



Metropolitan Development Commission (April 17, 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, April 17, 2024

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes:

March 20, 2024

April 3, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-006

Metropolitan Development Commission authorizes DMD lease of the property at 39 W. Jackson Pl, 150, Indianapolis, IN to MUSIC FOR ALL, INC.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2024-A-016 (For Public Hearing)

Final Economic Revitalization Area Resolution for Bila Solar Inc., located at 1301 South White River Parkway East Drive, Council District #16, Center Township. (Recommend approval of five (5) years personal property tax abatement.)

3. 2024-A-017

Preliminary Economic Revitalization Area Resolution for Novartis LLC and Advanced Accelerator Applications USA, Inc. located at 8250 Challenger Drive Amendment to Phase One and Approval of Phase Two. (Recommended approval of a seven (7) year real property tax abatement.

4. 2024-A-018

Preliminary Economic Revitalization Area Resolution for Novartis LLC and Advanced Accelerator Applications USA, Inc. located at 8520 Challenger Drive. (Recommended approval of ten (10) year personal property abatement for Phase One and a seven (7) year personal property abatement for Phase 2.

HISTORIC PRESERVATION:

5. 2024-HP-001 (For Public Hearing)

The IHPC is recommending to the MDC the adoption of “The Church of the Holy Cross Historic Area Plan- #44” into the Comprehensive Plan for Marion County. The Plan maps out the boundaries of the historic area located at 125 N. Oriental Street and provides preservation guidelines and recommendations based on the historic, architectural, and cultural significance of the buildings on the parcel, which include the Church, Rectory, Gymnasium, and School Building.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

6. 2023-ZON-125 | 4027 West 10th Street

Wayne Township, Council District #15 (#16 Beginning 2024)
Insight Engineering, by Don Fisher

Rezoning of 1.75 acres from the I-3 and I-4 districts to the C-4 district to provide for community commercial uses.

7. 2024-ZON-008 | 8560 North College Avenue

Washington Township, Council District #2
Blake and Associates, by Jonathan Blake

Rezoning of 0.64 acre from the SU-7 district to the SU-1 district to provide for religious uses.

****Petitioner has withdrawn the Petition**

8. 2024-ZON-010 | 8235 Bash Street

Lawrence Township, Council District #4
Sohum Hotels, Castleton, LLC, by David Kingen

Rezoning of 1.793 acres from the C-3 and C-4 districts to the C-4 district to provide for regional commercial uses.

9. 2024-ZON-019 | 337 Lincoln Street

Center Township, Council District #18
Josh and Rebecca Plemon, by Mark and Kim Crouch

Rezoning of 0.12 acre from the C-1 district to the D-5II district to provide for residential uses.

10. 2024-ZON-020 | 3838, 3840, 3852 and 3862 East Washington Street

Center Township, Council District #13
Shepherd Community, Inc., by Mindy Westrick Brown

Rezoning of 0.82 acre from the C-S (TOD) district to the MU-2 (TOD) district to provide for residential and commercial uses.

11. 2024-ZON-024 | 1836 Gent Avenue

Center Township, Council District #12
Stonecroft, LLC, by David Kingen

Rezoning of 0.88 acre from the I-2-(W-1) district to the D-8 (W-1) district to provide for residential uses.

12. 2024-CZN-806 | 4896 Kentucky Avenue

Decatur Township, Council District #21
Taco Bell of America, LLC, by Josh Graber

Rezoning of 0.6735 acre from the C-5 district to the C-4 district to provide for a restaurant use.

13. 2024-CZN-810 | 2460, 2502, 2514, 2520, and 2524 North Delaware Street and 164 East 25th Street

Center Township, Council District #12
Chatham Park Development, LLC, by Andi M. Metzel

Rezoning of 0.94 acre from the D-8, MU-2, and SU-7 (TOD) districts to the MU-2 (TOD) district for a proposed mixed-use development, consisting of 46 dwelling units and approximately 5,000 square feet of retail space.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

14. **2024-ZON-007 | 3000 North German Church Road**

Warren Township, Council District #15
Hession Properties, LLC, by Silvia B. Miller

Rezoning of 9.8 acres from the C-3 (FW) (FF) district to the C-5 (FW) (FF) district to provide for heavy commercial uses.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2024-ZON-012 | 1170 Kentucky Avenue

Center Township, Council District #18
KM23 Property, LLC, by David Kingen

Rezoning of 1.38 acres from the C-1 district to the I-3 district to provide for industrial uses.

16. COMPANION PETITIONS SCHEDULED FOR INITIAL HEARING:

2024-CZN-808 / 2024-CPL-808 | 11329 Maze Road

Franklin Township, Council District #25
KDB, LLC, by David A. Retherford

Rezoning of 8.18 acres from the D-A (FW) (FF) District to the D-P (FW) (FF) District, to provide for three single-family dwelling lots.

Approval of a Subdivision Plat to be known as Caldwell Farms, dividing 8.18 acres into three lots.

Additional Business:

17. ADOPTION OF NEGATIVE FINDINGS OF FACT FOR VARIANCE PETITION DENIED ON MARCH 20, 2024

2023-UV3-022 | 8345 Bash Street

Lawrence Township, Council District #3 (#4 Beginning 2024)
C-4
CF Laughner Associates, by David Gilman

Variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a building to be used for automobile sales (not permitted).

**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. Written objections to a proposal are encouraged to be filed via email at 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.