



# Metropolitan Development Commission (February 5, 2025) 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, February 05, 2025      **Time:** 1:00 PM

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

## Business:

**Adoption of Meeting Minutes:** January 15, 2025

## Business:

### REAL ESTATE:

**1. 2025-R-009**

Authorizes DMD to promptly convey title to certain property on Columbia Ave. and Yandes St. for redevelopment to promote the use of land in the manner that best serves the interest of the City and its inhabitants.

**2. 2025-R-010**

Authorizes DMD to facilitate transfer of a portion of 40 S. Alabama St. to the Capitol Improvement Board (CIB) to further CIB's purposes as part of redevelopment in the city.

**3. 2025-R-011**

Resolution authorizing the Department of Metropolitan Development to execute an Amendment to the Circle Centre Mall Lease, Council District #18, Center Township.

**4. 2025-R-012**

Authorizes DMD to amend agreement with RHC Shelby Street, LLC Development to reflect city/DMD's costs associated with additional real estate necessary to the project and to reimburse RHC for remaining amounts due.

### ECONOMIC DEVELOPMENT / INCENTIVES:

**5. 2025-A-003**

Preliminary Economic Revitalization Area Resolution for Dallara USA Holdings, Inc., located at 1201 Main Street, Council District #16, Wayne Township. (Recommend approval of six (6) years real property tax abatement.)

**6. 2025-A-004**

Preliminary Economic Revitalization Area Resolution for Dallara USA Holdings, Inc., located at 1201 Main Street, Council District #16, Wayne Township. (Recommend approval of six (6) years personal property tax abatement.)

**7. 2025-A-005**

Preliminary Economic Revitalization Area Resolution for Hydro Vac Services, LLC., d/b/a GroundBreakers, located at 5514 Victory Drive, Council District #24, Franklin Township. (Recommend approval of five (5) years real property tax abatement.)

**8. 2025-E-004**

Resolution Authorizing a Funding Agreement to Support the CSX Redevelopment Project, Council District #18, Center Township.

**PLANNING:**

**Zoning Petitions:**

**Special Requests**

**PETITIONS OF NO APPEAL (RECOMMENDED FOR APPROVAL):**

**9. 2024-APP-024 | 1934 North DeQuincy Street**

Center Township, Council District #13

PK-1 (FF)

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk, and drainage improvements.

**10. 2024-APP-025 | 2220 North Tibbs Avenue**

Wayne Township, Council District #11

PK-1

City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, walking paths, refurbishing existing shelter, bike racks, and drainage improvements.

**11. 2024-APP-026 | 2900 North Moreland Avenue**

Wayne Township, Council District #11

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connections, a new shelter, surface parking area, and drainage improvements.

**12. 2024-APP-027 | 3307 Ashway Drive**

Wayne Township, Council District #11

PK-1 (FF) (FW) (W-5)

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, walkways, benches, and drainage improvements.

**13. 2024-APP-028 | 3680 Creston Drive**

Wayne Township, Council District #16

PK-1 (FF) (FW) (TOD)

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connection, and drainage improvements.

**14. 2024-APP-029 | 7731 Sebastian Place**

Warren Township, Council District #20

PK-1

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for a new playground, sidewalk connection, a bench, and drainage improvements.

**15. 2024-MOD-021 | 4901 and 4919 South Emerson Avenue and 5155 Shear Avenue**

Franklin Township, Council District #24

C-S

Emerson Place Apartments, LLC, by Joseph D. Calderon

Modification of Commitments related to 2022-CZN-839 to terminate Commitment 5 and 6, which required the developer to provide (5) "A sidewalk or pavement markings providing safe pedestrian passage between south end of subject property and the intersection of Emerson Ave and Emerson Place Rd," and (6) "Sidewalk connections between subject property and the Grocery Store site."

