



# Metropolitan Development Commission (October 4, 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, October 04, 2023      **Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** September 20, 2023

## Policy Resolutions:

### ECONOMIC DEVELOPMENT / INCENTIVES:

**1. 2023-E-039**

Declaratory Resolution to remove certain parcels from the Consolidated/Harding Street Redevelopment Project Area and Allocation Area, and to designate the Alabama Street Redevelopment Project Area Redevelopment Area and Allocation Area, and to adopt a Redevelopment Plan for said Area, Council District #11, Center Township.

**2. 2023-E-040**

Interlocal Agreement with Health & Hospital Corporation for Flanner House partnership.

### COMMUNITY INVESTMENTS:

**3. 2023-C-009**

Interlocal Agreement with Health & Hospital Corporation for Boner Center partnership.

## Zoning Petitions:

### Special Requests

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

**4. 2023-APP-026 | 320 and 362 North Tibbs Avenue and 3455 West Vermont Street**

Wayne Township, Council District #15

HD-1

Acadia Realty Holdings, LLC, by Kevin Buchheit

Hospital District One approval to provide for building additions to accommodate a 95-bed expansion of the hospital facility.

**5. 2023-ZON-026 | 6501 Brookville Road**

Warren Township, Council District #18  
Brookville Mart, Inc., by Cindy Thrasher

Rezoning of 2.9 acres from the I-3 district to the C-4 district to provide for a gas station and convenience store.

**6. 2023-ZON-043 | 1400 Campbell Avenue**

Warren Township, Council District #19  
JAK Holdings Group, LLC, by Mark and Kim Crouch

Rezoning of 1.16 acres from the C-1 district to the D-7 district.

**7. 2023-ZON-063 (2nd Amended) | 3855 & 3955 North Emerson Avenue, 5035 East 39th Street and 5070 Roselawn Avenue**

Lawrence and Washington Townships, Council Districts #9 and #13  
Harmony Park Apartments / Emerson Park Apartments, LLC, by David Kingen

Rezoning of 9.19 acres from the D-3 (TOD), D-4 (TOD), D-6 (TOD) and C-3 (TOD) districts to the D-8 (TOD) district to provide for a multi-family development.

**8. 2023-ZON-077 | 2958 North College Avenue**

Center Township, Council District #9  
Spann Alexander REIG, LLC, by Michael Rabinowitch

Rezoning of 0.218 acre from the D-5 district to the MU-2 district to provide for a mixed-use development.

**9. 2023-ZON-081 | 1910 and 1912 Valley Avenue**

Center Township, Council District #17  
Kenneth Thorpe, by Mark Young

Rezoning of 0.74 acre from the D-5 district to the D-9 district to provide for a medium apartment building development.

**10. 2023-CZN-843 | 2302 West Morris Street**

Wayne Township, Council District #16  
Habitat for Humanity of Greater Indianapolis, Inc., by Chris Barnett

Rezoning of 0.706 acre from the C-S district to the D-5II district to provide for six single-family dwellings.

**11. 2023-CAP-845 | 2850 Bethel Avenue**

Center Township, Council District #21  
PK-1  
Indy Parks, by Ben Jackson

Park District One approval to provide for new game fields/courts, a shelter area and parking.

**12. 2023-CZN-846 and 2023-CAP-846 | 8631 River Crossing Boulevard**

Washington Township, Council District #3  
PK Partners, LLC, Inc., by Brian J. Tuohy

Rezoning of 10.056 acres from the C-S (FF) district to the C-S (FF) district to add indoor sports and recreation uses (including but not limited to indoor pickleball courts) as a permitted use.

Modification of Commitments related to 93-Z-151, as modified by 2012-CAP-818, to Modify Commitment #2, to allow indoor sports and recreation as a permitted use in the area identified as retail.

**13. 2023-CAP-850 | 8545 South Emerson Avenue**

Franklin Township, Council District #25  
C-S  
Landmark Holdings 8601 LLC, by Tammy Rice

Modification of the approved C-S Statement, related to 2005-ZON-169, to provide for three integrated pylon signs (maximum two integrated pylon signs permitted).

14. **2023-REG-070 | 227 and 333 West 14th Street, 323 and 335 West 15th Street, 269 and 355 West 16th Street, 1255, 1330, 1355, 1410, 1420, 1421, 1515 and 1520 North Senate Avenue, 1234, 1302, 1310, 1318, 1402, and 1420 North Capitol Avenue**  
Center Township, Council District #11  
CBD-S (RC)  
Indiana University Health, Inc., by J. Murray Clark

Regional Center Approval to provide for overall site design approval, including a campus vehicular plan, art locations, pedestrian connections, bicycle parking locations, site lighting, and two surface parking lots, with 300 spaces.

#### **PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):**

15. **2023-ZON-075 | 516 South Rural Street**  
Center Township, Council District #12  
James Roger Martin

Rezoning of 0.12 acre from the D-5 district to the C-1 district.

#### **Petitions for Public Hearing**

#### **PETITIONS FOR PUBLIC HEARING:**

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

**2023-CZN-830 / 2023-CVR-830 | 201 West 38th Street and 3750 North Capitol Avenue**  
Center Township, Council District #7  
C-4 / D-5  
Martin Petroleum Inc., by Pat Rooney

Rezoning of 0.44 acre from the D-5 and C-4 districts to the C-4 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a convenience store within a residential district (not permitted) with a zero-foot south side transitional yard (10-foot side transitional yard required).

17. COMPANION PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

**2023-VAR-001 (Amended) | 2802 South Holt Road**  
Wayne Township, Council District #16  
Maninder Singh

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. A six-foot tall perimeter chain link fence (fence height limited to 3.5 feet in front yards, chain link not permitted within front yards in Commercial Districts, chain link within side yards must be coated in vinyl within Commercial Districts);
- b. Outdoor Storage and Operations associated with automobile repair (not permitted);
- c. The temporary location of a portable storage structure, until a permanent building is constructed (limited to 30 consecutive days); and
- d. Two sliding gates within the clear sight triangles of the vehicular access drives along Farnsworth Street and Holt Road (encroachment of clear sight triangles not permitted).

**\*\*Petitioner request for a continuance to allow time to modify the site plan**

#### **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.**