rd, Indianapolis, IN 46214 in Wayne Township, and a half-mile radius surrounding the park.

**12. 2024-P-003**

Authorizes DMD to enter into an agreement for a backup Hearing Examiner and to compensate such Hearing Examiner for services in the year 2024 in an amount not to exceed five thousand dollars (\$5,000.00).

**Zoning Petitions:**

**Special Requests**

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

**13. 2023-MOD-021 | 10 South Mickley Avenue**

Wayne Township, Council District #15 (#16 Beginning 2024)

C-4

Zach Wilkinson

Modification of Commitments related to 90-Z-48 to terminate Commitment #2.C, which restricts the permitted uses of the subject site to C-1 uses, to provide for a gas station.

**14. 2023-ZON-120 | 9501 36th Place**

Warren Township, Council District #14 (#15 Beginning 2024)

Indianapolis Public Schools, by Russell McClure

Rezoning of 9.12 acres from the D-4 district to the SU-7 district to provide for a non-profit center providing education, mentoring and meals.

15. **2023-CZN-867 | 2233 Dr Martin Luther King Jr Street**  
Center Township, Council District #11 (#12 Beginning 2024)  
Days Property Group, LLC, by Sarah Walters

Rezoning of 0.17 acres from the C-1 (W-1) district to the D-8 (W-1) district to legally establish and provide for the expansion of an existing two-family dwelling with a new detached garage.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

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

**2023-ZON-116 | 2002 North Tibbs Avenue**

Wayne Township, Council District #11  
Hugo Rubin de Celis

Rezoning of 0.35 acres from the D-5 district to the C-3 district to provide for food sales from food trucks.

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

**2023-CZN-859 / 2023-CVR-859 / 2023-CPL-859 (Amended) | 3838 East 46th Street**

Washington Township, Council District #9  
Habitat for Humanity of Greater Indianapolis, Inc., by Chris Barnett

Rezoning of 4.22 acres from the SU-1 (FW) (FF) to the D-5 (FW) (FF) district to provide for residential uses.

Variance of Development Standards to provide for an access drive extending 34-feet into the Stream Protection Corridor of Devon Creek for a maximum length of 107 feet (100-foot Stream Protection Corridor Required) and a 68-foot front setback along 46th Street for property address 3860 East 46th Street (front building line range of 20 to 50 feet required).

Approval of a Subdivision Plat, to be known as Devon Creek, dividing 4.22-acres into ten single-family detached lots and one common area, including the vacation of an irregular portion of right-of-way at the northwest corner of the intersection of East 46th Street and Millersville Road containing 2,307.8 square feet, with a waiver of the sidewalk requirement along a 65-foot segment of Millersville Road.

## 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.