



Metropolitan Development Commission (March 20, 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, March 20, 2024

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: March 6, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-007

Metropolitan Development Commission authorizes DMD to enter into a contract with Green Earth Lawn Services, Inc. for mowing services on DMD-owned properties. The agreement will extend through 2025, with an overall contract amount not to exceed four hundred thousand dollars (\$400,000.00).

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2024-A-010 (For Public Hearing)

Final Economic Revitalization Area Resolution for E Solutions, LLC, Edwards Electrical & Mechanical, Inc. , and Southern Avenue Partnership, LLC, located at 3233 North Post Road, Council District #15, Warren Township. (Recommend approval of five (5) years real property tax abatement.)

3. 2024-A-011 (For Public Hearing)

Final Economic Revitalization Area Resolution for E Solutions, LLC, and Edwards Electrical & Mechanical, Inc., located at 3233 North Post Road, Council District #15, Warren Township. (Recommend approval of five (5) years personal property tax abatement.)

4. 2024-C-001

Authorizes DMD to contract for consulting services with Shrewsberry & Associates LLC for Services in an amount not-to-exceed two hundred fifty-five thousand dollars (\$255,000).

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

5. 2023-ZON-086 | 6185, 6421, 6423, 6441 and 6531 East 34th Street

Warren Township, Council District #13
Ben Singh Bashal, by David Gilman

Rezoning of 6.32 acres from the D-3 and C-S districts to the C-7 district to provide for truck/trailer parking and repair.

6. 2023-ZON-101 | 3905 East Raymond Street and 3820 and 3912 Bethel Avenue

Center Township, Council District #21 (#19 Beginning 2024)
Malwa Truck & Tire Repair Shop, LLC, by David Gilman

Rezoning of 17.25 acres from the D-3 (FW) (FF), C-7 (FF) and I-3 districts to the C-7 (FW) (FF) district to provide for heavy commercial uses.

7. 2023-ZON-119 | 7725 Kentucky Avenue

Decatur Township, Council District #20 (#21 Beginning 2024)
Lennar Homes of Indiana, LLC, by Brian J. Tuohy

Rezoning of 60.22 acres from the C-4 and C-S districts to the D-4 district to provide for single-family residential development.

8. 2024-ZON-001 | 7110 and 7120 US 31

Perry Township, Council District #22
J & A Homes, Inc. and Jiries Ishak, by David Gilman

Rezoning of 3.04 acres from the D-A and C-1 districts to the C-3 district to provide for neighborhood commercial uses.

9. 2024-ZON-005 | 977 Roache Street

Center Township, Council District #12
Inno Properties, LLC, by Anthony Morman

Rezoning of 0.086 acre from the C-1 district to the D-5II district to provide for residential uses.

10. 2024-ZON-006 | 1573 East 73rd Street

Washington Township, Council District #2
Charles and Victoria Huffstutler, by Thadeus Starsiak

Rezoning of 0.17 acre from the C-3 (FF) district to the D-4 (FF) district to allow for residential development.

11. 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.

12. 2023-CZN-858 | 7338 Five Points Road

Franklin Township, Council District #25
Narinder Sodhi, by Joseph D. Calderon

Rezoning of 5.45 acres from the D-A district to the D-2 district to provide for five single-family detached dwellings.

13. 2023-CZN-868 | 9024 West Mooresville Road

Decatur Township, Council District #20 (#21 Beginning 2024)
Dean Ehrgott & Greg Gass, by David Gilman

Rezoning of 2.88 acres from the D-A district to the D-1 district to provide for two residential lots.

14. 2024-CZN-803 | 2051 Columbia Avenue

Center Township, Council District #13
Padbros, LLC (Brian Maire), by Mark and Kim Crouch

Rezoning of 0.26 acres from the I-3 district to the D-8 district to provide for two, two-unit row homes.

15. **2024-CAP-805 | 3507 North Hawthorne Lane**
Warren Township, Council District #9
PK-1 (TOD)
Indianapolis Parks and Recreation, by Andre Denman

Park District One approval to provide for the development of basketball courts, bleachers, walking trails and shade structures.

PETITIONS OF NO APPEAL (RECOMMENDED FOR DENIAL):

16. **2023-ZON-102 | 117 (119) North Sherman Drive**
Center Township, Council District #12 (#18 Beginning 2024)
Verma Properties, Inc., by Sharmin Frye

Rezoning of 0.11 acre from the D-5 (TOD) district to the C-3 (TOD) district.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

17. VARIANCE OF USE PETITION APPROVED BY THE METROPOLITAN BOARD OF ZONING APPEALS, DIVISION ONE, APPEAL FILED BY CITY-COUNTY COUNCILORS:

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).

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

2023-ZON-109 | 5136 Michigan Road
Washington Township, Council District #8
Paramount Schools of Excellence, Inc., by Brian J. Tuohy

Rezoning of 10.13 acres from the SU-1 district to the SU-2 district to provide for educational uses.

19. ZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-127 | 5448 and 5510 South Emerson Avenue
Perry Township, Council District #24
Haven Health Management, LLC, by J. Murray Clark

Rezoning of 1.82 acres from the D-P and D-A Districts to the D-P District, to provide for a mental health and addiction residential treatment facility.

20. 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.

****Automatic Continuance to April 17, 2024, filed by Registered Neighborhood Organization**

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.