



# Metropolitan Development Commission (February 19, 2025) 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 19, 2025      **Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** February 5, 2025

**Election of Officers**

## Policy Resolutions:

### ECONOMIC DEVELOPMENT / INCENTIVES:

**1. 2025-A-006 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Dallara USA Holdings, Inc., located at 1201 Main Street, Council District #16, Wayne Township. (Recommend approval of six (6) years real property tax abatement.)

**2. 2025-A-007 (For Public Hearing)**

Final Economic Revitalization area Resolution for Dallara USA Holdings, Inc., located at 1201 Main Street, Council District #16, Wayne Township. (Recommend approval of six (6) years personal property tax abatement.)

**3. 2025-A-008 (For Public Hearing)**

Final Economic Revitalization Area Resolution for Hydro Vac Services, LLC, d/b/a Groundbreakers, located at 5514 Victory Drive, Council District #24, Franklin Township. (Recommend approval of five (5) years real property tax abatement.)

**4. 2025-A-009**

Preliminary Economic Revitalization Area Resolution for Monon 21 LLC and Onyx and East LLC, located at 2060 Yandes Street, Council District #13, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

**5. 2025-A-010 (For Public Hearing)**

Resolution authorizing a hearing regarding termination of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2020-A-078, 2020, True Essences Foods, located at 1125 Brookside Avenue, Council District #13, Center Township.

**6. 2025-E-006 (For Public Hearing)**

Resolution Pledging Tax Increment Revenues to the Kennedy/Chloe Economic Development Revenue Bonds, District #12, Center Township.

**7. 2025-E-007 (For Public Hearing)**

Confirmatory Resolution Establishing the Kennedy/Chloe Economic Development Area, District #12, Center Township.

**PLANNING:**

**Zoning Petitions:**

**Special Requests**

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

**8. 2024-APP-030 | 8220 Naab Road**

Washington Township, Council District #1

HD-2

SPT IVEY 8220 Naab Rd MOB c/o Cornerstone Companies, Inc., by Doug Staley, Jr.

Hospital District-Two Approval to provide for a non-illuminated wall sign on the south elevation of an existing building.

**9. 2024-APP-031 | 5700 East 23rd Street**

Warren Township, Council District #9

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District-One Approval to provide for a new playground, sidewalks, a shade structure, parking area, pickleball courts, locations for future improvements, and drainage improvements.

**10. 2024-MOD-020 | 431 South Shortridge Road**

Warren Township, Council District #20

C-S

Bhullar Deol Properties, Inc., by Justin Kingen and David Kingen

Modification of Commitments related to 2022-CZN-868 to modify Commitment #13 to allow the property to seek a catering hall liquor license for private events (current commitment does not allow for a liquor license to be issued on the site).

**11. 2024-MOD-025 | 5244 Shelbyville Road**

Franklin Township, Council District #24

D-P

ICJ Homes LLC, by Joseph D. Calderon

Modification of Development Statement of 2021-ZON-047 to remove all references to "Condominium" or "Horizontal Property Regime" in order to construct two-family dwellings and to plat each lot.

**12. 2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street**

Center Township, Council District #13

Read Investment Trust / Brookside Community Development Corp., by Emily Duncan and David Kingen

Rezoning of 0.29-acre from the C-3 district to the MU-2 district to provide for a mixed-use development.

**13. 2024-ZON-132 | 3702-3744 North Keystone Avenue**

Center Township, Council District #19

Fortified Group, LLC, by Dale Pruitt

Rezoning of 1.61 acres from the C-3 (TOD) (W-5) and D-5 (TOD) (W-5) districts to the MU-2 (TOD) (W-5) district to provide for a 95-unit multi-family complex and mixed-use development.

**14. 2024-ZON-135 | 11700 and 11850 East 38th Street and 4002 North Carroll Road**

Lawrence Township, Council District #15

Laibe & Russell Investment LLC, by Mark and Kim Crouch

Rezoning of 46.77 acres from the D-5 (FF) district to the D-4 (FF) district to provide for a single-family detached residential development.

15. **2024-CZN-842 (Amended) | 2147 Columbia Avenue (vacant portion only) and 1315 East 22nd Street**  
Center Township, Council District #13  
Keyon Johnson and K & D Epic Holdings, LLC, by David Gilman

Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit dwelling.

16. **2024-CAP-848 | 7511 New Augusta Road**  
Pike Township, Council District #1  
D-5II and D-6II  
Ashton Apartments, LLC, by Elizabeth Bentz Williams, AICP

Modification of commitments related to 2018-ZON-106 commitments 1, 2, 4, 5, 6, 8, 11, 15, and 17 to allow for attached dwellings rather than senior-restricted apartments.

17. **2024-CAP-857 | 2025 Dugan Drive**  
Washington Township, Council District #1  
St. Vincent Hospital and Health, by Kandyn Leach

Hospital District-One Approval to provide for replacement building identification and wayfinding signage for a Donor House.

## Petitions for Public Hearing

### PETITIONS FOR PUBLIC HEARING:

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

**2024-ZON-050 | 3739 North Kitley Avenue**  
Franklin Township, Council District #25  
Warren Township, Council District #9  
Patrium LLC, by Luis Gomez

Rezoning of 1.22 acres from the D-3 (TOD) district to the C-7 (TOD) classification to provide for a commercial contractor.

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

**2024-ZON-127 | 6018 North Keystone Avenue**  
Washington Township, Council District #7  
Evolution Process Service, LLC, by Rebekah Phillips

Rezoning of 0.219-acre from the D-3 district to the C-1 district to provide for office uses.

20. REZONING PETITIONS RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

**2024-ZON-073 / 2024-ZON-073B | 2155 Kessler Boulevard, West Drive**  
Washington Township, Council District #2  
Broadmoor Investments, LLC, by Russell L. Brown

Rezoning of 6.01 acres from the SU-34 (FF) district to the D-4 (FF) district to provide for residential uses.

Rezoning of 7.68 acres from the SU-34 district to the D-5II district to provide for residential uses.

**\*\*Petitioner request for continuance for cause to March 5, 2025**

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

**2024-ZON-138 | 7947 Camby Road**  
Decatur Township, Council District #21  
Arbor Homes, by Domonic Dreyer

Rezoning of 22.88 acres from the D-A district to the D-4 district to provide for residential uses.

22. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

**2024-ZON-098 | 6200 and 6545 West Southport Road**  
Decatur Township, Council District #21  
Arbor Homes, by Domonic Dreyer

Rezoning of 104.8 acres from the D-A district to the D-P District to provide for a detached single-family residential development of a maximum of 323 dwelling units, with amenities and accessory, temporary and special exception uses permitted in the D-4 district, except for two-family dwellings and group homes, which would be prohibited.

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