**16. 2024-MOD-024 | 208, 340, 430, 445, and 555 South White River Parkway West Drive, 1440 and 1450 Gillette Street, 1045, 1115, and 1225 West Henry Street, 1040, 1120, and 1230 Oliver Avenue, 520 Division Street, and 510 Arbor Avenue**

Center Township, Council District #18

CBD-S (RC) (FF) (TOD)

Indiana Economic Development Corporation, by Andi Metzler

Modification of Development Statement / Master Plan related to 2022-CZN-824, to change the name of the Development, from "Reimagining the GM Stamping Plant Master Plan" to "Levee District Regulating Plan," and to include configuration standards for streets, blocks, lots, and to update the development of lots, building form, and included uses.

**17. 2024-ZON-030 (Amended) | 1362 and 1368 North Olney Street**

Center Township, Council District #13

Read Investment Trust / Brookside Community Development Corp., by Emily Duncan and David Kingen

Rezoning of 0.29-acre from the C-3 district to the MU-2 district to provide for a mixed-use development.

**18. 2024-ZON-080 (2nd Amended) | 3720 East Washington Street**

Center Township, Council District #18

Marybeth McShea

Rezoning of 0.14-acre from the C-1 (TOD) District to the D-8 (TOD) District to provide for a four-unit multi-family residential development.

**19. 2024-ZON-134 | 5802 West 71st Street**

Pike Township, Council District #6

Park 100 Investment, LLC, by, Brian J. Tuohy

Rezoning of 2.16 acres from the C-S district to the C-S district to renovate two hotels into 68 studio, four one-bedroom, and 22 two-bedroom apartments.

**20. 2024-ZON-142 (Amended) | 26 West Minnesota Street, 1643, 1647, and 1651 South Illinois Street**

Center Township, Council District #18

James Farris, by Anthony Beal

Rezoning of 0.31-acre from the I-1 district to the D-8 classification to provide for four single-family dwellings.

**21. 2024-CZN-846 | 1267 and 1271 South East Street**

Center Township, Council District #18

Southeast Neighborhood Development, Inc., by Joshua A. Peters

Rezoning of 0.2140-acre from the D-P district to the MU-2 district to provide for a mixed-use development.

**22. 2024-CZN-849 (Amended) | 1629 Deloss Street**

Center Township, Council District #18

I-2

Abolaji Oladipupo

Rezoning of 0.08-acre from the I-2 district to the D-5 classification to legally establish a detached single-family dwelling.

**23. 2024-REG-075 | 100 Block of West Georgia Street**

Center Township, Council District #18

CBD-2 (RC)  
City of Indianapolis Department of Public Works, by Chris Merritt

Regional Center Approval to provide for public infrastructure improvements within the 100 block of West Georgia Street.

## PETITIONS FOR PUBLIC HEARING:

### Petitions for Public Hearing

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

**2024-ZON-124 | 10026 East 21st Street**  
Warren Township, Council District #15  
Mitthoeffer Properties, by David D. Wilson

Rezoning of 0.46-acre from the C-3 district to the C-5 district, to provide for retail uses.

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

**2024-CVR-834 (3rd Amended) / 2024-CPL-834 (Amended) | 6650 South Meridian Street**  
Perry Township, Council District #22  
D-A  
Chin United Pentecostal Church, by Katlyn Grey

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot One.

Approval of a Subdivision Plat, to be known as 6650 South Meridian Street Addition, dividing 14.68 acres into two lots.

26. REZONING PETITION SCHEDULED FOR INITIAL HEARING:

**2024-ZON-115 | 6600 and 6908 Hickory Road**  
Franklin Township, Council District #25  
Manheet Singh, by Joseph D. Calderon

Rezoning of 145 acres from the D-A (FF) district to the D-P (FF) district to provide for a multi-family and single-family attached senior community development, a single-family detached residential development consisting of 240 units, and educational uses, including a daycare or nursery school, with amenities, including a community garden, a swimming pool, game courts, playgrounds, and pathways.

**\*\*Automatic Continuance to March 5, 2025, 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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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.