



Metropolitan Development Commission (January 15, 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, January 15, 2025 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: January 2, 2025

Policy Resolutions:

REAL ESTATE:

1. 2025-R-005 (For Public Hearing)

Authorizes DMD to transfer real estate to facilitate redevelopment of the former Jail II.

2. 2025-R-006 (For Public Hearing)

Authorizes DMD to convey certain rights regarding property at 752 E. Market St. to facilitate redevelopment.

3. 2025-R-007

Awards the Union Station West End Water Management Package to the lowest responsible and responsive bidder for \$189,899.00.

ECONOMIC DEVELOPMENT / INCENTIVES:

4. 2025-A-002 (For Public Hearing)

Authorizes an amendment to the 2019 Real Property Tax Abatement approved by resolution 2019-A-051 at Westmont, 1515 Lewis St., Council District #13, Center Township.

5. 2025-E-001 (For Public Hearing)

Confirmatory resolution to create the South Post Road Economic Development Area and Tax Increment Financing Allocation Area.

6. 2025-E-003 (For Public Hearing)

Confirmatory resolution to create the Norwood Redevelopment Area and Housing Tax Increment Financing Allocation Area.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

7. 2024-MOD-022 | 3985 Meadows Drive

Washington Township, Council District #8

D-P

The Health & Hospital Corporation of Marion County, by Joseph D. Calderon

Modification of Development Statement and Site Plan related to rezoning petition 2010-ZON-042, to amend the site plan and Development Statement to allow an EMS Headquarters (current site plan has a 15-acre Woods and Valley Area).

8. 2024-MOD-023 | 2060 Yandes Street

Center Township, Council District #13

D-P

Monon 21 LLC, by Brandon Knox

Modification of the Development Statement related to 2021-ZON-104 and 2023-MOD-002, to allow for an increase in the number of dwelling units, an amended site plan, and amended building elevations.

9. 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.

10. 2024-ZON-080 (2nd Amended) | 3720 East Washington Street

Center Township, Council District #18

Marybeth McShea

Rezoning of 0.14-acre from the C-1 (TOD) District to the D-8 (TOD) District to provide for a four-unit multi-family residential development.

11. 2024-ZON-118 | 7851 Sargent Road

Lawrence Township, Council District #4

John Franklin Roesner

Rezoning of 4.611 acres from the D-S (FF) (FW) district to the SU-7 (FF) (FW) district to provide for a community center and associated parking.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2024-ZON-112 | 5201 West Raymond Street

Wayne Township, Council District #17

Speedy Way Inc., by David Gilman

Rezoning of 1.53 acres from the SU-9 and D-4 districts to the MU-2 district to provide for multi-family residential and commercial uses.

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

2024-ZON-124 | 10026 East 21st Street

Warren Township, Council District #15

Mitthoeffer Properties, by David D. Wilson

Rezoning of 0.46-acre from the C-3 district to the C-5 district, to provide for retail uses.

14. 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.

****Automatic Continuance to February 19, 2025, filed by a Registered Neighborhood Organization**

15. 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.

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. 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.