



# Metropolitan Development Commission (March 6, 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, March 06, 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:** February 21, 2024

## Policy Resolutions:

### ECONOMIC DEVELOPMENT / INCENTIVES:

**1. 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.)

**2. 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.)

**3. 2024-A-012 (For Public Hearing)**

Final 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 real property tax abatement.)

**4. 2024-A-013 (For Public Hearing)**

Final 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.)

**5. 2024-A-014 (For Public Hearing)**

Final 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 real property tax abatement.)

**6. 2024-A-015 (For Public Hearing)**

Final 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.)

## Zoning Petitions:

## Special Requests

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

**7. 2023-ZON-111 | 9950 East 42nd Street**

Lawrence Township, Council District #14  
Jugaad, LLC, by David Retherford

Rezoning of 0.92 acre from the C-3 district to the C-4 district to provide for the renovation/replacement of a gas station and convenience store.

**8. 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.

**9. 2023-CAP-866 | 3502 North Shadeland Avenue**

Warren Township, Council District #13 (#9 Beginning 2024)  
C-S  
3500 Shadeland, LLC, by Russell L. Brown

Modification of Site Plan, Plan of Operation and Commitments related to 2021-ZON-010 / 2021-VAR-002, 2007-ZON-841 / 2007-VAR-841 and 2014-MOD-008 to provide for a revised site plan for a home repair/improvement contractor consisting of two phases with Phase I to include an approximately 16,500 square foot building with approximately 20 Parking Spaces and Phase II to include a second building of approximately 22,000 additional square feet of space, approximately 37 parking spaces as well as a gravel fleet parking and outdoor storage area located on the north portion of the property with three sided structures, and a modification of Commitment #3 to allow for compliance with the site plan submitted with this petition in two development phases.

**10. 2023-CZN-868 | 9024 West Mooresville Road**

Decatur Township, Council District #20 (#21 Beginning 2024)  
Dean Ehr Gott & Greg Gass, by David Gilman

Rezoning of 2.88 acres from the D-A district to the D-1 district to provide for two residential lots.

**11. 2024-CZN-803 | 2051 Columbia Avenue**

Center Township, Council District #13  
Padbros, LLC (Brian Maire), by Mark and Kim Crouch

Rezoning of 0.26 acres from the I-3 district to the D-8 district to provide for two, two-unit row homes.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

12. ORDINANCE AMENDMENT FOR INITIAL HEARING:

**2024-AO-001 | Indianapolis-Marion County**

A proposal for a general ordinance to amend Chapter 742-203: Flood Control Secondary District of the Consolidated Zoning and Subdivision Control Ordinance for Indianapolis-Marion County.

13. APPROVAL PETITION FILED BY PETITIONER TO APPEAL THE ADMINISTRATOR'S DENIAL OF 2023-ADM-158:

**2023-APP-030 | 5510 South Emerson Avenue**

Perry Township, Council District #24  
D-P

Haven Health Management, LLC, by J. Murray Clark

Appeal of the Administrator's Decision to deny 2023-ADM-158, which proposed the use of a drug addiction and treatment facility in the D-P classification, based on the Development Statement approved for 2007-APP-131 and 2021-ZON-052.

**14. COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:**

**2024-CZN-801 / 2024-CVR-801 | 526 Blue Ridge Road**

Washington Township, Council District #7

Butler University, by Brian J. Tuohy

Rezoning of 0.32 acres from the D-5 District to the UQ-2 District to provide for a residence for the university president.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 10-foot north rear yard setback (20-foot rear setback required) without a primary entry on the front façade (required).

**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.