



Metropolitan Development Commission (November 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, November 20, 2024 **Time:** 1:00 PM

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

Business:

Adoption of Meeting Minutes: November 6, 2024

Policy Resolutions:

REAL ESTATE:

1. 2024-R-028

Metropolitan Development Commission authorizes DMD to enter into an amendment to add services and funding to the Merritt Chase Contract for Georgia Street with a new not-to-exceed amount of \$1,107,500.

ECONOMIC DEVELOPMENT / INCENTIVES:

2. 2024-A-034 (For Public Hearing)

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

3. 2024-A-037

Preliminary Economic Revitalization Area Resolution for RayzeBio Inc., located at 5850 West 80th Street, Council District #1, Pike Township. (Recommend approval of four (4) years personal property tax abatement.)

4. 2024-A-038 (For Public Hearing)

Final Economic Revitalization Area Resolution for Georges Concrete Pumping Services Inc., located at 1549 Churchman Ave., Council District #19, Center Township. (Recommend approval of six (6) years real property tax abatement.)

5. 2024-A-039 (For Public Hearing)

LifeOmic Resolution authorizing a hearing regarding termination of the Personal Property Tax Abatement associated with Economic Revitalization Area Resolution 2017-A-065, 2017, LifeOmic Inc., located at 351 West 10th Street, Council District #12, Center Township.

6. 2024-A-040 (For Public Hearing)

Final Economic Revitalization Area Resolution for Olson Custom Designs LLC, located at 4825 West 79th Street, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

7. 2024-E-037

Declaratory Resolution and Economic Development Area Plan for the South Post Road Economic Development Area and Allocation Area in Warren Township.

8. 2024-E-041

Authorizes DMD to expend unobligated funds on deposit in the Hillside HOTIF Allocation Fund in an amount not to exceed Thirty Thousand Dollars (\$30,000) for the construction of park improvements.

9. 2024-E-042

Authorizes DMD to add \$124,980.00 to the Butler, Fairman & Seufert contract for supplemental services related to the Union Station Bridge Rehabilitation Project.

10. 2024-E-043

Authorizes DMD to enter into a \$319,000 contract with Art Strategies, LLC, for public art related to the Union Station Project.

PLANNING:

11. 2024-P-010

Resolution to appoint Judy Weerts Hall as the MDC Hearing Examiner and Anne-Marie Taylor as the alternate Hearing Examiner.

Zoning Petitions:

Special Requests

PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):

12. 2024-APP-018 | 8180 Clearvista Parkway

Lawrence Township, Council District #3

HD-2 (FF)

Community Health Network c/o Visionary Enterprises Inc., by Doug Staley Jr.

Hospital District Two Approval to provide for exterior signs on the north and west elevations and remove one sign.

13. 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.

14. 2024-MOD-015 (2nd Amended) | 3500 East 20th Street

Center Township, Council District #13

C-S

Adam DeHart

Modification of Commitments #6 and #7 related to petition 2002-ZON-166 to allow for a Security/Scale House, Maintenance/Repair Shop, Drywall Recycling facilities, Construction Equipment storage, contractor yard, and Concrete Recycling operation (current commitments state any new construction requires Administrator's Approval and other uses are limited).

15. 2024-ZON-082 | 5102, 5111, 5117, 5122, 5127, 5139, 5143, and 5210 East 65th Street

Washington Township, Council District #3
Schmoll Development Company, L. P., by Gregory Zubek

Rezoning of 17.149 acres from the I-2 district to the C-S district to provide for commercial and light industrial uses, including uses permitted in the C-3 district and I-2 district, in addition to: sports performance training uses for all ages, including individual sports training, weight lifting and training, fitness personal training and conditioning, aerobics and spin training, assisted rehabilitation exercise program, yoga, Pilates, dance studio, martial arts training, specific sports training including batting cages and golf, plus, automobile and light vehicle wash, detailing, tinting (in buildings not facing 65th Street), and automobile, motorcycle and light vehicle service or repair (in buildings not facing 65th Street).

16. 2024-ZON-111 | 4900 and 4952 Kentucky Avenue

Decatur Township, Council District #21
Indianapolis (Kentucky Avenue) WW, LLC, by Joseph D. Calderon

Rezoning of 5.861 acres from the D-A (FF), D-3 (FF) and C-3 districts to the C-4 (FF) district to provide for a gas station and convenience store.

17. 2024-ZON-116 (Amended) | 4105 and 4151 East 96th Street

Washington Township, Council District #4
Tom Wood, Inc., by Joseph D. Calderon

Rezoning of 4.058 acres from the C-S (FW) (FF) district to the C-S (FW) (FF) district to provide for an automobile dealership in addition to the uses permitted with 2023-CZN-869.

18. 2024-ZON-117 | 2658 Burton Avenue

Center Township, Council District #12
Premeer Investment Group, LLC, by Keith Radcliff

Rezoning of 0.11-acre from the I-2 district to the D-5 district to provide for a two-story single-family dwelling.

19. 2024-CAP-832 | 8640, 8814, and 8816 South Arlington Avenue and 5624 East County Line Road

Franklin Township, Council District #25
C-S
GP-CM County Line Partners, LLC, by Brian J. Tuohy

Modification of the Development Statement and Commitments for 2022-ZON-060 to Terminate Commitment 11.n, which prohibited outdoor storage / operations, and Commitment #22, which required the site to be developed in substantial conformance with the C-S Statement and the Conceptual Site Plan, file-dated November 18, 2022, and to provide for three outdoor storage areas adjacent to proposed Building 2, in accordance with an amended site plan.

20. 2024-CZN-837 | 2163 and 2179 North Illinois Street

Center Township, Council District #12
Near North Development Corporation, by Audra Blasdel

Rezoning of 1.2 acres from the MU-2 (RC) district to the D-8 (RC) district.

Petitions for Public Hearing

PETITIONS FOR PUBLIC HEARING:

21. 2024-MOD-017 | 25 McLean Place

Center Township, Council District #12
C-S (RC) (TOD) (W-5)
Illinois Street Self Storage LLC, by Michael Rabinowitch

Modification of Commitments related to 2016-CVR-842 and 2016-CZN-842 to terminate Commitments #1 and #2 on attachment "D" which require 10,000 square feet of building space to be reserved for office/retail space/artisan food or beverage/artisan manufacturing uses and required the building to be subject to the elevations, filed-dated March 2, 2017.

****Petitioner request for continuance for cause to December 4, 2024**

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.