



Metropolitan Development Commission (August 16, 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, August 16, 2023

Time: 1:00 PM

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

Business:

Adoption of Meeting Minutes: August 2, 2023

Policy Resolutions:

REAL ESTATE:

1. 2023-R-023

Authorizes DMD to contract with NXG Youth Motorsport for acquisition of property at 50 N. Tibbs for the purposes of redevelopment.

2. 2023-R-031

Metropolitan Development Commission authorizes DMD to pay an amount not to exceed seven hundred twenty five thousand dollars (\$725,000) to fund acquisition of the former John Marshall High School.

ECONOMIC DEVELOPMENT / INCENTIVES:

3. 2023-E-028

Authorizes DMD to enter into a Interlocal Agreement with and approves a grant of unobligated funds on deposit in the Airport Redevelopment TIF Fund to the Metropolitan School District of Wayne Township, to implement a Marion County employee training program known as the "Area 31" Project, in an amount not to exceed one hundred thousand dollars (\$100,000.00).

4. 2023-A-031 (For Public Hearing)

Final Economic Revitalization Area Resolution for Truck Country of Indiana, Inc. d/b/a Stoops Freightliner-Western Star, located at 1631 and 1851 West Thompson Road, Council District #20, Perry Township. (Recommend approval of seven (7) years real property tax abatement.)

5. 2023-A-032 (For Public Hearing)

Final Economic Revitalization Area Resolution for Truck Country of Indiana, Inc. d/b/a Stoops Freightliner-Western Star, located at 1631 and 1851 West Thompson Road, Council District #20, Perry Township. (Recommend approval of seven (7) years personal property tax abatement.)

6. 2023-A-033

Preliminary Economic Revitalization Area Resolution for OnPoint Fort Ben, LLC, located at 5745 Lawton Loop East Drive, Council District #4, Lawrence Township. (Recommend approval of five (5) years real property tax abatement.)

COMMUNITY INVESTMENTS:

7. 2023-C-005

Metropolitan Development Commission authorizes DMD to amend a contract with Beam Longest & Neff for acquisition and relocation services to increase the budget for a new not-to-exceed amount of two million ten thousand dollars (\$2,010,000).

8. 2023-C-006

Metropolitan Development Commission authorizes DMD to contract for Community Engagement Services.

PLANNING:

9. 2023-P-015 (For Public Hearing)

Amends a segment of the Comprehensive Plan of Marion County, Indiana. This amendment, the 2023 Indy Parks Comprehensive Master Plan, will inform residents where Indy Parks is currently positioned and what the future can hold for parks, public spaces, recreation facilities, and programs. It is a roadmap and shared vision for the future shaped by community values, unmet needs, and evolving demographics and trends.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

10. 2023-MOD-008 | 10832 Portside Court

Lawrence Township, Council District #5

D-P (FF)

Raymond and Kimberly Peck, by Russell L. Brown

Modification of the development statement for 79-Z-107 (79-DP-3) for Lot 160 of Feather Cove, Section Five, to legally establish a paver patio (with table, stairs, railing and fire pit), with zero-foot side setbacks (eight-foot side and 22-foot aggregate side setback required).

11. 2023-MOD-013 | 3951 East Brunswick Avenue

Perry Township, Council District #24

D-4

Gary Hinks

Modification of the Commitments related to petition 90-Z-115 to modify Commitment 6.d, to allow for an above ground pool (previous commitments prohibited above ground pools).

12. 2023-ZON-024 | 2802 South Holt Road

Wayne Township, Council District #16

Maninder Singh

Rezoning of 0.36 acre from the D-5 (FF) district to the C-4 (FF) district to provide for an automobile body repair shop.

13. 2023-ZON-026 | 6501 Brookville Road

Warren Township, Council District #18

Brookville Mart, Inc., by Cindy Thrasher

Rezoning of 2.9 acres from the I-3 district to the C-4 district to provide for a gas station and convenience store.

14. 2023-ZON-054 | 1554 Ringgold Avenue

Center Township, Council District #21

Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.14 acres from the D-5 (TOD) district to the D-5II (TOD) district.

15. 2023-ZON-058 | 1446 East Washington Street

Center Township, Council District #17

Damien Center, Inc., by David Kingen

Rezoning of 0.06 acre from the MU-1 (TOD) district to the MU-2 (TOD) district.

16. 2023-ZON-059 | 4640 Lafayette Road

Pike Township, Council District #10

Hoosier Investments, LLC, by Timothy H. Button

Rezoning of 8.72 acres from the C-7 and C-5 districts to the C-7 district.

17. 2023-ZON-060 | 1715 North Meridian Street

Center Township, Council District #11

Heron High School, Inc., by David Kingen

Rezoning of 0.625 acre from the C-4 (RC) (TOD) district to the SU-2 (RC) (TOD) district to provide for educational uses.

18. 2023-ZON-062 | 5318, 5326 & 5330 East 30th Street, 3015 North Downey Avenue and 3040 North Irvington Avenue

Warren Township, Council District #13

Phyllis and Donald Collins, by Russell L. Brown

Rezoning of 1.17 acres from the C-3 district to the I-2 district.

19. 2023-ZON-065 | 3309 East St Clair Street and 601 & 603 North LaSalle Street

Center Township, Council District #12

Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 1.75 acres from the C-S and D-5 districts to the D-8 district to provide for a 43-unit, townhome-style residential development.

20. 2023-ZON-066 | 8711 River Crossing Boulevard

Washington Township, Council District #3

8711 River Crossing, Inc., by Kevin Buchheit

Rezoning of 2.964 acres from the C-S (FF) district to the C-S (FF) district to add financial and insurance services as a permitted use.

