



Metropolitan Development Commission (November 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, November 06, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: October 23, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-023

Resolution authorizing the conveyance of the Arrestee Processing Center and Jail II to 1820 Ventures from Marion County, Council District #18, Center Township.

2. 2024-R-029

Metropolitan Development Commission authorizes DMD to amend a legal services contract with Taft Stettinius & Hollister for legal services related to Towne & Terrace.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2024-A-034 (For Public Hearing)

Final Economic Revitalization Area Resolution for Holladay Property Services Midwest, Inc, located at 130 E. Washington Street, Council District #12, Center Township. (Recommend approval of ten (10) years real property tax abatement.)

4. 2024-A-035

Preliminary Economic Resolution for Olson Custom Design LLC, located at 4825 West 79th Street, Council District #36, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

5. 2024-E-036

Authorizes DMD to enter into an interlocal cooperation agreement using \$2,000,000 from the Airport TIF Area Fund for the purposes of establishing direct overseas flights to Europe from Indianapolis.

6. 2024-E-039

Declaratory resolution and Redevelopment Area Plan for the CSX Redevelopment Area and Allocation Area, Council District #18, center Township.

PLANNING:

7. 2024-P-009

Authorizes DMD to amend the existing Contract with Elizabeth Kennedy by and through EKLA Studio LLC to include overall funding of \$726,000 and to extend the contract term through 2025.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

8. 2024-APP-017 | 7979 North Shadeland Avenue

Lawrence Township, Council District #3

HD-2

Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button

Hospital District Two Approval to provide for a 34,654-square-foot expansion of the existing Cancer Center and additional parking.

9. 2024-MOD-009 | 7710 Johnson Road

Lawrence Township, Council District #3

C-S

7710 Johnson, LLC, by Joseph D. Calderon

Modification of the Commitments, Development Statement and Site Plan related to petitions 99-Z-195, and, as amended with 2006-ZON-810, to provide for display of dumpsters for rent to consumers for home improvement projects.

10. 2023-ZON-080 | 1651 Spann Avenue

Center Township, Council District #18

Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.09-acre from the C-1 district to the D-5II district to provide for a detached single-family dwelling.

11. 2024-ZON-085 (Amended) | 5640 North Illinois Street

Washington Township, Council District #7

The Riviera Club, by Sonya Seeder

Rezoning of 22.63 acres from the D-2 (FF) district to the SU-16 (FF) district to provide for indoor and / or outdoor recreation.

12. 2024-ZON-108 | 3332 and 3334 West 09th Street

Wayne Township, Council District #12

Ebenezer Akinyele, by Khaleel Ifamimikomi

Rezoning of 0.383 acres from the SU-1 district to the D-5 district to provide for residential uses.

13. 2024-ZON-109 | 2140 Dr Andrew J Brown Avenue

Center Township, Council District #13

Indy Rental Homes 360 III LLC, by Andrew Harrill

Rezoning of 0.13 acres from the I-3 district to the D-8 district to provide for residential uses.

14. 2024-ZON-114 | 1751 South Lawndale Avenue

Wayne Township, Council District #17

Indianapolis Electrical Joint Apprenticeship and Training Trust Fund, by David Kingen and Emily Duncan

Rezoning of 5.31 acres from the I-2, I-3, and SU-46 district to the I-2 district to provide for industrial uses.

15. 2024-CZN-830 | 1330 and 1350 North Emerson Avenue

Center Township, Council District #13

D-5

Indianapolis Fire Department by, Misha Rabinowitch

Rezoning of 0.85-acre from the D-5 district to the SU-9 district for the relocation of Indianapolis Fire Department Station No. 20.

16. 2024-CZN-833 | 1301 East 16th Street, 1503, 1513, and 1517 Columbia Avenue, and 1524 Dr. A. J. Brown Avenue

Center Township, Council District #13

Design and Build Corporation, by Jennifer Milliken and Timothy Ochs

Rezoning of 1.03 acres from the D-8 district to the SU-2 district to provide for educational uses.

17. 2024-CZN-836 | 802 South State Avenue

Center Township, Council District #18

Structure Midwest, LLC, by Russell L. Brown and Elizabeth Bentz Williams

Rezoning of 0.13-acre from the C-3 district to the D-8 district to provide for a triplex residential development.

18. REZONING PETITION RECOMMENDED FOR APPROVAL BY THE INDIANAPOLIS HISTORIC PRESERVATION COMMISSION, NO APPEAL FILED:

2024-ZON-104 | 922 North College Avenue

Center Township, Council District #13

6310 Properties LLC, by Matthew Peyton

Rezoning of 0.26 acres from the C-1 (CAMA) district to the D-8 (CAMA) district to provide for residential uses.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2024-ZON-092 | 1770 Kentucky Avenue

Center Township, Council District #18

Multani Holdings, LLC, by Donald W Fisher

Rezoning of 1.62 acres from the I-4 district to the C-5 district to provide for retail use development.

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

2024-ZON-105 | 2852 East County Line Road

Perry Township, Council District #24

Aditi Real Estate 63, LLC by Cassandra A. Nielsen

Rezoning of 6.67 acres from the C-S (TOD) (FW) (FF) district to the I-1 (TOD) (FW) (FF) district to provide for a Self-Storage Facility.

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.