



Metropolitan Development Commission (June 7, 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, June 07, 2023

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: May 17, 2023

Vote on Officer Positions

Policy Resolutions:

REAL ESTATE:

1. 2023-R-019

Design and construction administration for the West block of Georgia St. continued work with the South Downtown Connectivity Plan.

2. 2023-R-020

Design and planning services related to downtown public spaces.

3. 2023-R-021

Authorizes DMD to contract for engineering services on an as-needed basis.

4. 2023-R-022

Authorizes DMD to contract with WODA COOPER DEVELOPMENT, INC. for acquisition of property at 50 N. Tibbs Ave. for the purposes of redevelopment.

ECONOMIC DEVELOPMENT / INCENTIVES:

5. 2023-E-016

Determines the amount of incremental assessed value in each TIF allocation area necessary to make principal and interest payments on bonds described in the Redevelopment Act.

6. 2023-E-018

Development of an agency-wide cost allocation plan.

7. 2023-A-016 Messer (For Public Hearing)

Authorizes an amendment to reduce the new job positions and increase the new job wages and extend the Real Property ERA to the 2019 tax abatement approved by Resolution 2019-A-061 and 2019-A-062 at 1045 Harding Court, Council District # 20, Perry Township.

8. 2023-A-023 (For Public Hearing)

Final Economic Revitalization Area Resolution for Sentry Ventures LLC and Sentry BioPharma Services, Inc., located at 4605 Decatur Boulevard and 4410 Kollman Road, Council District #22, Decatur Township. (Recommend approval of five (5) years real property tax abatement.)

9. 2023-A-024 (For Public Hearing)

Authorizes a waiver of the 2022 pay 2023 deduction application filing deadlines for the tax abatement approved by Resolution 2018-A-027 at 2365 Enterprise Park Place, Council District #17, Center Township.

10. 2023-A-025 (For Public Hearing)

Resolution authorizing a determination regarding compliance with the terms of the Real and Personal Property Tax Abatement associated with Economic Revitalization Area Resolution to previously amended 2019-A-022 MOA, related to 2013-A-013 (Real Property) and 2013-A-014 (Personal Property), for Polaris Laboratories, LLC, located at 7451 Winton Dr., Council District #1, Pike Township.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

11. 2023-APP-013 | 3510 North German Church Road

Warren Township, Council District #14

PK-1 (FF)

City of Indianapolis, Department of Parks and Recreation, by Andre Denman

Park District-One Approval for the construction of an entry drive, parking area, community center, playground, walking trails, shelters and installation of stormwater detention areas and landscaping.

12. 2023-MOD-007 | 4650 East Southport Road

Perry Township, Council District #24

C-S (FF) (FW)

HD Entertainment, LLC d/b/a Combat Ops Entertainment - Indy, by Joseph D. Calderon

Modification of Commitments related to 97-CP-23Z to modify Commitment 2.(d)(4) of Attachment C to prohibit billiard parlors, bathhouses, firing (gun) ranges, ice/roller skating rinks, bowling alleys, and bingo establishments (unless operated for charitable purposes) and allow all other Indoor Recreation & Entertainment uses.

13. 2022-ZON-102 (Amended) | 3431 Carson Avenue

Perry Township, Council District #21

Maninder Singh and Jasbir Singh

Rezoning of 0.52 acre from the D-4 district to the C-1 district to provide for commercial uses.

14. 2022-ZON-133 | 9425 East 30th Street

Warren Township, Council District #14

God's Grace Community Church, by JoAnn Thompson

Rezoning of 12.808 acres from the SU-1 district to the D-7 district to provide for a multi-family senior-living residential development.

15. 2023-ZON-020 | 25 South Tuxedo Street

Center Township, Council District #12
Marybeth McShea

Rezoning of 0.22 acre from the I-3 (TOD) district to the D-5 (TOD) district to provide for a two-family dwelling.

16. 2023-ZON-027 | 1130 and 1134 East 19th Street

Center Township, Council District #17
Anderson Benjamin, by In and Out Unlimited LLC (Jamilah Mintze)

Rezoning of 0.14 acres from the C-3 district to the D-8 district to provide for single-family dwellings.

17. 2023-ZON-028 (Amended) | 320 and 362 North Tibbs Avenue and 3455 West Vermont Street

Wayne Township, Council District #15
Acadia Realty Holdings, LLC, by Kevin Buchheit

Rezoning of 3.75 acres from the C-3, D-A, D-5, D-P, and D-7 districts to the HD-1 district.

18. 2023-ZON-029 | 1840 National Avenue and 3670 Carson Avenue

Perry Township, Council District #21
University of Indianapolis, by Kevin G. Buchheit

Rezoning of 3.77 acres from the D-8 district to the UQ-1 district.

19. 2023-CZN-812 | 1257 South East Street

Center Township, Council District #21
Bryce Chambers, by Mark and Kim Crouch

Rezoning of 0.13 acre from the C-1 district to the D-5 district.

20. 2023-CZN-816 | 5110 East 82nd Street

Washington Township, Council District #3
J.C. Hart Company, Inc., by Michael Rabinowitch

Rezoning of 10.5 acres from the C-S (FF) district to the C-S (FF) district to provide for a multi-family uses.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2022-CZN-847 / 2022-CVR-847 (Amended) | 2619, 2625 and 2627 West Washington Street

Wayne Township, Council District #16
Purewal Holdings, Inc., by David Kingen and Emily Duncan

Rezoning of 0.39 acre from the C-4 (TOD) district to the MU-2 (TOD) district to provide for mixed-use development.

Variance of Development Standards to provide for:

1. A parking lot to be accessed from Holmes Avenue (access from adjacent alley required),
2. A front building line of 42.4% along Holmes Avenue (minimum 60% building frontage required),
3. A parking lot totaling 43.9% of the lot width along Holmes Avenue (maximum 40% of lot width permitted).

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 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.