21. 2023-ZON-067 | 8095 East 30th Street

Warren Township, Council District #13

Akakia Holdings 8095, LLC, by Kevin Buchheit

Rezoning of 0.60 acre from the I-3 district to the C-3 district to provide for a daycare.

22. 2023-CAP-822 | 1625, 1631 and 1637 Nowland Avenue and 1258 Windsor Street

Center Township, Council District #17

MU-2

1625 Nowland, LLC, 1631 Nowland, LLC, Raymond Street Partners, LLC and Indianapolis Film Project, by David Kingen

Modification of the Site Plan and Commitments for 2017-CZN-816 / 2017-CVR-816 as modified by 2018-MOD-006 to:

A. Modify Commitment #1 requiring adherence to the Site plan file-dated June 21, 2018 and the Plan of Operation file-dated July 18, 2018 to provide for an amended site plan and to provide for an outdoor seating area for the serving and sales of alcohol.

B. Terminate Commitment #18 which required certain building materials and colors for the building façade and

former window openings.

C. Modify Commitment #22 to allow the selling and serving of alcohol (previous commitment prohibited alcohol sales).

23. 2023-CZN-824 | 1341 & 1401 Dr Martin Luther King Jr. Street and 453 West 14th Street

Center Township, Council District #11
KTKF Holdings, LLC, by Jamilah Mintze

Rezoning of 0.696 acre from the SU-1 (RC) and D-8 (RC) districts to the D-9 (RC) district.

24. 2023-CZN-837 | 217 West 10th Street and 916, 918 & 922 North Capitol Avenue

Center Township, Council District #11
MTP – 922 North Capitol Ave, LLC, by Joseph D. Calderon

Rezoning of 1.17 acres (217 West 10th Street) from the I-3 (RC) district to the CBD-2 (RC) district.

25. 2023-REG-055 | 1341 and 1401 Dr. Martin Luther King, Jr. Street and 453 West 14th Street

Center Township, Council District 11
SU-1 and D-8 (D-9 pending) (RC)
KTKF Holdings, LLC, by Jamilah Mintze

Regional Center Approval to provide for demolition of an existing structure and for construction of a multi-family residential development consisting of 36 dwellings.

26. 2023-REG-063 | 916, 918 and 922 North Capitol Avenue and 217 West 10th Street

Center Township, Council District #11
I-3 (CBD-2 pending) and CBD-2 (RC)
MTP – 922 N Capitol Ave, LLC, by Joseph D. Calderon

Regional Center Approval to provide for adaptive re-use of Stutz II building, demolition of existing non-historic buildings and construction of a five-story building and a six-story building, for a mixed-use development with approximately 278 dwelling units, 26,571 square feet of leased office and retail space, 7,505 square feet of amenity space, a parking garage with approximately 358 spaces, and an outdoor courtyard.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

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

2023-ZON-064 | 40 West 40th Street

Washington Township, Council District #7
Martin Luther King Multi-Service Center, by David Kingen

Rezoning of 2.37 acres from the D-2 (MSPC) district to the SU-7 (MSPC) district to legally establish a community center.

****Automatic Continuance filed by Registered Neighborhood Organization to September 20, 2023**

28. COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, APPEAL FILED BY REMONSTRATOR:

2023-CZN-814 / 2023-CVR-814 | 6419 West 86th Street, 6302, 6360 and 6424 West 79th Street

Pike Township, Council District #1
Cornerstone Companies, Inc. and GCG Investments, LLC, by J. Murray Clark

Rezoning of 200 acres from the D-A, D-1 and D-2 districts to the C-S classification to provide for a mixed-use development consisting of C-3 permitted uses, limited C-4 permitted uses, Artisan Manufacturing, Light Manufacturing, Research and Development uses, Live-Work units, multi-family dwellings and single-family attached dwellings, two-family dwellings and Triplex or Fourplex uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 90-foot tall buildings on the eastern portion of the development (maximum 45-foot tall buildings permitted).

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

2023-CZN-830 / 2023-CVR-830 | 201 West 38th Street and 3750 North Capitol Avenue

Center Township, Council District #7

C-4 / D-5

Martin Petroleum Inc., by Pat Rooney

Rezoning of 0.44 acre from the D-5 and C-4 districts to the C-4 district.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the redevelopment of a convenience store within a residential district (not permitted) with a zero-foot south side transitional yard (10-foot side transitional yard required).

30. COMPANION PETITION RECOMMENDED FOR DENIAL BY THE HEARING EXAMINER, APPEAL FILED BY THE PETITIONER:

2023-VAR-001 (Amended) | 2802 South Holt Road

Wayne Township, Council District #16

Maninder Singh

Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for:

- a. A six-foot tall perimeter chain link fence (fence height limited to 3.5 feet in front yards, chain link not permitted within front yards in Commercial Districts, chain link within side yards must be coated in vinyl within Commercial Districts);
- b. Outdoor Storage and Operations associated with automobile repair (not permitted);
- c. The temporary location of a portable storage structure, until a permanent building is constructed (limited to 30 consecutive days); and
- d. Two sliding gates within the clear sight triangles of the vehicular access drives along Farnsworth Street and Holt Road (encroachment of clear sight triangles not permitted).

31. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

2023-ZON-049 | 1011 East 22nd Street

Center Township, Council District #17

DJ BCG Monon 22, LLC, by Michael Rabinowitch

Rezoning of 2.30 acres from the I-3 district to the D-P district to provide for a 111-unit multi-family development.

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.**